

# **CITY of CASCADE LOCKS**

## ***AGENDA***

---

**CITY COUNCIL MEETING, Monday, March 26, 2018, 7:00 PM, CITY HALL**

---

- 1. Call to Order/Pledge of Allegiance/Roll Call.**
- 2. Additions or amendments to the Agenda.**
- 3. Adoption of Consent Agenda.**
  - a. Approval of February 12, 2018 Minutes.**
  - b. Approval of February 26, 2018 Minutes.**
  - c. Ratification of the Bills in the Amount of \$ 725,250.41.**
- 4. Public Hearing: None.**
- 5. Action Items:**
  - a. Appointment to Committees.**
  - b. Approve Resolution No. 1393 Hood River Energy Plan.**
  - c. Approve Resolution No. 1394 Refunding 1998 Sewer Bond Debt.**
  - d. Approve Resolution No. 1395 Approving City Surplus Inventory Items to be Sold.**
  - e. Approve Water Tank Project Bid Award.**
  - f. Approve Street Vacation Request; Johnson Street.**
  - g. Budget Calendar Request.**
- 6. Appearance of Interested Citizens to Share a Variety of Perspectives on Issues Facing Our Community.**
- 7. Reports and Presentations.**
  - a. City Committees.**
  - b. Electric Department Projects Report.**
  - c. City Administrator Zimmerman Report.**
- 8. Mayor and City Council Comments.**
- 9. Other matters.**
- 10. Executive Session per ORS 192.660 (if required).**
- 11. Adjournment.**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for person with disabilities, should be made at least 48 hours in advance of the meeting by contacting the City of Cascade Locks office at 541-374-8484.



1. **Call to Order/Pledge of Allegiance/Roll Call.** Mayor Cramblett called the meeting to order at 7:00pm. CM's Groves, Busdieker, Randall, CM Fitzpatrick (via phone.) CM's Walker and Zerfing were excused. Also present were CA Zimmerman, Deputy Recorder Marilyn Place, City Finance Officer Mariann Bump and CPA Tonya Moffitt from Merina & Company, LLC, and Camera Operator Betty Rush.
2. **Additions or amendments to the Agenda.** CA Zimmerman suggested 7a, the Audit Report by CPA Moffitt take place after the Consent Agenda.
3. **Adoption of Consent Agenda.**
  - a. **Approval of Goal Session, January 26, 2018 Minutes.**
  - b. **Approval of January 26, 2018 Minutes**
  - c. **Ratification of the Bills in the Amount of \$238,450.92.**

**Motion:** CM Busdieker moved to approve the consent agenda and to ratify the bills in the amount of \$238,450.92. CM Groves seconded. The motion passed unanimously by CM's Groves, Busdieker, Randall, Fitzpatrick and Mayor Cramblett.
4. **7a Audit Report.** CPA Moffitt said she was happy to report the June 30, 2017 Audit for Cascade Locks received a Clean Opinion or an Unmodified Opinion, stating it's the highest opinion that an auditor can give on a report. CPA Moffitt said the Oregon State Legislature requires an independent auditors report in accordance ORS 279, Public Purchasing for large Projects, to make sure the City is reporting appropriately. She stated the independent auditor had no findings in that area.

CPA Moffitt said there are deficits in the CATV Fund, Electric Fund and the Grants Fund, stating the report showed the expenditures exceeded the revenue for those funds. CM Busdieker asked if there are explanations for why there are deficits for those funds. CA Zimmerman said for the CATV we hadn't received the payments from Gorge Net at the time of the reporting and for the Grants Fund we've been spending the money to do the projects but we haven't gotten the grant fund reimbursement yet. CA Zimmerman said with the Electrical Fund it's a little different, with two main reasons why the fund is in the negative position. He said the first is the expenditure of \$185,000.00 fighting the winter storms. He added the other issue happened when we surplused some old transformers that should have been depreciated first and then surplused because they ended up being worth more than we sold them for.
5. **Action Items:**
  - a. **Appointment to Committees.** Mayor Cramblett appointed and Council approved Bernard Seeger and Shirelle Price to the Budget Committee and Steve Anderson to the Tourism Committee.
  - b. **Resolution No. 1391 Adoption of Council Goals for Fiscal Year 2018-2019. Motion:** CM Busdieker moved to approve Resolution No. 1391 Adoption of Council Goals for Fiscal Year 2018-2019, CM Groves seconded. The motion passed unanimously by CM's Busdieker, Groves, Randall, Fitzpatrick and Mayor Cramblett.
  - c. **Resolution No. 1392 Establishing Water Rates to Pay USDA Loan for the Water System Improvement Project.** CA Zimmerman reminded Council this Resolution outlines what the Council agreed the rate increases should be which is \$1.25 per month for the Corrosion Control Program and \$10.00 per month for the Water Treatment Program with an additional

\$10.00 a month to begin in September, 2018. He said the funds we collect between now and when the first payment is due will give the City an excess in the account to cover that first loan payment.

CM Groves asked how much in interest the City would be saving by paying off the water loan early. CA Zimmerman said we will save \$123,141.00 in interest payments over the course of the loan. **Motion:** CM Busdieker made a motion to approve Resolution No. 1392 Establishing Water Rates to Pay USDA Loan for the Water System Improvement Project, CM Groves seconded. The motion passed unanimously by CM's Busdieker, Groves, Randall, Fitzpatrick and Mayor Cramblett.

6. **Appearance of Interested Citizens.** No Citizens appeared.

7. **Reports and Presentations.**

a. **Audit Report.** This took place earlier in the Agenda.

b. **City Committees.** None.

c. **Wastewater One Stop Summary.** CA Zimmerman summarized the report from the government agencies that came to City Hall on January 23, 2018 and presented their scenarios for funding options for the project. He stated Scenario No. 1, from BizOR, would finance the project for 3.5% over 20 years with \$550,000.00 in grant money. He said the estimated rate per Equivalent Dwelling Unit (EDU) would be \$81.78. (Our current EDU rate is \$45.40 per month.)

CA Zimmerman described Scenario No. 2, explaining DEQ's proposal was to finance the whole amount at 1.19% over 30 years with no grant money using the Clean Water State Revolving Loan Fund. He said the estimated rate would be \$69.69 per month. He said Scenario No. 3 is the same as No. 2 but with a potential for \$500,000 in grant money which would lower the EDU to \$67.01 per month. CA Zimmerman said that Scenario No. 4 proposed by the USDA Rural Utilities Service would finance the whole amount with 33% in loan forgiveness over 40 years at 2.75% interest. He said the estimated EDU would be \$59.24.

CA Zimmerman said Scenario No. 5 is another proposal from BizOR in which they would finance \$1.1 million with 50% loan forgiveness and DEQ would finance the balance at 33% loan forgiveness. He said the EDU would be \$59.13. Scenario No. 6 is a partnership between all three funding agencies with staggered rates and terms. He said Scenario 6 maximizes grant funds and lowers the EDU to \$58.45 but creates complicated paperwork required by coordinating three funding agencies (two State and one Federal) for a decrease of just sixty eight cents per month in rates.

CA Zimmerman advised the Council stating all the agencies agreed that all the rates were likely to go up and the grant money available will likely go down in the near future.

CM Groves asked if the Water Treatment Program would change the amount of solid waste we transport to Hood River. CA Zimmerman said no but the upgrades will change the type of solid waste transported making it better quality. He said currently the sludge we transport to Hood River is only 1% solids and it needs to be about 3% solids.

CM Busdieker asked why are the differences so huge in the scenario funding options. CA Zimmerman said it's policy differences between the funders. CA Zimmerman reminded Council that the interest rates are only good for this quarter, he added if the City wants to lock in the rates a decision on which scenario to go with needs to be soon.

**Motion:** CM Busdieker moved to recommend Staff move forward with Scenario No. 5 in the funding options for the Wastewater Treatment Project, seconded by CM Randall. CM Fitzpatrick

added he would like the City to pursue the refinancing of our current loan. The motion passed unanimously by CM's Busdieker, Groves, Randall, Fitzpatrick and Mayor Cramblett.

**City Administrator Zimmerman Report.** CA Zimmerman said Crestline (the contractor for the waterline project) contracted Summit Construction to complete some of the work on Ruckel Street so the project will stay on schedule. He said it will not cost the City anything for the extra man power. CA Zimmerman said the bidding for supplying the water tank opens on Thursday, February 15, 2018 and currently there are two company's who've submitted their proposals. CM Busdieker asked how long will the City be accepting bids. CA Zimmerman by 2pm on Thursday, February 15.

CA Zimmerman said we are waiting on a decision from FEMA regarding our utility cost reimbursements. He said we are expecting nearly \$72,000.00 back if they approve it. Mayor Cramblett asked if we are getting any assistance in petitioning for the reimbursement. CA Zimmerman said a representative from Senator Murkleys office, Dan Marr, will be coming in Wednesday, February 14 and we will discuss it with him.

CA Zimmerman said he spoke with the City's attorney regarding having a Council Member attend the Tourism Committee meetings and the attorney said yes it's alright as long as the CM understands they will not have voting privileges. CA Zimmerman asked the Mayor if he would like to appoint that person. Mayor Cramblett asked CM Busdieker if she would like to do it. CM Busdieker said she will speak with TCM Staff Murray about it.

CA Zimmerman directed Council to look at the back of their CA Report to see the suggested wage schedule to be included in the 2018-19 budget. CA Zimmerman said it's not conservative, adding it's the minimum of 3.5%. He said Portland/Salem Cost of Living Index increased 4.2% this year. He said he's suggesting the City give the department heads an extra boost due to the work they have done during the year of Fire and Ice (2017.) CA Zimmerman said if the Council would like to make any changes to the proposed increase let him know. CM Busdieker asked is 3.5% what the City usually gives for wage increases. CA Zimmerman said they've done 2.5% in the past. He added the electric department is under contract so their increase is set. CM Busdieker asked how much it would increase our payroll if we split the difference using the Portland, Salem 4.2% Cost of Living Index and do a 3.75% increase. CA Zimmerman said the increase to payroll would amount to pennies. He added the reason we start with the salary is because the people are the most valuable assets we have. CM Busdieker agreed and asked if we knew what the insurance premiums will be because if the employee portion goes up more than the cost of living raise that would not be okay with her. CA Zimmerman said the insurance rates for employees will still be 10% of the total premium. Mayor Cramblett asked if the CM's were ok with the wage increase at 3.5%. There was consensus of Council to approve the wage proposal increase.

8. **Mayor and City Council Comments.** CM Fitzpatrick wanted to thank the staff for the positive outcome of the rate increase calculations and he was aware of how hard the City staff worked to make it the best scenario as possible for our citizens. CM Busdieker wanted to thank the Facebook Administrator for the timely posts and for the staff in general for a clean audit. CM Randall wanted to thank the staff for working hard and added he has been sharing the Facebook page with everyone he knows that is on Facebook.

CM Groves asked if CA Zimmerman had more information about the proposed 2% sales tax that Hood River County Commissioners (HRC) want to put on the ballot soon. CA Zimmerman said he has not been included in any communication with HRC regarding a reason for the sales tax

proposal. CM Busdieker asked if the City would meet with HRC to find out some more information about it. CM Groves remarked if the City is going to be stuck with a sales tax what benefits will the City receive if that proposal passes. CA Zimmerman said he could request clarification from HRC and speculated they were purposing it to help them balance their general fund. Mayor Cramblett asked if the services we receive from HRC will remain the same. CA Zimmerman said he has not been made aware of any new services the sales tax proposal would provide the City.

CM Busdieker requested HRC come here and give City Council a presentation about the sales tax proposal. CA Zimmerman said he will make that request to HRC's Administrator, Mr. Hecksel. CM Groves added she was aware that HRC was going to make a decision by February 23, on putting it on the ballot. CA Zimmerman added City Council doesn't have another meeting scheduled until February 26. CM Groves acknowledged that and added she was curious stating Cascade Locks is part of HRC and a sales tax would affect the business around here. She said she felt it is important that we understand what benefits, if any, the City would receive if a sales tax is passed.

Mayor Cramblett stated City Council could send a statement to HRC that the City is not in favor of a sales tax. CM Busdieker said she didn't want the City to oppose the tax necessarily, but more information about it is needed. CM Groves said HRC often wants Cascade Locks to follow along with its proposals without explanation. She added this subject is too important and the City should have clear communication from HRC regarding it.

Mayor Cramblett advised Council there are services the City receives from HRC that they could stop if the sales tax proposal is put on the ballot and does not pass. He added that we should be mindful of the ramifications of not supporting it and what affects that would have on the City. CM's Groves, Randall and Busdieker were unified about the importance of Cascade Locks being included in the discussion with HRC surrounding the sales tax proposal. Mayor Cramblett asked CA Zimmerman to please make it clear to HRC that Cascade Locks merits an explanation of the sales tax proposal.

CM Busdieker asked if there are other municipalities in the state that have a sales tax. CA Zimmerman said yes, Ashland OR and Yachats OR have a sales tax. He said Ontario OR has passed a sales tax and it's being referred to the voters now. CM Fitzpatrick said a sales tax will affect all the merchants in the county who will then pass it on to the consumers. CA Zimmerman said HRC's plan is to have tourists pay the sales tax which will help inject funds into their budget. He said they will not apply the sales tax to grocery items, prescriptions and fuel. He said if you go out to eat or purchase items such as clothing in HRC you will pay 2% more. CM Randall stated it's inevitable and the pressure is on HRC to establish a sales tax to help their general fund. CM Groves said if HRC is going to impose a sales tax then she wants Cascade Locks to benefit from that. CM Busdieker asked if the county can tax tourism based businesses. CA Zimmerman said it's an indiscriminate tax and you won't know who's paying it.

Mayor Cramblett said HRC is going to have to cut budgets. He added the sales tax would ensure services HRC provides and our citizen's use won't be cut. CM Busdieker added the City needs more details. CA Zimmerman said we would have to go to the county to get the details. CM Busdieker said that is why she asked for HRC to come and give a presentation. CA Zimmerman said if they have to make the decision the day before we have our next City Council meeting then what's the point of requesting a meeting with them. CM Busdieker stated she would still like

details regardless if we could influence their decision either way because she felt Cascade Locks merits participation in matters like this.

Mayor Cramblett asked the CM's if they want someone from HRC to come and give a presentation regardless of the fact the next meeting is after HRC makes their decision to put the sales tax proposal on the ballot. The CM's stated they would.

CM Groves said she would like to know what projects City Light is working on and what percentage of their projects do they contract out for other companies to do. CA Zimmerman said right now we are doing all our own projects. Mayor Cramblett added that the only projects on the City Lights schedule are the ones they do themselves. CA Zimmerman said the future project to bring power out to the Industrial Park will contain options for the City Council to choose that will most likely include contractors. CA Zimmerman added the last thing we contracted out was getting power back out to the Eagle Creek Fish Hatchery after the Eagle Creek Fire.

CM Groves added she wanted to thank the staff for all the hard work they do.

Mayor Cramblett thanked Mariann Bump for her efforts on the budget and he wanted to thank everyone who took part in the fund raiser for the emergency services groups that was held at Thunder Island Brewery.

CM Busdieker wanted to add that she noticed the Fire Department had a recruitment night a few nights ago and that Jessica Bennett reported they had six people show up and they recruited one new volunteer fire fighter. CA Zimmerman added that she operates a Fire Academy program for people who are interested in learning the basics of firefighting.

9. **Other matters.** None.

10. **Executive Session** None.

11. **Adjournment. Motion:** CM Busdieker moved to adjourn the meeting and CM Randall seconded the motion. The motion passed unanimously by CM's Busdieker, Randall, Groves, Fitzpatrick and Mayor Cramblett. Mayor Cramblett adjourned the meeting at 8:20 pm.

Prepared by  
Marilyn Place

APPROVED:

---

Mayor Cramblett



**1. Call to Order/Pledge of Allegiance/Roll Call.** Mayor Cramblett called the meeting to order at 7:00 PM. Present were CM's Groves, Busdieker, Randall, Zerfing, Fitzpatrick (via phone) and Mayor Cramblett. CM Walker was absent. Also present were CA Gordon Zimmerman, Finance Officer Marianne Bump, Deputy Recorder Marilyn Place, Hood River County Librarian Jean Harmon, Oregon Department of Transportation Representative, Kristin Stallman, Brenda Wood and camera Operator Betty Rush.

**2. Additions or amendments to the Agenda.** None

**3. Adoption of Consent Agenda.**

**a. Approval of February 12, 2018 City Council Minutes.**

**b. Ratification of the Bills in the Amount of \$88,200.59. Motion:** CM Groves moved to adopt the Consent Agenda, CM Randall seconded. CM Busdieker stated there were comments missing from item number eight on the February 12, meeting minutes that she would like amended. Mayor Cramblett asked the minutes be pulled from the Consent Agenda and that only the Ratification of the Bills in the Amount of \$88,200.59 be approved. CM Groves withdrew the previous motion. **Motion:** CM Busdieker moved to approve the ratification of the bills in the amount of \$88,200.59, seconded by CM Groves. The motion passed unanimously by CM's Groves, Randall, Busdieker, Zerfing, Fitzpatrick and Mayor Cramblett.

The minutes for February 12, 2018 City Council meeting will be presented at the next meeting.

**4. Public Hearing:** None.

**5. Action Items:**

**a. Appointment to Committees.** Mayor Cramblett suggested the three committee applications recently submitted, two for the Tourism Committee and one for the Budget Committee, be approved by the Council. It was unanimously decided by CM's Groves, Randall, Busdieker, Zerfing, Fitzpatrick and Mayor Cramblett that all three applications be approved. CM Busdieker asked if we are now up to full enrollment for all the committees. CA Zimmerman said yes.

**6. Appearance of Interested Citizens to Share a Variety of Perspectives on Issues Facing Our Community.** None.

**7. Reports and Presentations.**

**a. City Committees.** None.

**b. Hood River County Library Proclamation.** Jean Harmon from the Committee for Hood River County Reads reported that the committee has a rich history in getting support from the City of Cascade Locks for its Hood River County Reads program. She brought two books, Moreno Preto Brown by Alejandro Jimenez (a spoken word poet) and Brown Girl Dreaming by Jacqueline Woodson. Ms. Harmon said the kick off meeting for the program will be held March 17 and you can pick up one of the books on that day. Mayor Cramblett read the Proclaimed.

**c. ODOT WaNaPa Discussion.** Kristen Stallman from Oregon Department of Transportation, (ODOT), presented three options for the Streetscape Enhancements for WaNaPa. Ms. Stallman said her presentation was part of the discussion for the Memo of Understanding,

(MOU,) between ODOT and the City of Cascade Locks. Ms. Stallman said she understood with the HB2017 Funding Allocation of \$750,000.00 the City wants to pave WaNaPa.

She said the prerequisite to accomplish that is all the ADA ramps have to be upgraded and in some cases installed prior to paving. Ms. Stallman said once the ADA ramps are done ODOT will move the City up the list to have the paving done. Ms. Stallman said the combination of doing all the ADA ramps and paving WaNaPa would cost ODOT 2.3 to 2.5 million dollars and since the grant is for \$750,000.00 other options need to be discussed. Ms. Stallman said the three options she presents will give the City the ADA ramp upgrades along with a portion of the paving they desire for WaNaPa.

Ms. Stallman said option one would include doing ADA ramp upgrades at Wasco St., Venture St., Regulator St., Oneonta St., and Portage Road (upgrades include bulb outs, crosswalks and ramp receptors). CM Randall asked how many crosswalks would be put in for option 1. Ms. Stallman said a total of four crosswalks located at Venture St., Regulator St., Oneonta St., and across the entrance to the Marine Park. CM Groves asked why would a crosswalk be put at Venture St when there is one at the Post Office. Ms. Stallman said it was designed to accommodate the future brewery at that site so it would line up with their entrance.

CA Zimmerman asked if the rest of the ramps are not developed or improved does that limit our ability to get all of WaNaPa paved. Ms. Stallman said option 1 allows for paving up to Portage Rd. only. CM Randall asked if the City has to improve the ADA ramps at the streets listed in option 1 first before that section can be paved. CA Zimmerman said yes. CM Randall asked if the City decides not to pave would the ADA ramps still have to be done. CA Zimmerman said it is required by law ADA ramps be up to code.

Ms. Stallman said option two provides improvements from the Brigham Fish Market down to the Shell Gas Station area. She said it includes ADA ramp upgrades at Venture St. and Regulator St., with sidewalk curb extension, streetscaping and includes paving from The Bridge of the Gods to Portage Rd. Ms. Stallman said option three is the same as two but would add more landscaping, bulb outs and enhancements at Regulator St. that accentuate the downtown two block section. She said option three will give a good initialization to other improvements down the road but does not include paving.

CA Zimmerman asked if the City used the grant funds towards one of the options Ms. Stallman presented, when would the City be eligible to do the rest of the improvements. He added specifically all the ADA ramps and paving of WaNaPa. Ms. Stallman said more improvements could be accomplished with the next transportation bill funding in 10 years. CA Zimmerman strongly suggested the Council choose to do all the ADA ramps with the funds from this transportation bill. He added if the City's ADA ramps are up to code ODOT can work with us to find the money to pave all of WaNaPa. He said it makes more sense than using the grant funds to focus solely on one or two blocks downtown.

CM Zerfing said if we fix all the ADA ramps now with the grant fund, will the ramps remain up to code when the time comes to get the paving done. CA Zimmerman said the standards for the ramps don't change that frequently and hopefully ODOT will find the money to pave before then. CM Randall asked how many ramps per crosswalk need to be brought up to code. CA Zimmerman thought it was about 45 ramps. CM Randall asked will all of the ramps get fixed for

\$750,000. CA Zimmerman said if the City did not do some of the enhancement upgrades we could do all the ramps for the \$750,000. He added ODOT would have to absorb the cost for the contingency and construction engineering. CA Zimmerman said if we ever want ODOT to pave all of WaNaPa we have to give them the opportunity to correct the ADA ramps required by the State first.

Ms. Stallman said one final option would be through an intergovernmental agreement. She said ODOT could give the City the full grant fund of \$750,000 to do the project themselves. CA Zimmerman said that amount would only cover staffing and engineering if we did it that way and we would not get anything fixed.

CM Busdieker wanted to add that she felt strongly about having crosswalks at School St. and Cascade St. CA Zimmerman said School St is already approved but Cascade St. did not qualify according to the engineering perimeters for frequency of use during the time they did their study. CM Busdieker added she felt the crosswalk at Cascade St. is important because it leads to City Hall. CA Zimmerman said because it didn't meet the frequency usage requirements ODOT will not pay for it.

Discussion surrounding a variety of traffic issues not pertaining to the ODOT grant fund for WaNaPa took place. Discussion topics included roundabouts, the streetscape at Stevenson, WA, the effects of snowplowing on bulb outs and traffic speed through town.

Ms. Stallman asked the CM's if they all felt the same as CA Zimmerman that only the ADA ramps be done with the grant funds. CM Busdieker said she was partial to doing the ramps only right now. CM Groves said she didn't like the idea of just fixing two blocks of downtown when most of the residents use the whole length of WaNaPa. She said it makes more sense to do all the ramps so eventually WaNaPa can get paved. Ms. Stallman said she can go back to redraft the MOU to state that the City wants only the ADA ramps done.

CA Zimmerman said as long as there is a commitment from ODOT to pave WaNaPa in a timely fashion we will commit to doing the ADA ramps with the grant funds. He said the City is tearing up the streets this year to replace a failing water main line system and ODOT is requiring the City to fully pave the parking lane sides of Forest Lane and WaNaPa when the project is complete. He said that requirement is costing the City an additional \$98,000.00. CA Zimmerman said if the City were allowed to only repair where the streets are being dug up instead of paving the parking lanes, it would save the City money. He said the money saved could be used towards the Water Line Project. CA Zimmerman said he would like the MOU redraft to state the City be allowed to do a less expensive fix after the water lines are completed with the prospect of WaNaPa being paved.

Mayor Cramblett said the City needs to focus on getting WaNaPa paved because of the bad shape it is in. He said he didn't think the extra enhancements and streetscaping will be noticed by tourists. Mayor Cramblett said he didn't like the idea of the bulb outs because it's more difficult for the crews that plow the snow in winter. Mayor Cramblett agreed that the City should spend the grant funds to do the ADA ramps so WaNaPa can be paved sooner rather than later.

CA Zimmerman, Mayor Cramblett and CM's Busdieker, Groves, Randall, Fitzpatrick and Zerfing thanked Ms. Stallman for coming out.

**d. City Administrator Zimmerman Report.** CA Zimmerman highlighted the progress for the Water System Improvement Project stating paving on Forest Lane should be done by the end of next week. He said the lowest bid that came in for the Water Tank Project, was \$75,000 higher than the estimated costs. He said it still leaves about \$200,000 in contingency funds for the development of the third well.

CA Zimmerman said the USDA approved the interim financing for the Water System Improvement Project and we received a check which covers the payment to Crestline Construction for \$517,471. He said it also reimburses the City \$260,220 that was spent on engineering, administration and bank processing fees.

CA Zimmerman held up a 2 inch stack of papers and stated it was the application to FEMA for reimbursement from the ice storm last year. He said the City has been approved to submit the application. He said if our application is successful we will receive \$71,869.94 back.

CA Zimmerman said CM Busdieker will accompany him to the Land Movement Table Top Exercise at Mt. Hood Community College on February 27<sup>th</sup>, 2018. He said it will be an exercise in preparation for a landslide event in relation to the Eagle Creek Fire.

CA Zimmerman reminded council the Statement of Economic Interest Reports must be completed by April 15<sup>th</sup>.

CA Zimmerman spoke with Hood River County Administrator, Jeff Hecksel, who apologized to the Council regarding their concerns about the sales tax ballot measure and not being included in the discussions for it. He said the County has decided not to go forward with the measure on the May ballot.

CA Zimmerman said there will be a meeting with BizOR and the USDA to discuss the application for the Wastewater System Improvement Project Wednesday, February 28<sup>th</sup> here in council chambers.

CA Zimmerman said he will be learning what our insurance rates will be in 2019 at the CIS Insurance Conference Thursday and Friday, March 1<sup>st</sup> and 2<sup>nd</sup>.

CA Zimmerman said The League of Oregon Cities (LOC) has decided to disband the Local Government Personnel Institute (LGPI) who have been our labor attorneys for many years. He said LGPI will stay on through June of 2018 until a new entity can be put in place that can provide the services they currently do. CM Busdieker asked why the LOC decided to disband the LGPI. CA Zimmerman speculated it was because the LGPI is funded by dues and the LOC didn't feel they were getting their money's worth.

**8. Mayor and City Council Comments.** CM Fitzpatrick said he thought the presentation Ms. Stallman gave for ODOT was very good. He added he was also in favor of doing the ADA ramps so we can get all of WaNaPa paved at once. CM Zerfing said he apologized for not physically being present the last few months and added the Council was doing a great job. CM Busdieker thanked the staff for all the hard work they do and especially CA Zimmerman for the large amount of paperwork he has to go through for the FEMA application and the Wastewater System Improvement funds applications. She said she liked seeing all the citizens who turned out for the Airport Land Use Town Hall meeting Thursday, February 22<sup>nd</sup>. She added even

though it's a Port project it will affect the City and it was great to have so much input from the citizens.

CM Randall said the Port of Cascade Locks has been given authority by the State of Oregon and its major roll is development of anything transportation related. He said he wanted to ask everyone to really search out the facts to get the truth before they speak about anything regarding the airport. He said people are already spreading rumors containing insufficient facts which will harm the project.

CM Groves said the current climate regarding the Airport Land Use Project is reminiscent of the fight over Nestle. She said it bothers her that a situation such as the Airport Land Use Project and the false information that surrounds it tears the town apart. She said she did not like to see the separation of citizens choosing sides. CM Groves asked if anything was being done about the entrance to Forest Lane from WaNaPa and how it's torn up from the Water Line Project. CA Zimmerman said the Crestline engineer reminds the construction crew to fill those holes in when they get too deep. CM Groves wanted to thank the staff for the job they are doing.

Mayor Cramblett said what the Town Hall meeting did regarding the Airport Land Use Project was created a conversation and that is good for the town. CM Zerfing asked if the crash zones on either end of the airport were included in the possible redevelopment plan. Mayor Cramblett said they were.

Mayor Cramblett said he wanted to thank the Council for maintaining their position on the ban of marijuana while information is still coming in. He said we've already seen lots of issues that are being worked out with the legalization of it. He said he was grateful the council was taking the position of let's wait and see what's going on before we make any decisions. He said we are seeing accidents happening as a result of people misusing marijuana. He said the fact is with drugs in general, and that includes marijuana, there's an increase in deaths and costs associated with it that are higher than with alcohol. He said it was when marijuana started being legalized when those costs started to increase.

**9. Other matters.** None

**10. Executive Session per ORS 192.660 (if required).** Not required

**11. Adjournment.** CM Busdieker made a motion to adjourn, seconded by CM Randall. The motion passed unanimously by CM's Busdieker, Fitzpatrick, Groves, Randall, Zerfing and Mayor Cramblett, the meeting adjourned at 8:20 PM.

**-impaired, or for other accommodations for person with disabilities, should be made at least 48 hours in advance of the meeting by contacting the City of Cascade Locks office at 541-374-8484.**



BLANKET VOUCHER APPROVAL

PAGE NO. 1

DEPARTMENT: CITY OF CASCADE LOCKS  
COVER SHEET AND SUMMARY

DATE:	DESCRIPTION:	AMOUNT:
2/23/2018	A/P	\$ 117,181.54
2/28/2018	A/P	\$ 529,331.28
3/8/2018	A/P	\$ 25,676.75
3/16/2018	PR	\$ 53,060.84

GRAND TOTAL \$ 725,250.41

APPROVAL:

\_\_\_\_\_  
Mayor



Report Criteria:  
Report type: GL detail

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
9139	02/18	02/23/2018	4910	1000433.01	Alan Keck	Refund Credit Balance on Account	5130543810	198.71
Total 9139:								
9140	02/18	02/23/2018	6983	NF-3464	All American First Aid & Safety	First Aid Supplies	0140162010	29.33
Total 9140:								
9141	02/18	02/23/2018	7011	70136	Annala, Carey, Baker, Thompson, Yanko	Attorney Services	0140162100	1,200.00
Total 9141:								
9142	02/18	02/23/2018	190	43711	ASSOCIATE PARTNERS	Record change	0140162870	5.00
Total 9142:								
9143	02/18	02/23/2018	7034	839	Bernadette Murray-Macioco	Tourism Staff Support	0840562110	1,159.00
Total 9143:								
9144	02/18	02/23/2018	6839	82769271	Bound Tree Medical LLC	Medical supplies	0540562351	9.92
9144	02/18	02/23/2018	6839	82778099	Bound Tree Medical, LLC	Medical supplies	0540562351	158.83
Total 9144:								
9145	02/18	02/23/2018	490	529253	BRYANT PIPE AND SUPPLY	red flags	5140562560	54.05
Total 9145:								
9146	02/18	02/23/2018	6900	V800701	BSK Associates	water testing	2140562150	45.00
Total 9146:								
9147	02/18	02/23/2018	1120	156049	COLUMBIA HARDWARE, LLC	batteries	0540562350	10.29
9147	02/18	02/23/2018	1120	B194299	COLUMBIA HARDWARE, LLC	keytags	0540562440	22.25
9147	02/18	02/23/2018	1120	B195066	COLUMBIA HARDWARE, LLC	THHN SINGLE	3140562560	.19
9147	02/18	02/23/2018	1120	B195067	COLUMBIA HARDWARE, LLC	THHN SINGLE	3140562560	.19

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
Total 9147:								
9148	02/18	02/23/2018	1290	22707	CRUISE MASTER PRISMS, INC	BEVELED GLASS PLAQUE	0540562028	404.30
Total 9148:								
9149	02/18	02/23/2018	1360	131487	DAVID R. CUNNINGHAM	Repair and software install	0140162082	255.00
9149	02/18	02/23/2018	1360	131487	DAVID R. CUNNINGHAM	Server updates, cameras, email, printer b	0140162082	600.00
9149	02/18	02/23/2018	1360	131487	DAVID R. CUNNINGHAM	updates	0840562110	45.00
Total 9149:								
9150	02/18	02/23/2018	1370	455622	DAY WIRELESS SYSTEMS	antenna	0540562442	43.20
Total 9150:								
9151	02/18	02/23/2018	4910	300/810.07	Dayna Bushnell	Refund Deposit	5121130	117.14
Total 9151:								
9152	02/18	02/23/2018	4910	6001470.11	Fernando Moreno DeAuda	Refund Deposit	5121130	193.88
Total 9152:								
9153	02/18	02/23/2018	7021	11579917 02	Gorge Networks	Phone Service	0140162050	277.64
9153	02/18	02/23/2018	7021	11579917 02	Gorge Networks	Internet Service	0140162082	251.79
Total 9153:								
9154	02/18	02/23/2018	2570	HRN 013018	HOOD RIVER NEWS	Water tank bid opening notice	2141562020	496.00
Total 9154:								
9155	02/18	02/23/2018	4910	5003035.00	Kim Gomez	Refund Deposit	5121130	290.95
Total 9155:								
9156	02/18	02/23/2018	7014	841580	Life-Assist, Inc.	Medical Supplies	0540562351	6.37

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
Total 9156:								6.37
9157	02/18	02/23/2018	4910	100431.04	Luann Ketcherside	Refund Deposit	5121130	173.02
Total 9157:								173.02
9158	02/18	02/23/2018	7053	1365	M & M Mobile Repair	MISC SUPPLIES/LABOR	0540562441	300.00
Total 9158:								300.00
9159	02/18	02/23/2018	6844	11527	Merina & Company, LLP	Progress Billing for 2016-17 Audit	0140162080	8,000.00
9159	02/18	02/23/2018	6844	11527	Merina & Company, LLP	Final Billing for 2016/2017 Audit	0840562080	1,000.00
Total 9159:								9,000.00
9160	02/18	02/23/2018	6949	1897	NorthWest Graphic Works	Embroidery and reflective vinyls	0540562029	878.16
Total 9160:								878.16
9161	02/18	02/23/2018	4810	28898	PRINT IT	Regular envelopes	0140162010	206.00
9161	02/18	02/23/2018	4810	29021	PRINT IT	Name Plate	0140162010	12.00
Total 9161:								218.00
9162	02/18	02/23/2018	6780	24145700	Ricoh Americas Corporation	Lease	0140162120	179.02
Total 9162:								179.02
9163	02/18	02/23/2018	5510	804894782	STAPLES CONTRACT & COMMERCIA	office supplies, paper	0140162010	165.11
Total 9163:								165.11
9164	02/18	02/23/2018	5650	147551	T & R ELECTRIC SUPPLY CO.	50 KVA Single Phase Pole Mount	5140563770	674.00
Total 9164:								674.00
9165	02/18	02/23/2018	5730	3892	TERRA SURVEYING	Deed Research Sam Smith and adjoinin	5140562870	165.00

M = Manual Check, V = Void Check

Check Issue Dates: 2/23/2018 - 3/8/2018

Mar 19, 2018 04:43PM

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
Total 9165:								
9166	02/18	02/23/2018	6070	028150	TWGW, INC NAPA AUTO PARTS	brake fluid,oil,hose clamp	2140562435	18.63
9166	02/18	02/23/2018	6070	032213	TWGW, INC NAPA AUTO PARTS	brake caliper, core deposit	2140562441	254.34
9166	02/18	02/23/2018	6070	032222	TWGW, INC NAPA AUTO PARTS	brake pads	2140562441	88.56
9166	02/18	02/23/2018	6070	032813	TWGW, INC NAPA AUTO PARTS	oil, fuel, air filters	3140562441	129.29
Total 9166:								
9167	02/18	02/23/2018	7050	3001501.04	UPRR	refund	2121130	608.10
Total 9167:								
9168	02/18	02/23/2018	6937	350912168	US Bank Equipment Finance	contract payment	5140566001	1,227.00
9168	02/18	02/23/2018	6937	350912168	US Bank Equipment Finance	Contract Payment	5140566002	66.61
Total 9168:								
9169	02/18	02/23/2018	6690	CR 022318	WOOSLEY, KATHY	banking and HRC R & A	0140162020	23.44
Total 9169:								
9170	02/18	02/23/2018	6700	35261	XTC TRUCK & TOY	HEADLIGHT UPGRADE KIT/ASSEMBL	0340562560	938.98
Total 9170:								
9177	02/18	02/28/2018	6839	82782390	Bound Tree Medical, LLC	Magnesium Sulfate Vials	0540562351	7.98
Total 9177:								
9178	02/18	02/28/2018	790	313230273 0	CENTURYLINK	Fire Department Phones	0540562050	157.06
9178	02/18	02/28/2018	790	313401451 0	CENTURYLINK	Treatment Plant	3140562050	119.69
9178	02/18	02/28/2018	790	313785538 0	CENTURYLINK	telemetry	2140562050	131.19
9178	02/18	02/28/2018	790	313785538 0	CENTURYLINK	telemetry	3140562050	131.18
9178	02/18	02/28/2018	790	313891134 0	CENTURYLINK	Emergency After Hours	5140562050	61.76
9178	02/18	02/28/2018	790	313891134 0	CENTURYLINK	Emergency After Hours	5140562050	15.44
9178	02/18	02/28/2018	790	314228414 0	CENTURYLINK	Lift Station	3140562050	102.39

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
Total 9178:								718.71
9179	02/18	02/28/2018	800	320153997 0	CENTURYLINK COMMUNICATIONS, IN	WELL HOUSE	2140562050	9.41
Total 9179:								9.41
9180	02/18	02/28/2018	820	66794	CH2M HILL ENGINEERS INC.	Engineering Services	3140562700	7,622.42
Total 9180:								7,622.42
9181	02/18	02/28/2018	1280	PMR 022818	CRESTLINE CONSTRUCTION	Waterline replacement #1 payment	2141562020	517,470.58
Total 9181:								517,470.58
9182	02/18	02/28/2018	6795	0628626	Ferguson Enterprises Inc. #3011	3/4 water prv. cvr dhn rdn rdn rdn	2140562560	237.35
9182	02/18	02/28/2018	6795	0629117	Ferguson Enterprises Inc. #3011	250 psi blue	2140562560	114.00
9182	02/18	02/28/2018	6795	0629136	Ferguson Enterprises Inc. #3011	Cts comp 90ell,ang meter by, meter bush,	2140562560	1,324.48
Total 9182:								1,675.83
9183	02/18	02/28/2018	6854	ER 022818	Gordon Zimmerman	CA Expense	0140162094	289.94
Total 9183:								289.94
9184	02/18	02/28/2018	2180	9696771428	GRAINGER	PaperTowels, toilet paper	0540562440	69.27
Total 9184:								69.27
9185	02/18	02/28/2018	7014	841041	Life-Assist, Inc.	OMNI pro blue bags	0540562351	255.25
9185	02/18	02/28/2018	7014	841076	Life-Assist, Inc.	Medical Supplies	0540562351	409.80
Total 9185:								665.05
9186	02/18	02/28/2018	7047	CR 022818	Marilyn Place	reimburse mileage	0140162020	21.80
Total 9186:								21.80
9187	02/18	02/28/2018	6787	25873	NorthShore Medical Group	CDL Exam	5140562110	107.20
9187	02/18	02/28/2018	6787	25873	NorthShore Medical Group	CDL Exam	5140562110	26.80

M = Manual Check, V = Void Check

Check Issue Dates: 2/23/2018 - 3/9/2018

Mar 19, 2018 04:43PM

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
Total 9187:								134.00
9188	02/18	02/28/2018	5510	8048785958	STAPLES CONTRACT & COMMERCIA	toner,paper,budget supplies	0140162010	317.43
Total 9188:								317.43
9189	02/18	02/28/2018	6110	UB 022818	U.S. POSTAL SERVICE	Mail utility bills	0140162055	306.86
Total 9189:								306.86
9190	02/18	02/28/2018	6690	CR 022818	WOOSLEY, KATHY	Reimburse Mileage	0140162020	22.00
Total 9190:								22.00
9219	03/18	03/09/2018	6966	01410018SC	American Messaging	Paging Service	5140562050	7.50
Total 9219:								7.50
9220	03/18	03/09/2018	7011	70401	Annala, Carey, Baker, Thompson, Vanko	Attorney Services	0140162100	1,200.00
Total 9220:								1,200.00
9221	03/18	03/09/2018	200	02192018	AT&T MOBILITY	Electric Department Phone	5140562050	76.32
Total 9221:								76.32
9222	03/18	03/09/2018	7034	842	Bernadette Murray-Macioce	Tourism Staff Support	0840562110	1,416.96
Total 9222:								1,416.96
9223	03/18	03/09/2018	370	62602	BIO-MED TESTING SERVICE	testing	0540562063	80.00
Total 9223:								80.00
9224	03/18	03/09/2018	490	529996 A	BRYANT PIPE AND SUPPLY	PVC and couplers	2140562560	187.53
Total 9224:								187.53
9225	03/18	03/09/2018	580	CARR MARC	CARR, SHIRLEY	Brochure Delivery	0840562101	500.00

M = Manual Check, V = Void Check

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
Total 9225:								
9226	03/18	03/09/2018	6979	FEBRUARY	Cartomation, Inc.	GIS Service for City	5140562190	1,000.00
Total 9226:								
9227	03/18	03/09/2018	4910	3-17852.06	Cascade County Store	Refund Deposit	5121130	292.59
Total 9227:								
9228	03/18	03/09/2018	820	66879	CH2M HILL ENGINEERS INC.	Engineering Services	3140562700	7,622.42
Total 9228:								
9229	03/18	03/09/2018	900	100001500	CITY OF CASCADE LOCKS	City Hall Utilities	0140162852	1,566.59
9229	03/18	03/09/2018	900	100001500 0	CITY OF CASCADE LOCKS	Fire Station	0540562439	581.37
9229	03/18	03/09/2018	900	100003500	CITY OF CASCADE LOCKS	Res #2	2140562070	40.24
9229	03/18	03/09/2018	900	100030200	CITY OF CASCADE LOCKS	pump lift station	3140562070	28.30
9229	03/18	03/09/2018	900	100038200	CITY OF CASCADE LOCKS	well house	2140562070	1,745.84
9229	03/18	03/09/2018	900	100379100	CITY OF CASCADE LOCKS	treatment plant	3140562070	2,578.17
9229	03/18	03/09/2018	900	100381300	CITY OF CASCADE LOCKS	Warehouse	2140562070	82.71
9229	03/18	03/09/2018	900	103742700	CITY OF CASCADE LOCKS	Wasco creek lift station	3140562070	230.44
9229	03/18	03/09/2018	900	200120000	CITY OF CASCADE LOCKS	Cemetery water	1740562551	28.30
9229	03/18	03/09/2018	900	300155100	CITY OF CASCADE LOCKS	main lift station	3140562070	1,323.38
9229	03/18	03/09/2018	900	300155900	CITY OF CASCADE LOCKS	museum	0140762630	213.35
9229	03/18	03/09/2018	900	300171800	CITY OF CASCADE LOCKS	mall lighting	5140562800	40.68
9229	03/18	03/09/2018	900	300183900	CITY OF CASCADE LOCKS	moody water lift station	2140562070	47.22
9229	03/18	03/09/2018	900	301961200	CITY OF CASCADE LOCKS	bike path	0140162552	11.38
9229	03/18	03/09/2018	900	600136900	CITY OF CASCADE LOCKS	87 Ruckel	3140562070	59.97
9229	03/18	03/09/2018	900	600149800	CITY OF CASCADE LOCKS	City hall irrigation	0140162552	86.03
9229	03/18	03/09/2018	900	601369800	CITY OF CASCADE LOCKS	radio tower	0540562439	85.39
9229	03/18	03/09/2018	900	SSS 030818	CITY OF CASCADE LOCKS	Senior Sewer Subsidy	0140962025	227.00
Total 9229:								
9230	03/18	03/09/2018	1120	A185177	COLUMBIA HARDWARE, LLC	propane	0340562560	10.47
9230	03/18	03/09/2018	1120	B195661	COLUMBIA HARDWARE, LLC	lathe scr. screwdriver	3140562560	9.28

M = Manual Check, V = Void Check

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
Total 9230:								19.75
9231	03/18	03/09/2018	4080	6-1418	Daniel Hutchinson	LIHEAP Pledge/Customer Close Acct.	5121025	275.00
Total 9231:								275.00
9232	03/18	03/09/2018	1540	61158-02281	DMV SERVICES STATE OF OREGON	Driving Records	0540562110	1.50
9232	03/18	03/09/2018	1540	61158-02281	DMV SERVICES STATE OF OREGON	Driving Records	5140562110	3.00
Total 9232:								4.50
9233	03/18	03/09/2018	6795	0629480	Ferguson Enterprises Inc. #3011	Cls comp fee	2140562560	62.76
Total 9233:								62.76
9234	03/18	03/09/2018	4910	1-424.01	Haley Ulerly	Refund Deposit	5121130	177.84
Total 9234:								177.84
9235	03/18	03/09/2018	2450	41778	HOOD RIVER COUNTY	Record water project joint public utility an	2141562020	190.00
Total 9235:								190.00
9236	03/18	03/09/2018	2570	HRN 022718	HOOD RIVER NEWS	Notice of Public Hearing	0140262037	96.00
Total 9236:								96.00
9237	03/18	03/09/2018	4910	2-119223.20	Laura Gresham	Refund Deposit	5121130	240.45
Total 9237:								240.45
9238	03/18	03/09/2018	3070	1500532028	LES SCHWAB TIRE CENTER	Tire and flat repair	0340562441	146.11
9238	03/18	03/09/2018	3070	1500532028	LES SCHWAB TIRE CENTER	Tire and flat repair	2140562441	146.11
Total 9238:								292.22
9239	03/18	03/09/2018	4910	6-1469.11	Linda Blakely	Refund overpayment	5130543810	2.60

M = Manual Check, V = Void Check

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
Total 9239:								
9240	03/18	03/09/2018	4020	ME122302	ODOT-FUEL SALES	Fuel	0540562420	409.19
9240	03/18	03/09/2018	4020	ME122302	ODOT-FUEL SALES	Fuel	2140562530	260.51
9240	03/18	03/09/2018	4020	ME122302	ODOT-FUEL SALES	Fuel	3140562530	213.71
9240	03/18	03/09/2018	4020	ME122302	ODOT-FUEL SALES	Fuel	5140562200	506.33
Total 9240: 1,389.74								
9241	03/18	03/09/2018	4070	8020336	ONE CALL CONCEPTS, INC.	Regular Tickets	5140562110	53.55
Total 9241: 53.55								
9242	03/18	03/09/2018	6935	90742	Oregon Travel Experience	4x4 panel	0840562114	75.00
Total 9242: 75.00								
9243	03/18	03/09/2018	6769	02/18 514	PARC Resources, LLC	Planning Services	0140262075	483.75
9243	03/18	03/09/2018	6769	02/18 514	PARC Resources, LLC	Planning Services	0140262090	258.00
Total 9243: 741.75								
9244	03/18	03/09/2018	4910	1-859-02	Peter Vanderpoel	Refund Deposit	5121130	125.23
Total 9244: 125.23								
9245	03/18	03/09/2018	4910	2-980	Richard Collins	Refund Deposit	5121130	213.20
Total 9245: 213.20								
9246	03/18	03/09/2018	6780	5052645547	Ricoh Americas Corporation	Copies	0140162110	73.88
Total 9246: 73.88								
9247	03/18	03/09/2018	5510	8048874280	STAPLES CONTRACT & COMMERCIA	toner/budget binders	0140162010	283.60
Total 9247: 283.60								
2231801	02/18	02/23/2018	6080	JANUARY 20	U S BANK	Bank Fees	0140162110	366.72
Total 2231801: 366.72 M								

M = Manual Check, V = Void Check

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
Total 2231801:								
2231802	02/18	02/23/2018	440	JAN18-PWR	BPA	Power Bill	5140562820	72,389.00 M
2231802	02/18	02/23/2018	440	JAN18-PWR	BPA	Power Bill	5140662820	9,212.00 M
Total 2231802:								
2231803	02/18	02/23/2018	440	JAN18-TRNO	BPA	Transmission Bill	5140562821	11,107.00 M
2231803	02/18	02/23/2018	440	JAN18-TRNO	BPA	Transmission Bill	5140662821	1,414.00 M
Total 2231803:								
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	batteries	0140162010	114.00 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	batteries	0140162010	15.00 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	online back up software	0140162082	19.98 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	remote data backup	0140162082	91.80 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	flowers for Will Carey	0140162670	93.98 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	batteries	0540562351	114.00 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	batteries	0540562351	15.00 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	mattresses	0540563000	268.00 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	engineer meeting	2140562020	52.80 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	coat	5140562110	19.03 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	coat	5140562210	120.00 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	charge pak	5140562560	102.99 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	coat	5140662110	119.99 M
2231804	02/18	02/23/2018	6090	2305 02/18	U S BANK CC	coat	5140662110	19.02 M
Total 2231804:								
2231805	02/18	02/23/2018	6090	4393 2/18	U S BANK CC	goal setting	0140862020	80.00 M
Total 2231805:								
2231806	02/18	02/23/2018	6090	2671 2/18	U S BANK CC	fire fighter academy	0540562020	246.26 M
Total 2231806:								
2231807	02/18	02/23/2018	6090	2974 2/18	U S BANK CC	AT&T Data	0540562050	14.99 M
2231807	02/18	02/23/2018	6090	2974 2/18	U S BANK CC	AT&T Data	0540562050	14.99 M

M = Manual Check, V = Void Check

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
Total 2231807:								
2231808	02/18	02/23/2018	6090	5243 2/18	U S BANK CC	community action team lunch	0140162020	15.00 M
2231808	02/18	02/23/2018	6090	5243 2/18	U S BANK CC	water project lunch	0140162020	38.00 M
2231808	02/18	02/23/2018	6090	5243 2/18	U S BANK CC	landslide management lunch	0140162020	7.69 M
2231808	02/18	02/23/2018	6090	5243 2/18	U S BANK CC	parking landslide management meeting	0140162020	2.40 M
2231808	02/18	02/23/2018	6090	5243 2/18	U S BANK CC	West Coast Regional Conference	0140162020	325.00 M
2231808	02/18	02/23/2018	6090	5243 2/18	U S BANK CC	Salem Trip dinner	0140162020	20.00 M
2231808	02/18	02/23/2018	6090	5243 2/18	U S BANK CC	parking meter Salem trip	0140162020	13.50 M
2231808	02/18	02/23/2018	6090	5243 2/18	U S BANK CC	Salem lobbying breakfast	0140162020	5.19 M
2231808	02/18	02/23/2018	6090	5243 2/18	U S BANK CC	Tri County meeting lunch	0140162020	14.40 M
2231808	02/18	02/23/2018	6090	5243 2/18	U S BANK CC	cancel CIS Conference	0140162020	175.00- M
Total 2231808: 266.18								
630201408	03/18	03/09/2018				Void Check		.00 V
Total 630201408: .00								
630201409	03/18	03/09/2018				Void Check		.00 V
Total 630201409: .00								
630201410	03/18	03/09/2018				Void Check		.00 V
Total 630201410: .00								
630201411	03/18	03/09/2018				Void Check		.00 V
Total 630201411: .00								
630201412	03/18	03/09/2018				Void Check		.00 V
Total 630201412: .00								
630201413	03/18	03/09/2018				Void Check		.00 V
Total 630201413: .00								

M = Manual Check, V = Void Check

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
630201414	03/18	03/09/2018						.00 V
Total 630201414:								
								.00
630201415	03/18	03/09/2018						.00 V
Total 630201415:								
								.00
630201416	03/18	03/09/2018						.00 V
Total 630201416:								
								.00
630201417	03/18	03/09/2018						.00 V
Total 630201417:								
								.00
630201418	03/18	03/09/2018						.00 V
Total 630201418:								
								.00
630201419	03/18	03/09/2018						.00 V
Total 630201419:								
								.00
630201420	03/18	03/09/2018						.00 V
Total 630201420:								
								.00
630201421	03/18	03/09/2018						.00 V
Total 630201421:								
								.00
630201422	03/18	03/09/2018						.00 V
Total 630201422:								
								.00
630201423	03/18	03/09/2018						.00 V
Total 630201423:								
								.00

M = Manual Check, V = Void Check

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
630201424	03/18	03/09/2018						.00 V
Total 630201424:								.00
630201425	03/18	03/09/2018						.00 V
Total 630201425:								.00
630201426	03/18	03/09/2018						.00 V
Total 630201426:								.00
630201427	03/18	03/09/2018						.00 V
Total 630201427:								.00
630201428	03/18	03/09/2018						.00 V
Total 630201428:								.00
630201429	03/18	03/09/2018						.00 V
Total 630201429:								.00
630201430	03/18	03/09/2018						.00 V
Total 630201430:								.00
630201431	03/18	03/09/2018						.00 V
Total 630201431:								.00
630201432	03/18	03/09/2018						.00 V
Total 630201432:								.00
630201433	03/18	03/09/2018						.00 V
Total 630201433:								.00

M = Manual Check, V = Void Check

Check Number	GL Period	Check Issue Date	Vendor Number	Invoice No.	Payee	Description	GL Account	Amount
630201434	03/18	03/09/2018				Void Check		.00 V
Total 630201434:								.00
630201435	03/18	03/09/2018				Void Check		.00 V
Total 630201435:								.00
630201436	03/18	03/09/2018				Void Check		.00 V
Total 630201436:								.00
Grand Totals:								<u>672,189.57</u>

Summary by General Ledger Account Number:

GL Account	Debit	Credit	Proof
01-21010	175.00	17,884.60-	17,709.60-
01-401-62010	1,142.47	.00	1,142.47
01-401-62020	508.42	175.00-	333.42
01-401-62050	277.64	.00	277.64
01-401-62055	306.86	.00	306.86
01-401-62080	8,000.00	.00	8,000.00
01-401-62092	1,218.57	.00	1,218.57
01-401-62094	289.94	.00	289.94
01-401-62100	2,400.00	.00	2,400.00
01-401-62110	440.60	.00	440.60
01-401-62120	179.02	.00	179.02
01-401-62552	1,664.00	.00	1,664.00
01-401-62870	98.98	.00	98.98
01-402-62037	96.00	.00	96.00
01-402-62075	483.75	.00	483.75
01-402-62090	258.00	.00	258.00
01-407-62630	213.35	.00	213.35
01-408-62020	80.00	.00	80.00
01-408-62025	227.00	.00	227.00
03-21010	.00	1,095.56-	1,095.56-
03-405-62441	146.11	.00	146.11
03-405-62560	949.45	.00	949.45
05-21010	.00	4,563.37-	4,563.37-
05-405-62020	246.26	.00	246.26
05-405-62028	404.30	.00	404.30
05-405-62029	878.16	.00	878.16
05-405-62050	187.04	.00	187.04
05-405-62063	80.00	.00	80.00
05-405-62110	1.50	.00	1.50
05-405-62350	10.29	.00	10.29
05-405-62351	977.15	.00	977.15
05-405-62420	409.19	.00	409.19
05-405-62439	666.76	.00	666.76
05-405-62440	91.52	.00	91.52
05-405-62441	300.00	.00	300.00
05-405-62442	43.20	.00	43.20
05-405-63000	268.00	.00	268.00
08-21010	.00	4,195.96-	4,195.96-

M = Manual Check, V = Void Check

GL Account	Debit	Credit	Proof
08-405-62080	1,000.00	.00	1,000.00
08-405-62101	500.00	.00	500.00
08-405-62110	2,620.96	.00	2,620.96
08-405-62114	75.00	.00	75.00
17-21010	.00	28.30-	28.30-
17-405-62551	28.30	.00	28.30
21-21010	.00	523,613.36-	523,613.36-
21-21130	608.10	.00	608.10
21-405-62020	52.80	.00	52.80
21-405-62050	140.60	.00	140.60
21-405-62070	1,916.01	.00	1,916.01
21-405-62150	45.00	.00	45.00
21-405-62435	18.63	.00	18.63
21-405-62441	489.01	.00	489.01
21-405-62530	260.51	.00	260.51
21-405-62560	1,926.12	.00	1,926.12
21-415-62020	518,156.58	.00	518,156.58
31-21010	.19	20,170.83-	20,170.64-
31-405-62050	353.26	.00	353.26
31-405-62070	4,220.26	.00	4,220.26
31-405-62441	129.29	.00	129.29
31-405-62530	213.71	.00	213.71
31-405-62560	9.47	.19-	9.28
31-405-62700	15,244.84	.00	15,244.84
51-21010	38.05	100,850.83-	100,812.78-
51-21025	275.00	.00	275.00
51-21130	1,824.30	.00	1,824.30
51-305-43810	201.31	.00	201.31
51-405-62050	145.58	.00	145.58
51-405-62110	163.75	19.03-	144.72
51-405-62190	1,000.00	.00	1,000.00
51-405-62200	506.33	.00	506.33
51-405-62210	120.00	.00	120.00
51-405-62560	157.04	.00	157.04
51-405-62800	40.68	.00	40.68
51-405-62820	72,389.00	.00	72,389.00
51-405-62821	11,107.00	.00	11,107.00
51-405-62870	165.00	.00	165.00
51-405-63770	674.00	.00	674.00
51-405-66001	1,227.00	.00	1,227.00

GL Account	Debit	Credit	Proof
51-405-66002	66.61	.00	66.61
51-406-62050	15.44	.00	15.44
51-406-62110	146.79	19.02-	127.77
51-406-62820	9,212.00	.00	9,212.00
51-405-62821	1,414.00	.00	1,414.00
Grand Totals:	672,616.05	672,616.05-	.00

Report Criteria:  
Report type: GL detail



**CASCADE LOCKS STAFF REPORT**

---

**Date Prepared: March 19, 2018**

**For City Council Meeting on: March 26, 2018**

**TO: Honorable Mayor and City Council**

**PREPARED BY: Gordon Zimmerman, City Administrator**

**SUBJECT: Resolution No. 1393 Hood River Energy Plan**

**SYNOPSIS: Please find the following information attached:**

1. Resolution No. 1393 committing the community to the Hood River County Energy Plan
2. A letter from Becky Brun, Hood River City Councilor and Chair of the Energy Steering Committee
3. Energy Planning Committee Priorities
4. Summary of Public Comments
5. Response to Public Comments
6. NW Natural Gas Response
7. Pacific Power Response
8. Hood River Valley Residents Committee Response
9. Addendum to Hood River County Energy Plan
10. Oregon Governor's Executive Order No. 17-20
11. Hood River County Energy Plan

**CITY COUNCIL OPTIONS: Approve, Modify, or Reject Resolution No. 1393.**

**RECOMMENDED MOTION: "I recommend approval of Resolution No. 1393."**



**RESOLUTION NO. 1393**

**A RESOLUTION OF THE CITY OF CASCADE LOCKS CITY COUNCIL TO MAKE A SIGNIFICANT COMMITMENT TO ESTABLISH AND IMPLEMENT POLICIES, GUIDELINES, GOALS AND STRATEGIC ACTIONS TO PROMOTE THE HOOD RIVER COUNTY ENERGY PLAN.**

This resolution is a commitment of the City Council of Cascade Locks to use the Hood River County Energy Plan as a blueprint to improve community resilience, increase energy independence, increase the economic benefits related to energy use in Hood River County, and creating new jobs while reducing emissions from the burning of fossil fuels.

This Plan includes objectives and strategies to address energy use efficiency, energy source and its corresponding fossil fuel implications, local energy generation, the energy impacts of personal, commercial and mass transit and the infrastructure decisions impacting energy use. This Plan addresses four focus areas:

- Community scale solutions
- Building Design Construction and Occupancy
- Transportation and Land Use
- Water and Agriculture

All objectives, strategies and potential actions aim to help the County of Hood River increase investment in energy efficiency and renewable energy, create new jobs, achieve energy generation control, stability and price security and provide key services in the event of emergency.

WHEREAS, the City of Cascade Locks has a long standing history of energy efficiency and energy use to reduce energy costs;

WHEREAS, climate change threatens to significantly impact the surrounding natural environment and resources on which Hood River County's economy and livability depend;

WHEREAS, it is recognized that the City of Cascade Locks is a separate community entity with its own issues, resources and capabilities to deliver its own desired future in an effective and efficient manner;

WHEREAS, warming temperatures are impacting the County including a vanishing snow pack, severe storms, increased wildfire risks, and increased recreation and tourism challenges;

WHEREAS, the potential for man-made and natural disasters ranging from train derailments, wildfires and earthquakes exist;

WHEREAS, we have a responsibility to fully analyze our energy use and to determine the most cost effective and efficient method to use energy;



WHEREAS, the energy industry is rapidly changing and opportunities are increasing to invest in an energy future that provides good local jobs, saves taxpayer money and allows the County to be a refuge in time of emergency;

WHEREAS, we recognize that the ability to solve these complex issues requires a high level of collaboration and communication with both public and private partners; and

WHEREAS, in 2016, Hood River County invited a variety of local partners and stakeholders to work together to develop the Hood River County Energy Plan with the goals of:

- Reducing fossil fuel emissions related to energy use in Hood River County;
- Improving resilience and energy independence; and
- Increasing the investment in locally generated power.

**NOW, THEREFORE, BE IT RESOLVED**, that the City of Cascade Locks will work with other county partners in support of the Energy Plan and the goals contained in the Plan.

**BE IT FURTHER RESOLVED**, that the City Council will use the Energy Plan as an operational guide in conjunction with development.

**BE IT FURTHER RESOLVED**, that the City through its City Administrator will use the Energy Plan as a part of the ongoing strategic planning of the City and stay in communication and working relationship with Hood River County over plan and goal implementation.

**BE IT FURTHER RESOLVED**, that the City Council through all the initiatives described above acknowledges its commitment to the residents of the County and the City of Cascade Locks to provide a more stable and resilient energy future for all residents and businesses.

**Effective Date.** This resolution shall become effective upon adoption by the City Council and approval by the Mayor.

**Expiration.** This resolution shall remain in effect until repealed by the City Council.

**ADOPTED** by the City Council this 26<sup>th</sup> day of March, 2018.

**APPROVED** by the Mayor this 26<sup>th</sup> day of March, 2018.

---

Mayor Tom Cramblett

ATTEST:

---

City Recorder Kathy Woosley



Dear Cascade Locks City Council,

After more than a year and hundreds of hours of volunteer work, we are pleased to present the final Hood River County Energy Plan. Since we last presented to Council, the Hood River County Energy Plan Steering Committee has reviewed public comment, copyedited the plan, expanded the Energy Plan Steering Committee, and researched best practices for pursuing plan strategies. Thanks for this opportunity to update you on the public comment process and alert you to relevant plan changes. In addition, we'd like to thank you for your ongoing participation and financial support, and request your involvement in our next phase.

### **Summary of public comment**

The Hood River County Energy Plan Steering Committee collected 27 comments on the energy plan. Of these 27 comments, 24 supported the concept of reducing energy use and increasing local energy generation in Hood River County, one utility and one Washington resident said not sure, and one utility did not answer the question but expressed interest in some of the plan's strategies. A vast majority of respondents expressed that they were impressed by the plan and grateful for the efforts involved. Suggestions typically flagged additional opportunities or suggested prioritization of elements. A complete record of public comment is attached.

### **Summary of substantial plan changes**

The HRC Energy Plan Steering Committee reviewed comments most relevant to their focus area and made changes where appropriate. As a disproportionate share of comments were most relevant to the Buildings Focus Area, the Buildings Subcommittee provided an additional response to Public Comments to formally document their comment review process (also attached in Public Comment Packet). In addition to minor clarifications, typo corrections, and additional examples, the Hood River County Energy Planning Committee made the following changes to the energy plan.

- We reworded the Vision Statement to prioritize resilience, energy independence and economic vitality before fossil fuel emissions (page 29).
- We expanded what resources could be included in Goal 2. Instead of calling for Hood River County to generate 50% of its energy needs from *new* local diversified energy sources and storage capacity by 2050, the goal now includes existing local generation resources in the 50% target. Note: Hood River County already generates approximately 18% of its energy from local small-scale hydro and solar (page 30).
- We clarified and specified objectives where possible, but their content remains the same. We further emphasized that Objectives are 2030 targets. Substantial clarifications were made to Transportation and Land Use Objective 5 (page 59) and Community Scale Solutions Objective 1 (74).
- We identified disparities in economic burden and encouraged pursuing opportunities that mitigated economic burden and expanded benefits related to energy use. Specifically, we added information regarding economic burden in Hood River County to the baseline

section(page 22) and the plan now recommends increasing focus on “energy burdened communities and industries” (page 41) and we encourage the pursuit of cost-effective financing and ownership models that expand access to renewable energy such as Community Renewable Energy Development models (71, 75).

### **Summary of energy planning efforts accomplishments to date**

The benefits of planning for energy go beyond the HRC Energy Plan. Since the energy planning process began in September 2016, the Hood River County Energy Planning Committee has raised over \$108,000 in grants and loans to support local projects, including:

- \$69,000 Pacific Power Blue Sky Grant to fully fund a battery ready solar project on the Hood River County Health Department.
- \$22,000 raised from Hood River and Oregon investors to finance a solar system on the City of Hood River Public Works Building. The system cost city taxpayers nothing, and saved the city money on electricity costs in the first year.
- \$10,000 from the Ford Family Foundation to support the Hood River County energy planning process.
- \$10,000+ from the Department of Energy for renewable energy project technical assistance and energy planning projects.

Beyond financial resources, the HRC energy planning process has galvanized an impressive amount of human capital, uniting diverse agencies and groups. In addition to the creation of the Hood River County Energy Plan, those achievements include but are not limited to:

- Over a 1,000 hours of volunteer labor
- 30 + individuals, 3 utilities, 5+ nonprofits, and 3+ businesses
- 3 public Community Town Hall events
- 1 informational video with over 3,000 views

### **Next Step Request**

While we are energized by what we’ve been able to accomplish together thus far, we know this is just the beginning. Our progress will depend on how successfully we continue to leverage resources and work together in pursuit of the multi-benefit strategies outlined in the plan. The Energy Plan Executive Committee would like to invite Gordon Zimmerman and any interested City Councilors to join a government leaders roundtable discussion in March to discuss the City’s priorities as they relate to the energy plan. Marla will be following up with you about the date and time of that meeting.

That roundtable discussion will help us prepare for the Energy Plan Strategic Planning Workshop scheduled for April 4th from 6:00-8:30 p.m. at the Hood River Fire Station to discuss implementation priorities for the near term. This workshop will be led by Titus Tomlinson,

Program Coordinator with the RARE program. This workshop is open to the public as well as elected officials. RSVP is appreciated. If you know others from the community we should invite, please let Marla know.

Thank you for your support of this effort over the last two years. With the passage of a resolution in support of the Hood River County Energy Plan, this will mark one of the most collaborative governing body planning efforts in recent history.

Sincerely,

Becky Brun

Hood River City Council Member, Hood River Energy Plan Steering Committee Co-Chair .

### ***Energy Planning Committee Priorities (1-2 years)***

*Projects are ranked in order of importance by the Energy Plan Steering Committee.*

1. Continue meeting as the Hood River County Energy Plan Steering Committee (similar to the Water Planning group).
2. Secure funding for a two-year Energy Coordinator to keep momentum and move the region's top priority projects forward.
3. Complete an inventory of governing body owned buildings (assessing opportunities for energy efficiency, onsite renewable, fleet electrification, etc.)
4. Complete an analysis of local infrastructure, the first step in prioritizing renewable energy generation projects. This might include assessing existing infrastructure for micro-grids and other needs related to natural disaster situations and resilience.
5. Work with local, state and federal partners to accelerate Electric Vehicle (EV) deployment in Hood River County.
6. Establish a community-wide energy efficiency campaign (special focus on equity, low income, and emphasis on coordinating existing resources).
7. Update building codes and Comprehensive Plans.

# Hood River County Energy Plan Summary of Public Comment

September 27th - December 19th

## Packet materials

- Overview of public comment (page 1)
- Energy Plan Town Hall comment sheet feedback (page 2)
- Energy Plan Town Hall group discussion feedback (page 4)
- Online survey public comment record (page 5)
- Additional email comment (page 13)
- HRCEP Buildings Committee responses to public comments (page 15)
- Letters to councils/commissions
  - NW Natural (page 16)
  - Pacific Power (page 18)
  - Hood River Valley Residents Committee (page 22)

## I. Overview of public comment

- **Number of comments:**
  - Feedback from Energy Plan Town Hall comment sheets (9)
  - Public comment from online survey (15)
  - Additional email comments (1)
  - Letters to councils/commissions (3)

Of the 27 comments, all but three respondents said they supported the concept of reducing energy use and increasing local energy generation in Hood River County. NWN and a resident of WA stated "not sure" and Pacific Power did not answer the question directly in their response letter but expressed how they might be able to support some of the plan's strategies. A vast majority of respondents expressed that they were impressed by the plan and grateful for the efforts involved.

- **Comments requested:** assurance that wildlife isn't an afterthought in planning, very specific recommendations as to what to additional energy planning studies should be done, considerations of the added value of local renewables compared with grid-tied (housing equity), examples of the vision in practice, and deep understanding of unintended consequences, pursuing community solar, ongoing tracking of trends, opportunities for community members to volunteer

- **Help offered through:** connecting with other innovative efforts, volunteer/marketing support, expertise in specific subjects
- **Wanted greater emphasis on:** energy efficiency (5), transit and land use solutions (2), alternative transportation fuels (beyond just EVs), waste water treatment plant (multiple times in energy plan town halls, 1 in public comment), equity: important outreach is inclusive and benefits are shared (multiple individuals and governing body members have brought up).

## II. Energy Plan Town Hall comment sheet feedback

\*The Energy Plan Steering Committee hosted three public town halls to spread awareness about and collect feedback on the energy plan. The three town halls were hosted at 1)the Hood River Fire Station in Hood River, 2) Mid Valley Elementary School, 3) Cascade Locks Elementary School. Approximately 31 non-steering committee members attended these events. Attendees were a mix of utility representatives, locals, and interested parties from surrounding areas. Senator Merkley's office attended one event.

These events occurred before a draft of the energy plan was completed. There was an overview presentation but respondents did not see the plan itself.

**Name:** Unspecified

**Date:** Hood River Town Hall, September 27th

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** YES, of course

**Are there focus areas or strategies that you think are off track or missing from the Hood River Energy Plan? If so, what are they?:** Not right now

**Name:** Unspecified

**Date:** Hood River Town Hall, September 27th

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:**Yes, for installing solar panels

**Are there focus areas or strategies that you think are off track or missing from the Hood River Energy Plan? If so, what are they?:** Must be programs for educating home owners

**Name:** Unspecified

**Date:** Hood River Town Hall, September 27th

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes- Absolutely! Please describe how you will market/educate and engage the public Re Energy planning

**Are there focus areas or strategies that you think are off track or missing from the Hood River Energy Plan? If so, what are they?:** Include what specific examples and habits/processes/residents/business/government need to engage in to create the resilient energy future we all need.

**Name:** Unspecified

**Date:** Hood River Town Hall, September 27th

**City:** Not recorded

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes! There's still tons of potential in conservation. I do a lot of remodeling and run into uninsulated structures on a regular basis

**Are there focus areas or strategies that you think are off track or missing from the Hood River Energy Plan? If so, what are they?:** How about energy curriculum in schools? Take kids on tours of local micro plans or larger ones that show kids how energy is produced

**Name:** Unspecified

**Date:** Hood River Town Hall, September 27th

**City:** Not recorded

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes, but depending on the source and side effects, fish, wildlife, natural environment.

**Are there focus areas or strategies that you think are off track or missing from the Hood River Energy Plan? If so, what are they?:** Is Hydro Renewable?

**Name:** Lauren Kolojechick-Kotch

**Date:** Hood River Town Hall, September 27th

**City:** Hood River

**Organization/Affiliation:** Columbia Gorge Tourism Alliance

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Definitely, I think we often place more emphasis on renewables and not enough on Energy Efficiency. I'm encouraged by the emphasis on local resources and building local resilience.

**Are there focus areas or strategies that you think are off track or missing from the Hood River Energy Plan? If so, what are they?:** I feel like one of the biggest barriers is "making up" business models I'd suggest looking into financing models for EE that are being used by Roanoke Electric Cooperative (How \$martKY) and maybe this is an opportunity for CCA to partner up with existing coop model to move toward our goals. "" indicates handwriting unclear, but best guess recorded)

**Name:** Unspecified,

**Date:** Hood River Energy Plan Town Hall, September 27th

**Unspecified Hood River Town Hall** - Hood River

**City:** Not recorded

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Are there focus areas or strategies that you think are off track or missing from the Hood River Energy Plan? If so, what are they?:** Stakeholder engagement = critical. If you need advocacy, contact \*\*\*\*\* Connections to indivisible, league of women voters, aging in the Gorge

**Name:** Unspecified

**Date:** Hood River Energy Plan Town Hall, September 27th

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Interest in seeing this replicated in other counties

**Are there focus areas or strategies that you think are off track or missing from the Hood River Energy Plan? If so, what are they?:** emphasize retrofitting and improving pre existing buildings, rather than build new high energy efficient ones b/c lots of energy goes into the building materials right? (specifies that he/she doesn't know as much about these things)

**Name:** Dale Hill

**Date:** Cascade Locks Town Hall, October 25th

**Organization/Affiliation:** Hood River Valley Residents' Committee (Hood River County Energy Plan Steering Committee member)

**Are there focus areas or strategies that you think are off track or missing from the Hood River Energy Plan? If so, what are they?:** We should look more into energy use in the forestry.

### **III. Energy Plan Town Hall group discussion feedback**

The following notes summarize topics audience members brought up during discussion at the Energy Plan Town Hall Events:

- Talk more about Evs and consider how evs help or hurt transportation budgets
- Parking lots should be considered "Black Gold," aka, they all should have solar panels.
- Investigate possibility of putting wind on telephone poles (response: this is a long shot).
- Important to know how CCAs would affect communities. We are a complex community with a lot of low-cost power

- Use of schools as a focal point for energy upgrades and energy infrastructure investment. Idea: All new school buildings should be net zero
- There should be a pathway for people to volunteer in the energy planning efforts
- HR Electric Co-Op can focus on efficiency. LEED light bulb change outs already occurring
- Interest expressed in county wastewater treatment plants. Want to know alternative options to reduce costs. NWN expressed interest and ability to help the County with this.
- General concern in low-turnouts at Town Halls, especially low awareness of diverse communities. Interest in translation and other outreach mechanisms.

#### **IV. Online survey public comment record**

\*Comments are alphabetized by last name. Some respondents did not answer all questions.

Comments accepted November 15th-December 19th 2017. The draft Hood River County Energy Plan was placed on the Hood River County Community Development website along with a brief survey. The plan was linked on the City of Cascade Locks, the Port of Hood River, and the City of Hood River websites.

**Name:** Jody Behr

**Date:** December 17th, 2017

**City:** Hood River

**Organization/Affiliation:** resident & owner YSM Solutions

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Why or why not?:** I read the plan, it is very good & I have a few comments that I will send to the City of Hood River councilors.

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they?:**yes, Reducing energy usage on all levels: individual, business (small & large) & government.

**Are there focus areas or strategies of the Hood River County Energy Plan that you think should be prioritized over others?:**Reducing is #1, because that can be implemented immediately. I'm a transportation/public transit (civil) engineer and so I'm aware of simple approaches we can be taking in the transportation objective - so my focus will be there. Getting folks out of their cars is my personal priority.

**Do you have additional comments that you would like to share about the Hood River County Energy Plan?:** A million thank you's to all the effort, intelligence, and care that went into creating this. I am grateful.

**Name:** Virginia L. Bock

**Date:** December 11th, 2017

**City:** Hood River

**Organization/Affiliation:** None

**Stay informed Energy Plan?:** yes

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** yes

**Why or why not?:** The citizens who have put together this energy plan have done a commendable job in assessing our needs and our potential for being more energy efficient in the future. The time is right to put this plan into action for the current and future good of the county, to lead others in this direction, to reduce costs and our vulnerability to predictable energy crises.

**Name:** Jana Castanares

**Date:** December 18th, 2017

**City:** Parkdale

**Organization/Affiliation:** Resident, retired teacher

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Why or why not?:** Reducing energy use is imperative because resources are finite. Local energy generation saves on transport and is valuable for the independence it confers.

**Name:** Mike Glover

**Date:** November 21st, 2017

**City:** Mosier

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** yes

**Why or why not?:** It just makes more sense

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they?:** I think there is not enough emphasis on mass transit opportunities and missing other alternative fuel and energy options

**Are there focus areas or strategies of the Hood River County Energy Plan that you think should be prioritized over others?:** new methods of energy generation

**Name:** Beth Hartwell

**Date:** December 18th, 2017

**City:** Hood River

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Why or why not?:** Sustainability is essential, and beginning it here will show others how it can be done.

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they?:**

**Are there focus areas or strategies of the Hood River County Energy Plan that you think should be prioritized over others?:**Energy creation, and a move to 'should' from the politically neutral 'could'

**Do you have additional comments that you would like to share about the Hood River County Energy Plan?:**Thanks for the hard work! Moving up dates is always good. Would invest in a community solar system since we've shade trees that are doing their part on our small urban lot.

**Name:** Kate Hoffman

**Date:** December 15th, 2017

**City:** Hood River

**Organization/Affiliation:** Self

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Why or why not?:** I absolutely believe it's important for our community to tap into the potential of renewable energy and local energy creation. It will be beneficial to our residents and our community as a whole.

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they?:** I would love to see Hood River focus on developing a community solar or shared energy plan. In the absence of being able to build more attainable/affordable housing, reducing the utility bills of our residents would also be a huge relief for many.

**Do you have additional comments that you would like to share about the Hood River County Energy Plan?:**Thank you for developing these wonderful, forward-thinking initiatives and I hope that Hood River County (and the entire Columbia Gorge) can be innovative inspirations for other regions of our country.

**Name:** Tracie Hornung

**Date:** November 30th, 2017

**City:** Mt Hood Parkdale

**Organization/Affiliation:** N/A

**Stay informed Energy Plan?:** Yes

**Email Address:** Recorded

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Why or why not?:** Protecting the environment, including reducing climate change impacts.

**Do you have additional comments that you would like to share about the Hood River County Energy Plan?:**I'm encouraged that Hood River County is moving forward on this critical subject.

**Name:** Nick Kraemer

**Date:** December 11th, 2017

**City:** Hood River

**Organization/Affiliation:** Citizen

**Stay informed Energy Plan?:** yes

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** yes

**Why or why not?:** Yes - we have a wealth of resources to create energy and in turn reduce wildfire risk - thru the use of biomass. It is a win-win. Any reductions in energy use will make our community more self-sufficient.

**Are there focus areas or strategies of the Hood River County Energy Plan that you think should be prioritized over others?:**Biomass generation tied to wildfire fuel reduction

**Name:** Dylan Lamar

**Date:** December 19th, 2017

**City:** Portland

**Organization/Affiliation:** Green Hammer, Architect

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Why or why not?:** This is necessary to maintain quality of life given climate change and fossil fuel supply

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they?:** I would recommend the Passive House building energy standard as a pathway to achieve the ZNE goal. This has been codified in Vancouver BC for example and is seeing widespread adoption across the continent. By focusing on the fundamentals of Insulation, Airtightness and Heat-Recovery Ventilation it provides a straightforward pathway to dramatically reducing energy use while improving indoor air quality and health.

**Are there focus areas or strategies of the Hood River County Energy Plan that you think should be prioritized over others?:**Efficiency is the first step, before Renewables. You have to eat your vegetables before you get dessert.

**Do you have additional comments that you would like to share about the Hood River County Energy Plan?:** The plan looks wonderful. It's clear some very good research and hard work has gone into it.

**Name:** Bonnie New

**Date:** December 8th, 2017

**City:** Hood River

**Organization/Affiliation:** Resident

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Why or why not?:** It's the way of the future - efficient and non-polluting.

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they?:** No

**Are there focus areas or strategies of the Hood River County Energy Plan that you think should be prioritized over others?:** I'd like to see the time frame ramped up.

**Do you have additional comments that you would like to share about the Hood River County Energy Plan?:** No

**Name:** Charles Pace

**Date:** December 11th, 2017

**City:** North Bonneville, WA

**Organization/Affiliation:** Professional economist

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Not Sure

**Why or why not?:** Reducing energy use appears at first brush to be a good thing, and that's because it generally is. We are to the point, however, where pursuit of additional energy efficiencies raises questions regarding the viability of local utilities. As are as local generation, its value depends on capacity. How available (firm) is it? How does that match up with supplies available elsewhere. It makes no sense for Hood River County to invest in energy projects that make power available only when there are ample supplies. Hydro comes to mind, but the situation is not unique to hydro. Solar generation midday is in oversupply. I suspect where it makes the most sense on a local level is in the area of cogeneration. That makes use of commerce and economic activity that is going to occur with or without local generation and at predictable times.

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they?:**

I'm a bit concerned that you are ignoring the power of the marketplace to influence outcomes. For example, I suspect that all of your renewable energy targets will be fulfilled on a significantly shorter time schedule than your goals call for. Where this is not the case and fossil fuel use still prevails, there are likely to be hard physical realities that are driving demands. This is especially likely to be the case in the extractive industries like mining and agriculture. In other industries, substitution of electrical technologies, including but not limited to drive trains, is likely to outpace expectations regardless of what Hood River County does or doesn't do in its energy plan. That said, I may be totally wrong.

**Are there focus areas or strategies of the Hood River County Energy Plan that you think should be prioritized over others?:**

Investments using public resources should, in my opinion, be the initial focus as these are most susceptible to the type of collaborative processes the plan envisions. Private investments will hopefully focus initially on developing cogeneration based on existing local enterprises.

**Do you have additional comments that you would like to share about the Hood River County Energy Plan?:**

I am very leery of establishing an "expedited" permitting process for individual energy-focused projects. I suspect that will inevitably lead to serious procedural infirmities.

**Name:** Megan Ramey

**City:** Hood River

**Organization/Affiliation:** Bikabout.com

**Stay informed Energy Plan?:** Yes

**Email Address:** Recorded

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Why or why not?:** An energy plan will increase our community resilience and well being.

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they?:**

Page 46-47: Goal 3 Improve Resiliency - when 90% of residents can walk or bike for daily, non-work trips, they will be tremendously more resilient in times of natural disaster. I have lived through 2 disasters now, Boston winter 2014 and Hood River winter 2017 and because our life was designed within a 5 mile circumference of our home, neither disaster impacted us like other residents experienced.

Page 47: Measurement: #3. Walkscore also measures resilience.

Additional metrics:

#6 - Bike Network Analysis Tool (<https://bna.peopleforbikes.org>), developed by People for Bikes. It was just launched this year and will provide an easy way for cities to benchmark their progress.

#7 - Registered vehicles / population

#8 - Bike/walk counts at major intersections

#9 - Community Based Social Marketing survey of residents to determine trip types and barriers

Page 50 - 1.4 What is transition infra?

Page 56 - Metrics - Bike Network Analysis Tool by People for Bikes

Page 57 - 4.4 - Rideshare vendors like Lyft or Uber can reduce tourist's anxiety about being stranded in Hood River and also provide an incentive to take Amtrak, CAT transit from Portland.

**Are there focus areas or strategies of the Hood River County Energy Plan that you think should be prioritized over others?:**

Transportation for 3 reasons: 1) transportation related energy consumption is highest (gas/diesel). 2) Transportation behavior and energy use also has the biggest impact on individual's health, financial, social and community well being. 3) When people walk, bike or utilize zero-energy vehicles, they are more resilient in times of natural disaster.

**Do you have additional comments that you would like to share about the Hood River County Energy Plan?:** This plan is very well done. I am a transportation planner and former energy efficiency and behavior change consultant in Boston and would love to help, if needed.

**Name:** Miko Ruhlen

**Date:** November 22nd, 2017

**City:** Hood River

**Organization/Affiliation:** Business owner

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** This seems like a great idea

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they?:** Wildlife and native plant friendly building suggestions or guidance. If you are making green building recommendations, consider bird friendly glass to reduce window strikes. There is a great new exhibit about this at the Oregon zoo along with energy saving exhibits and info about native plants that support pollinators and wildlife. If you are making suggestions about planting trees for carbon offset, take it a step further and suggest native trees that provide more food for wildlife and insects and decrease use of water

**Do you have additional comments that you would like to share about the Hood River County Energy Plan?:** Since you broach the subject of water, understanding how

critical the understanding of water rights in this area is important. Susan Hess wrote a great article about this that I think you should read for information about what is on the horizon as we become increasingly short on water and should be considered in how to prepare for water resiliency in the face of climate change  
<http://envirogorge.com/competition-for-water-heats-up/>

This plan is great. Thanks for your efforts.

**Name:** Mark Smith

**Date:** November 27th, 2017

**City:** Hood River

**Organization/Affiliation:** Retired

**Stay informed Energy Plan?:** Yes

**Email Address:**waterman44@msn.com

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Why or why not?:** Reducing energy use per capita, yes. Increasing local energy production can be accomplished but requires careful, long term planning.

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they? (also Recorded Below):**1) What are current relationships with local/regional electric service providers/consumers? Can a resource development partnership agreement be structured to achieve primary goals of the plan;

(2) How does "resiliency" translate to grid reliability - internal and external to Hood River area;

(3) Quantify proposed local generation reliability and variability (price and supply risk);

(4) Quantify proposed local generation reserve requirements;

(5) Determine available resource supply and costs for managing reliability requirements and generation variability (generation integration cost);

(6) Determine capital cost and maintenance cost of local generation;

(7) Determine net cost of generation to Hood River customers (tax credits, incentives, etc);

(8) Evaluate current electricity demand (load shape) and possible future load shape, net of impacts due to efficiencies and potential renewable resource development;

(9) Evaluate market value of local generation if not eligible for "net metering", or PURPA;

(10) Evaluate time-of-day rate/value considerations for generation and load;

(11) Inventory current/proposed generating resources within Hood River County

**Name:** Polly Wood

**Date:** December 13th, 2017

**Organization/Affiliation:** Hood River Valley Residents Committee and Hood River County Energy Plan Steering Committee member

**Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes

**Why or why not?:** As our weather patterns and natural disasters worldwide will attest human are responsible for our changing climate. We are at a critical turning point where fossil fuels must be kept in the ground and alternative energy harnessed. As a small community we can be on the cutting edge of this change and an energy plan in place will help us get funding to make these changes. it will save our county and taxpayer money and make us more resilient in the face of human caused and natural disasters. It's a win-win effort.

**Are there focus areas or strategies that you think are missing from the Hood River Energy Plan? If so, what are they?:**We need more outreach to minority groups.

**Are there focus areas or strategies of the Hood River County Energy Plan that you think should be prioritized over others?:** No. I think they are all equally important.

## VI. Email Response

**Name:** David Skakel

**Date:** September 28th, 2017

I neglected to provide you answer to your questionnaire on the agenda document. So, here it is:

1. **Do you support the concept of reducing energy use and increasing local energy generation in Hood River County?:** Yes, of course.

2. **Are there focus areas or strategies that you think are off track or missing from the Hood River Energy Plan? If so, what are they?** I recommend that you continue to have a working group. And that two tasks of that group should be to annually:

a. Trends: Find out if there are any trends that may cause you to adjust your emerging specific strategies. For example: Supporting electric vehicles might translate into sinking a lot of resources into downtown charging stations. Whereas, the next generation of longer-range ev's will almost exclusively charge at home (except for long-distance travel). So perhaps instead (as California does), you might wish to look at

peak/off peak pricing for electricity so as to incentivize those ev's to program their cars to charge at home later in the evening...

b. Consequences: Always ask "what might be unintended consequences?"

2.Equity: Also- I often hear the argument about solar installs (especially residential) that the payoff takes too long. I think it is important to push back against that by reminding that the key difference between residential solar and traditional grid-tied utility costs is that solar is an 'investment'. As such, it needs to be compared to the costs we otherwise pay for traditional power. Solar development residentially accrues equity for the homeowner. Traditional power bills (even if low cost) are not investments and do not accrue any equity...

P.S. I will pass along your report to the Wasco County Planning folks

HRCEP Buildings Committee responses to Public Comments

**Buildings Subcommittee Summary of Public Comments – actions taken are italicized**

**I. Buildings (Summary of Buildings Related Public Comment to address with Subcommittee)**

- A. Supports Plan, Emphasize retrofits vs new build because of energy involved in constructing new homes (Unspecified Hood River Town Hall)
  - 1. *New paragraph at the end of the Buildings Section introduction noting the importance of retrofits and also explaining the rationale why New Buildings is the first Goal.*
- B. Supports plan but wants more emphasis on energy efficiencies. See's generating financing models as biggest barrier. Recommends looking into financing models for EE that are being used by other electric co-ops that might be paired with CCA. (Kolojechick-Kotch)
  - 1. *Financing models now referenced in buildings section. Specifics are subject to workplan development and adoption of that strategy in subsequent steps per jurisdiction following adoption of the overall Plan as 'recommendations'.*
- C. Supports plan, feels there is a lot to be done still in EE, like adding insulation to homes. Educating kids
  - 1. *– these are important and stated in the potential action sections*
- D. Recommends efficiencies before renewables.
- E. *Efficiency called out as a basic tenant of the energy plan, but Executive Committee decided not to specify "efficiency first" as opportunities must be pursued as they become available. Would recommend the Passive House building energy standard as a pathway to achieve the ZNE goal.*
  - 1. *Now noted as an example for technical training and best practices.*
- F. Example used in Vancouver BC, widespread adoption across the continent. By focusing on the fundamentals of Insulation (Lamar)
- G. Unsure about support for the plan, "I am very leery of establishing an "expedited" permitting process for individual energy-focused projects. I suspect that will inevitably lead to serious procedural infirmities." (Pace)
  - 1. *This is represented only as a potential activity, and one that has been widely used in other cities. Whether it is adopted by a HR County jurisdiction is not dictated in the Plan and will involve an assessment if it is favored by that jurisdiction as an option.*
- H. Wants to see wildlife and native plant friendly building suggestions or guidance. If you are making green building recommendations, consider bird friendly glass to reduce window strikes. (Ruhlen)
  - 1. *Addition of plantings benefit to buildings now noted. Bird friendly glass, although laudable, is not an energy feature so outside of the parameters of this Plan. Other plant friendly items addressed in the Land Use Section*



December 15th, 2017

Hood River County Energy Plan Steering Committee,

As the jurisdictions consider the Hood River County Energy Plan, NW Natural would like to express its support for the collaborative energy plan process, as well as the dedicated efforts of the Hood River County Energy Plan Steering Committee. NW Natural has participated in development of this plan, and looks forward to being engaged in its implementation if the resolution is adopted.

The energy plan aims to achieve carbon emission reductions, which is also a top priority for NW Natural. In the past year NW Natural completed an intensive strategic planning process, from which emerged our "Low Carbon Pathway," a voluntary commitment to lower carbon emissions 30% by 2035. Our plan focuses on reducing the carbon intensity of our product, reducing the emissions associated with our customers' gas usage, and displacing higher carbon transportation fuels. (More information on this strategy is included in the attached document.)

Our company's commitment to drive emissions reductions will succeed only with the support and cooperation of the communities we serve, including Hood River County, and we're happy to see many parallels and opportunities in the proposed Hood River County Energy Plan.

As our state and region work to increase renewables on the power grid, NW Natural is excited to be engaged in developing renewable natural gas (RNG) to decarbonize the fuel in our system. As a first project, we are teaming up with the City of Portland to interconnect renewable gas produced at their wastewater treatment facility to the natural gas system. In early 2019 the city's waste biogas, conditioned to pipeline quality, will be displacing conventional gas in the pipeline.

In addition to this project, we are working to support the development of more renewable natural gas resources from regional waste streams including agricultural waste, municipal waste, food processing waste and even organic wastes from breweries. This is a growing opportunity for communities to close the loop on waste streams that are often sources of greenhouse gas emissions – and instead to put these emissions to work as useful, renewable energy.

We're also aligned with the Hood River plan in placing energy efficiency for homes and businesses at the heart of our Low Carbon Pathway. Reducing energy use by investing in energy efficiency is the first and lowest cost way to address emissions from the energy sector. We look forward to continuing to work with our partners at Energy Trust of Oregon to provide our natural gas customers in Hood River and Hood River County with opportunities to reduce their energy use and energy bills.

Finally, due to Hood River's proximity to the I-84 transportation corridor, there are opportunities to address air pollution through the displacement of diesel in heavy-duty vehicles with compressed natural gas or compressed renewable natural gas. Heavy-duty vehicles operating within our towns and cities or passing by on the interstate are the fastest growing contributor to air pollution. Displacing diesel with cleaner natural gas and renewable natural gas has the potential to reduce the county's greenhouse gas emissions as well as provide immediate improvement to air quality.

The direct use of natural gas serves the energy needs of residential, commercial and industrial sectors in the Pacific Northwest, particularly during periods of peak demand in winter. At NW Natural we're committed to providing efficient, clean, safe, reliable and affordable energy today as we evolve to an even cleaner tomorrow.

We applaud the volunteer committee's commitment to the development of the plan and hope to remain a resource to identify opportunities that our modern natural gas infrastructure can deliver reduced emissions and low carbon energy solutions.

Please let me know if you have any questions or to follow up with the opportunities at hand.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Edmonds". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bill Edmonds

Director, Environmental Management and Sustainability

NW Natural

Lori Wyman  
Regional Business Manager  
4235 Westgate Avenue  
Pendleton, OR 97801  
(541) 278-6650



November 21, 2017

Hood River County Board of Commissioners  
Ron Rivers, Chair  
601 State Street  
Hood River, OR 97031

*All Commissioners  
Received a li Here -*



Dear Ron Rivers,

As the Hood River County Board of Commissioners considers the Hood River County Energy Plan, Pacific Power appreciates the opportunity to weigh in and would like to offer our employees as a resource as the proposals are considered for implementation.

Pacific Power is an Oregon-based company that is honored to serve more than 7,000 electricity customers in Hood River County. Our employees work hard to provide our customers with safe, reliable and affordable energy. We also are uniquely positioned to help the county realize many of the goals in the energy plan through the energy efficiency, renewable energy, and additional emerging clean technology programs the company enables.

As you are likely aware, the energy plan covers four main areas: buildings; transportation and land use; agriculture and water; and community scale solutions. I would like to touch on ways the company and our partners, such as the Energy Trust of Oregon (ETO), are positioned to help the county meet main objectives in these areas.

**Buildings.** This section of the plan calls for increasing the energy efficiency of new and existing buildings and establishing buildings that can be energy independent for weeks in the event of a disaster.

In partnership with the ETO, Pacific Power provides a wide range of energy efficiency incentives and technical assistance for new and existing buildings and homes. Among them are:

- Path to Net Zero, which provides financial and technical assistance for homes and buildings that have the potential to create as much energy as they consume.
- Disaster preparedness assistance. Pacific Power and the ETO have partnered with the City of Portland and Multnomah County and other local stakeholders to identify potential public sites for solar and storage projects that can provide resiliency and

emergency preparedness benefits. This model could be replicated in Hood River County. Grants from the Blue Sky renewable energy program, for example, could be used to help cover the cost of renewable energy systems at buildings designated to be made energy independent by the plan.

- Development of building codes. Pacific Power has recently consulted both Governor Kate Brown's office and the City of Portland in development of building code changes to support energy efficiency and the development of clean energy technology. The company, and the ETO, can provide similar technical expertise to Hood River County.

**Transportation and land use.** This section calls for increased adoption of zero and low-emission vehicles and transportation system improvements to enhance connectivity for local and visitor travel.

The vehicle electrification programs available to Pacific Power customers and communities include:

- Grants that help communities cover the cost of public charging, fleet electrification, workplace charging, public transit electrification and other locally-driven ideas.
- Education campaigns and technical assistance for Pacific Power customers to understand the opportunities, costs and benefits of electric vehicles.
- A public charging pilot to install fast charging pods in Pacific Power communities.

**Agriculture and water.** Pacific Power and the ETO have a number of programs to help reduce energy consumption and increase energy production as part of this part of the plan, including:

- A wide range of incentives and technical assistance in partnership with the ETO to help reduce energy use by agriculture and irrigation customers.
- The availability of Blue Sky grants for in-conduit hydropower systems. For instance, the city of Astoria received Blue Sky funding to help install a 30 kW pipeline hydro system at the Bear Creek Reservoir.

**Community scale solutions.** This section calls for the development of 300 gigawatt hours of renewable energy projects in Hood River County and the Columbia Gorge region. Pacific Power is a recognized national leader in the development and integration of renewable resources. Regionally, the company owns and operates four wind projects in the Columbia Gorge and Columbia Plateau, and manages dozens of contracts for a variety of hydro, wind and solar resources that provide power to our customers. In addition, the company can help the community develop additional local renewable projects.

- The Blue Sky renewable energy program provides grants to support community renewable energy projects. Solar projects at Turtle Island Foods, May Street

Elementary, Hood River Valley High School, The Next Door, Inc., and the Port of Hood River Hallyard Building all were supported with Blue Sky grants.

- ETO incentives are available to help buy down the above market costs of small and large scale renewable energy projects in Pacific Power-served communities.
- Pacific Power customers and communities will be able to participate in the recently enacted community solar program, which will allow customers to subscribe to a portion of a community solar project and receive credits on their Pacific Power bill for energy produced by the project.
- Pacific Power customers can install rooftop solar and receive credit for electricity they produce and add back to the power grid through the net metering program.
- Pacific Power customers can participate in the nationally recognized Blue Sky renewable energy program and drive development of more renewable energy generation in Oregon and the region.

#### **Concerns with Community Choice Aggregation, or CCAs**

In addition to being a resource on the ways Pacific Power and its partnerships can help Hood River County achieve many its energy goals, I also want to provide input on a section of the plan that calls for the exploration of an alternative utility model and its potential implications for the energy plan.

Community Choice Aggregation (CCA) as conceived in other states is currently not allowed under Oregon law. Additionally, CCAs in Oregon and other Northwest states may need federal statutory changes in order to access any generation or transmission services from the Bonneville Power Administration. Beyond the legal and regulatory implications of forming a new, alternate electricity delivery model, Pacific Power believes there are other significant problems with this proposal in the energy plan. Among the potential impacts worth noting are:

- Customers of a CCA would no longer be Pacific Power customers. This would mean the loss of many if not all of the Pacific Power and ETO incentive programs mentioned above, as well as Blue Sky project funding, low-income energy assistance and other programs that are paid for by Pacific Power customers and can therefore only be used to serve Pacific Power customers and communities. A small CCA would have limited flexibility to reconstruct these programs due to broad funding obligations being shared by a smaller pool of customers.
- Cost uncertainty and risk. It is likely to be challenging for a CCA to provide lower cost electrical service to homes and businesses in places with already low-cost energy like Oregon.
  - CCA customers are typically required to pay for existing generation infrastructure and energy supply contracts that the utility developed to meet

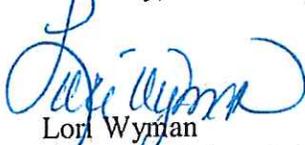
the community's current and future energy needs. These "stranded cost" obligations would be in addition to the cost of new energy resources the CCA would need to procure.

- It's not clear how a CCA would be credit supported and financially backstopped, creating risk for a community if the CCA faces bankruptcy.
- Difficulty in developing local renewable energy resources.
  - In California, CCAs have typically taken advantage of existing generation resources and out-of-state resources, which is inconsistent with the energy plan's goal of local renewable energy development. In addition, a CCA would not meet the Bonneville Power Administration's Standards of Service and therefore would be ineligible to receive power supply contracts from BPA to supplement local service until a sufficient supply of local energy sources are developed. Grid integration and management of local supply by a CCA would also bring unknown operational challenges and costs.

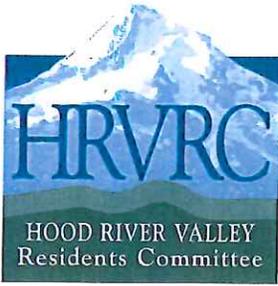
The concerns expressed here regarding the CCA portion of the plan are important but relate to only a small portion of the plan. Overall, Pacific Power not only supports but is eager to help Hood River County realize the objectives of the plan.

If you have any further questions, please feel free to reach out to me directly at (541) 278-6650 and I would be more than happy to discuss the contents of this letter in more detail and direct you to the appropriate resources at Pacific Power or the Energy Trust of Oregon.

Sincerely,



Lori Wynan  
Regional Business Manager, Pacific Power



January 3, 2017

Dear Mayor Blackburn and Councilors:

After a 12-month process involving more than a dozen volunteers and hundred of hours, it is rewarding to roll out a completed draft of the Hood River County Energy Plan.

Hood River Valley Residents Committee has been supportive of the plan from the very beginning. When the opportunity arose to join the Steering Committee, two of our board members happily signed on. Dale Hill worked on the Baseline Committee while Polly Wood collaborated on the Land Use and Transportation Committee. As a 40 year-old organization that promotes conserving natural resources while supporting wise land use planning to promote livable, well-connected and resilient communities, the chance to help create an energy plan with local governments and citizens fit perfectly with our mission.

We are writing to encourage you to adopt a resolution supporting the Hood River County Energy Plan and its overarching goals:

- Reduce fossil fuel use in Hood River County (30% by 2030, 80% by 2050)
- Improve resilience & energy independence (50% of energy locally supplied by 2050)
- Increase investment in local power (\$25 M revolving loan fund by 2025)

The Plan is a blueprint for Hood River County, Cities of Hood River and Cascade Locks, Ports of Hood River and Cascade Locks, other government agencies and community members to take steps to use energy more wisely and produce more clean energy locally.

Merely having a plan is rare in the State of Oregon. As demonstrated by similar planning groundwork laid for Hood River's water resources, an adopted countywide Energy Plan will gives our local governments a competitive advantage when seeking funding for implementation strategies.

We view the Energy Plan as a smart investment in our county's future and are grateful to those who put time and expertise into bringing this plan before you. A more resilient community is a healthier, safer community. When our buildings and streetlights are energy efficient we save money as agencies, business owners and individuals. When our streets are lined with shade trees and our neighborhoods and transportation network encourage active and equitable transportation, we are healthier and become more connected. When our power is generated locally, we are stronger and more independent. When more vehicles are electric, we can breathe a sigh of relief. The best place to make this kind of meaningful change is often locally.

We encourage you to adopt a resolution endorsing the plan in January 2018.

Best regards,

Polly Wood,  
HRVRC Board Member  
HRC Energy Plan Land Use and  
Transportation Subcommittee

Dale Hill,  
HRVRC Board Member  
HRC Energy Plan Baseline Subcommittee

PO Box 1544  
Hood River  
Oregon  
97031

[www.hrvrc.org](http://www.hrvrc.org)

**President**

Mike McCarthy

**Board Members**

Lee Christie

Ron Cohen

Scott Franke

Jonathan Graca

Judie Hanel

Sue Hartford

Dale Hill

Larry Martin

John Mills

Polly Wood

**Executive Director**

Heather Staten

## **ADDENDUM TO HOOD RIVER COUNTY ENERGY PLAN**

### **Oregon Executive Order 17-20: Accelerating Efficiency in Oregon's Built Environment to Reduce Greenhouse Gas Emissions and Address Climate Change – November 2017**

Oregon Executive Order (EO) 17-20, which addresses statewide energy directives and orders was issued by Governor Brown in November 2017. Oregon EO 17-20 reflects many of the same topics in this Plan, as well as others beyond energy due to its wider focus on Greenhouse Gases and Climate Change.

Whereas the Hood River County Energy Plan was in final draft and public comment period at this time (November 15 – December 15, 2017) no changes have been made to this Plan based on Oregon EO 17-20. The directives in Oregon EO 17-20 that relate to the Buildings section of this Plan are listed below.

#### **Evaluation of Energy and Resiliency Efforts**

- Evaluation of the Oregon's distributed energy systems and the efficiency of energy systems needed to improve Oregon's recovery from a natural disaster. Report by January 2019

#### **State-owned Buildings - Leading by Example**

- State agencies to establish new remodel energy reduction targets for any remodel starting in 2018
- Benchmark and track all energy use in state buildings by June 2018
- Identify all state buildings targeted for energy efficiency retrofits by June 2018
- New high-efficiency equipment procurement standards for energy and water equipment purchased by the State to meet in effect in 2018-19
- Plug-load strategies for energy reduction for all state buildings effective January 2019
- Develop a state Life Cycle Analysis to analyze energy use and carbon reductions targets to all state buildings by January 2019.
- All new state buildings to be designed to have carbon neutral operations after January 2022

#### **New Building Construction**

- Residential:
  - High efficiency water fixtures required January 2020
  - Constructed to be ready for the installation of solar and related technologies starting October 1, 2020
  - Constructed to support a minimum of a Level 2 EV-charger by October 1, 2022
  - ZNE Ready October 1, 2023 - "built so that a renewable energy system can offset all or most of its annual energy consumption."
- Commercial:
  - High efficiency water fixtures required January 2020
  - Constructed to be ready for the installation of solar and related technologies starting Solar Ready October 1, 2022
  - Constructed to support a minimum of a Level 2 EV-charger by October 1, 2022 – Parking structures to have a similar mandate developed in 2018
  - Efficiency to be xxx
  - Capture and safe reuse of water for irrigation by January 2025
- Industrial
  - Analysis of key Oregon Industries with high energy/water use to the Governor's team by January 2019

### **Existing Buildings**

- Expand pilot programs, particularly pay-for-performance, in conjunction with entities such as Energy Trust of Oregon to significantly reduce energy use in homes and business.
- Prioritize Affordable Housing: A 10-year plan for reducing utility bills through increased energy efficiency in affordable housing to be in place by January 2019.



**EXECUTIVE ORDER NO. 17-20**

**ACCELERATING EFFICIENCY IN OREGON'S BUILT ENVIRONMENT  
TO REDUCE GREENHOUSE GAS EMISSIONS AND ADDRESS  
CLIMATE CHANGE**

WHEREAS, climate change presents a significant threat to our livelihoods, economic security, environment, health, and well-being.

WHEREAS, there has been an increase in extreme weather events, including more frequent and intense heat waves and wildfires. According to the Oregon Climate Change Research Institute and other regional studies, the best available science indicates Oregon is at risk of serious impacts to its natural resources due to climate change.

- Water resources are being affected by decreased winter snowpack, changes to seasonal runoff patterns, decreased precipitation in Eastern Oregon, and increased intensity and occurrence of flooding.
- Agricultural resources are being affected by increases in temperatures.
- Ocean acidification is increasing and there are changes in ocean currents.
- Significant parts of the Oregon coastal region, stretching 363 miles, will be impacted by an expected rise in sea level up to 1 to 4 feet by 2100, incurring billions of dollars of damages and losses to roadways and structures.
- Climate change impacts threaten the State's agricultural, fishing, timber, recreation, and tourism industries, thereby threatening the livelihood of the State's residents and an important source of Gross State Product for the state.

WHEREAS, energy efficiency leads to significant greenhouse gas reductions that are essential to meeting our state greenhouse gas reduction goals and addressing climate change.

WHEREAS, Oregon is committed to meeting the international Paris Agreement targets to reduce greenhouse gas emissions by 26 to 28 percent below 2005 levels by 2025.

WHEREAS, Oregon has adopted goals to reduce greenhouse gas emissions to 10 percent below 1990 levels by 2020 and at least 75 percent below 1990 levels by 2050 as described in ORS 468A.20.



**EXECUTIVE ORDER NO. 17-20**

**PAGE 2**

WHEREAS, saving energy by using less energy in buildings is one of the least cost ways to achieve emissions reductions in the energy system – often with a net financial savings over the life of these energy efficiency measures, in particular as energy efficiency technology continues to improve.

WHEREAS, studies have found that building codes in Oregon have had a 97 percent compliance rate; and as building codes become more energy efficient, we will continue to strive toward excellence in construction and building codes, which are applicable statewide and provide uniformity and predictability for building owners and contractors and equity for residents and businesses.

WHEREAS, Oregon is an international leader in energy efficiency, has in-state energy efficiency expertise, and a skilled workforce to continue to be a leader; and Oregon can build on its reputation through emphasis on state leadership, building codes for newly constructed buildings, and retrofits for existing buildings.

WHEREAS, energy efficiency is a critical and growing portion of the State's clean energy economy. Investments in energy efficiency sustain a workforce of over 40,000 jobs statewide; 70 percent of these are small businesses with 11 employees or fewer. Investments in energy efficiency result in an average annual increase of gross state product of over \$132 million, and the resulting reduction in energy costs generates an additional \$32 million per year.

WHEREAS, low income and other underserved communities often struggle to access energy efficiency programs that will save them money and improve housing quality over the long-term and the State can take steps to implement policies that increase the availability of energy efficiency to these residents.

WHEREAS, state government has a responsibility to lead by example in its adoption of energy efficiency to achieve a more cost-effective and clean energy future.

WHEREAS, energy efficiency actions increase the health, safety, and resiliency of Oregon's buildings and homes, resulting in lower health care costs borne by the State and its residents.



**EXECUTIVE ORDER NO. 17-20**

**PAGE 3**

WHEREAS, an energy system with distributed generation, energy efficiency, and storage capacity can build resiliency in the face of climate change related disruptions and other disasters.

**NOW, THEREFORE, IT IS HEREBY DIRECTED AND ORDERED:**

1. **Definition.** For purposes of this Executive Order, “state agency” shall be defined as any agency within the Executive Department as defined in ORS 174.112, other than the Oregon Secretary of State, Oregon State Treasury, Oregon Department of Justice, and Oregon Bureau of Labor and Industries.
2. **Statement of Policy.** It is the policy of the State of Oregon to establish an aggressive timeline to achieve net zero energy ready buildings as a standard practice in buildings across the state. Review and regular improvements to the energy provisions of the state building code will occur on at least a three-year cycle for residential and commercial buildings. Directives in this Executive Order related to energy efficiency, electric vehicle readiness, and solar installation readiness are essential to meeting this policy, as is a focus on retrofitting older, less-efficient buildings and demonstrating energy efficiency leadership in state-owned and state-leased buildings.
3. **Energy Efficiency Leadership in State Buildings**
  - A. **High Performance Energy Targets for Existing State Buildings.** State agencies will use high performance energy use targets for remodels in all existing state-owned buildings. Department of Administrative Services (DAS) and Oregon Department of Energy (ODOE) are directed to consider ASHRAE 100 Standard pathways and work with all state agencies to adopt targets for any remodels that begin after the date of this executive order. State agencies that are not meeting energy use targets will work with ODOE and DAS to undertake energy retrofits to increase the efficiency of their buildings. ODOE is directed to report on and track all state-owned building energy use to guide agencies to implement tactical and achievable energy use reductions. ODOE will work with all agencies to benchmark and identify buildings for retrofits. A database of all eligible state-owned buildings will be created by June 1, 2018.



**EXECUTIVE ORDER NO. 17-20**

**PAGE 4**

- B. Carbon-Neutral Operations for New State Buildings. DAS and ODOE are directed to work with state agencies to ensure that new state owned buildings permitted after January 1, 2022 and used primarily for office and other commercial work space are designed to be able to operate as carbon-neutral buildings defined with full fuel-cycle considerations that are inclusive of, but not limited to, off-site renewable energy and other provisions of ASHRAE standard 189.1. In addition, DAS and ODOE are directed to analyze feasible options with the Department of Environmental Quality that would lower the embodied carbon of building materials in new construction of state buildings.
- C. Statewide Plug-Load Strategy. DAS and ODOE are directed to develop a statewide plug-load management strategy and strategies for other occupant behavior changes to reduce energy uses not regulated by codes and standards. DAS and ODOE will develop a plug load strategy by January 1, 2019, and DAS will update policies for behavior-based efficiency by January 1, 2020.
- D. Energy Efficient Equipment. DAS, with support from ODOE, is directed to ensure that all equipment purchased by the state meets high-efficiency energy and water use specifications by incorporating efficiency standards into procurement requirements. DAS and ODOE will develop procurement requirements in the 2018-19 fiscal year.
- E. Lifecycle Cost Analysis. ODOE is directed to analyze state building costs, including lifecycle energy and water use costs or savings, when considering energy and water upgrades for state buildings. By January 1, 2019, ODOE, working with DAS, will develop analysis tools that can inform the high performance energy use targets and carbon neutral requirements for state buildings referenced above.
4. **Increasing Energy and Water Efficiency in New Construction Across the State**
- A. Solar Ready Building Construction. The appropriate advisory board(s) and the Department of Business and Consumer Services Building Codes Division (BCD) are directed to conduct code amendment of the state



**EXECUTIVE ORDER NO. 17-20**

**PAGE 5**

building code to require all newly constructed buildings will be ready for the installation of solar panels and related technologies by October 1, 2020 for residential structures and October 1, 2022 for commercial structures. BCD may establish limited specific exemptions to this solar-ready policy for buildings where solar applications are infeasible.

- B. Electric Vehicle Ready Building Construction. The appropriate advisory board(s) and BCD are directed to conduct code amendment of the state building code to require that parking structures for all newly constructed residential and commercial buildings are ready to support the installation of at least a level 2 EV charger by October 1, 2022. BCD may establish limited specific exemptions related to types of parking lots, such as temporary parking lots.
- C. Zero-Energy Ready Homes. The appropriate advisory board(s) and BCD are directed to conduct code amendment of the state building code to require newly constructed residential buildings to achieve at least equivalent performance levels with the 2017 U.S. Department of Energy Zero Energy Ready Standard by October 1, 2023.
- D. Increasing Energy Efficiency in Commercial Construction. The appropriate advisory board(s) and BCD are directed to conduct code amendment of the state building code to require, by October 1, 2022, that newly constructed commercial buildings, averaged across building types, will exceed International Energy Conservation Code and ASHRAE 90.1 by achieving at least equivalent performance levels with the measurable prescriptive energy efficiency portions of the most current version of ASHRAE 189.1 that are construction-related.
- E. Helping Key, Expanding Industries to Save Costs by Reducing their Energy Footprint. ODOE, in consultation with BCD, is directed to work with industry stakeholders to identify key high-energy use industries that have the potential to realize significant cost savings and energy savings through building code amendments as it relates to their industrial building types. ODOE and BCD are directed to provide the Governor with a report of its analysis and findings by January 1, 2019.



EXECUTIVE ORDER NO. 17-20  
PAGE 6

- F. Improved State Standards for Appliances. ODOE is directed to work with appliance industry stakeholders to identify categories of appliances for improved efficiency standards, while considering appliance standards of other states, potential efficiency gains, potential costs, and supply chains for the regional market for appliances. ODOE is directed to provide the Governor with a report of its analysis and identify categories of appliances for improved efficiency by November 1, 2018.
- G. High Efficiency Water Fixtures. The appropriate advisory board(s) and BCD are directed to conduct code amendment of the state building code to require high-efficiency water fixtures in all new buildings by January 1, 2020.
- H. Increased Water Efficiency in On-Site Reuse. The appropriate advisory board(s) and BCD are directed to conduct code amendment of the state building code to require water efficiency improvements in all newly constructed commercial buildings through standards for capture and safe reuse of water for irrigation purposes by October 1, 2025.
5. **Increasing Energy Efficiency through Retrofits of Existing Buildings Across the State**
- A. Energy Trust of Oregon Pilot Programs. Oregon Public Utility Commission (PUC) is directed to work with the Energy Trust of Oregon and interested stakeholders to expand meter-based savings pilot programs, including pay-for-performance pilot programs, by January 1, 2019. PUC shall consider inclusion of pilot programs, which do not significantly raise energy efficiency delivery costs, and that focus on existing single family homes, multi-family residential buildings, commercial buildings, and methods to incentivize energy efficiency in building stock that is significantly below current building code requirements.
- B. Prioritizing Energy Efficiency in Affordable Housing to Reduce Utility Bills. ODOE, PUC, and Oregon Housing and Community Services (OHCS) are directed to work together to assess energy use in all affordable housing stock and develop a ten-year plan for achieving



**EXECUTIVE ORDER NO. 17-20**

**PAGE 7**

maximum efficiency, as well as a continuum of efficiency levels up to maximum efficiency in affordable housing across the state by January 1, 2019. As part of the assessment, the agencies shall consider new resources and best practices and shall seek assistance from Energy Trust of Oregon and Bonneville Power Administration. OHCS is directed to expand its existing multi-family energy program and green energy path requirements, including a manufactured home replacement program through pilot programs and initiatives, while considering multiple values from energy efficiency improvements, such as health and habitability.

C. Coordination of Data. ODOE and PUC are directed to support and assist private sector partners in efforts to coordinate sharing of data that shows projected energy use reductions in the region. This data will be made available to the public to inform energy efficiency policies, as appropriate, by January 1, 2020.

D. Evaluation of Energy and Resiliency Efforts. ODOE and PUC are directed to evaluate the state's distributed energy resources and the efficiency of energy systems needed to improve Oregon's recovery from a disaster situation. ODOE and PUC are directed to provide the Governor with a report of their analysis and findings by January 1, 2019.

6. **Analysis of Cost.** State agencies are expected to implement this Executive Order using the least cost methods available. ODOE and BCD, in consultation with DAS, PUC, and OHCS, are directed to adopt a cost-analysis tool through a process that involves meaningful public input by December 1, 2019. State agencies shall use this cost analysis tool to determine whether any directive in this Executive Order should be deferred for one year or, if specific to a building code related directive, to the next building code cycle, due to significant cost at the time of implementation of that directive. All state agency processes for determining deferment of a directive in this Executive Order must include at least one public meeting that allows interested stakeholders to provide input.



EXECUTIVE ORDER NO. 17-20

PAGE 8

7. **Implementation.** The implementation of this Executive Order shall be coordinated through a Built Environment Efficiency Working Group, which will also identify any structural barriers or barriers to information sharing that may slow the progress of any directive in this Executive Order. The Built Environment Efficiency Working Group will review directives in this Executive Order, seek input from interested stakeholders, and recommend opportunities to provide equitable access to clean energy by removing barriers to achieving energy efficiency in the built environment to the Governor and state agencies. The Built Environment Efficiency Working Group shall include the following agencies: DAS, ODOE, BCD, PUC, and OHCS. Agencies shall implement each directive in this Executive Order using their existing internal processes and established rulemaking procedures, including recommendations from any boards. This Executive Order is intended to be consistent with obligations under federal and state law and shall be interpreted as to not violate any requirement of federal or state law.
  
8. The Governor encourages the Secretary of State, the State Treasurer, the Attorney General, and the Commissioner of the Bureau of Labor and Industries to adopt policies and practices to accelerate efficiency in the built environment consistent with measures in this Executive Order. DAS and ODOE are directed to assist the above-mentioned officials and entities of state government in accomplishing these objectives as they may request.

Done at Portland, Oregon, this 10<sup>th</sup> day of November, 2017.



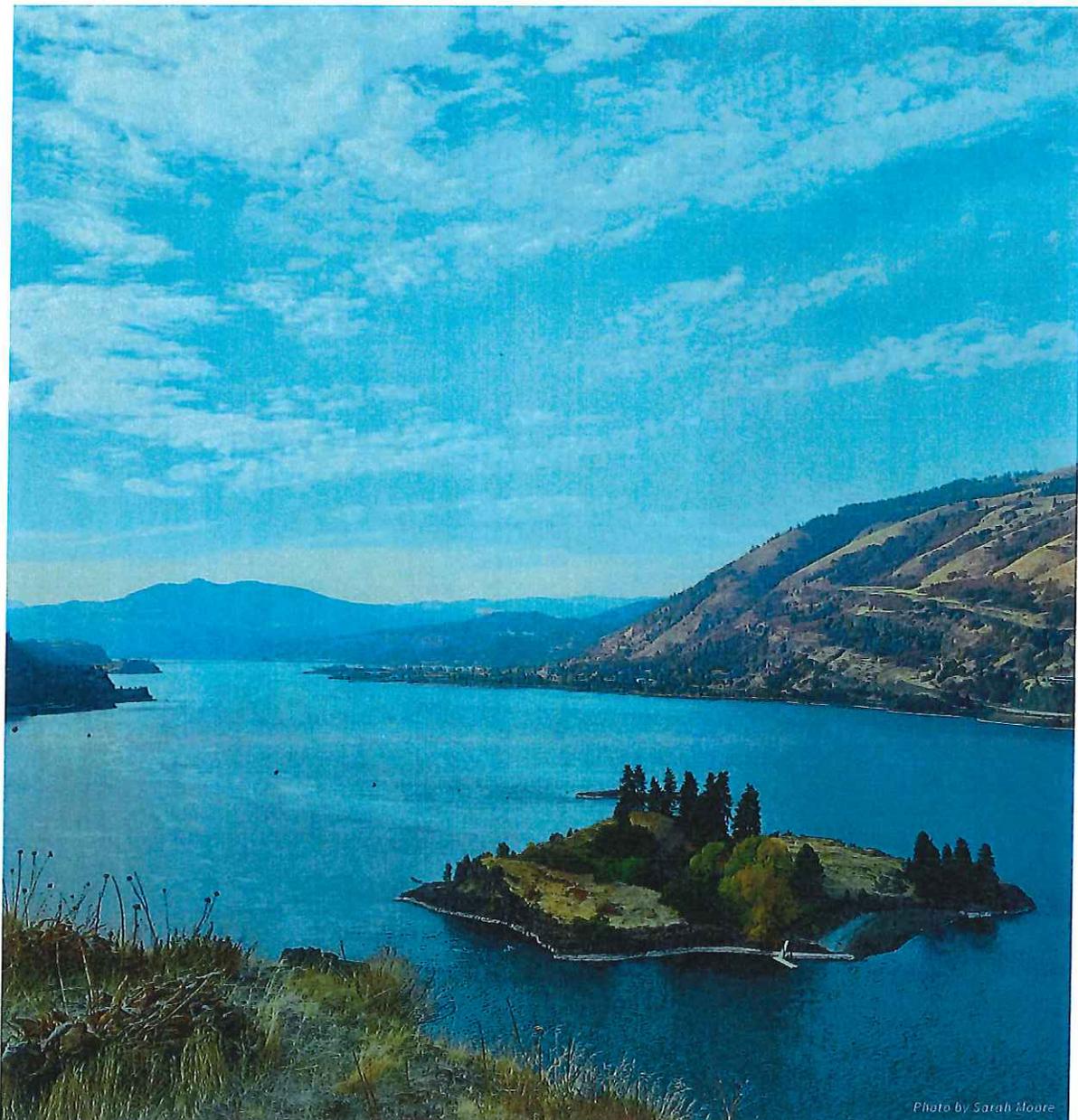
  
Kate Brown  
GOVERNOR

ATTEST:

  
Dennis Richardson  
SECRETARY OF STATE

# HOOD RIVER COUNTY ENERGY PLAN

DEVELOPED IN 2017



*Photo by Sarah Moore*

# HOOD RIVER COUNTY ENERGY PLAN

HOOD RIVER COUNTY ENERGY PLAN

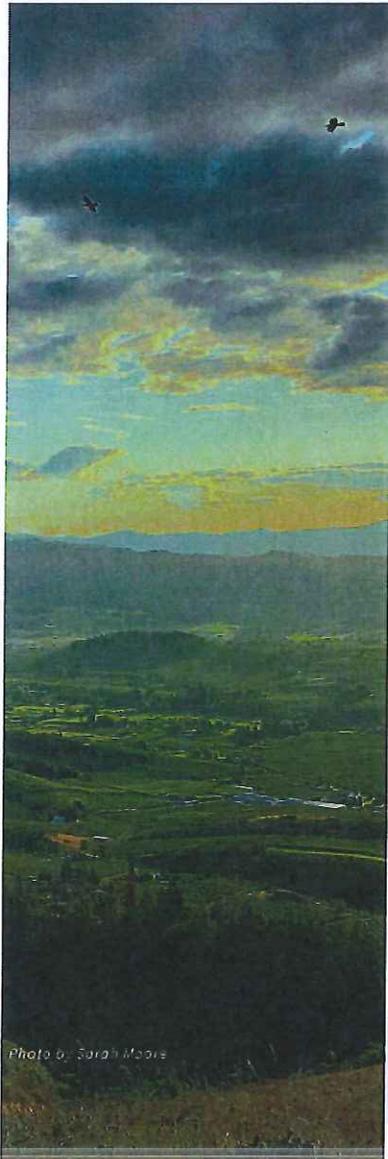


Photo by Sarah Moore

# TABLE OF CONTENTS

---

<b>Executive Summary</b>	<b>5</b>
<b>Introduction</b>	<b>9</b>
<b>Plan Organization</b>	<b>13</b>
<b>Hood River County 2016 Baseline Inventory</b>	<b>15</b>
<b>Hood River County Energy Plan: Vision for the Future</b>	<b>29</b>
<b>Summary Objectives for 2030</b>	<b>32</b>
<b>A. Buildings: Design, Construction and Occupancy</b>	<b>34</b>
<b>B. Transportation and Land Use</b>	<b>47</b>
<b>C. Agricultural Water Use</b>	<b>60</b>
<b>D. Community Scale Solutions</b>	<b>70</b>
<b>Next Steps</b>	<b>79</b>
<b>Appendix: Bibliography</b>	<b>80</b>
<b>Glossary</b>	<b>81</b>



# ACKNOWLEDGEMENTS

This document is the result of the dedicated efforts of the Hood River County Energy Plan Steering Committee from November 2016 to September 2017. The solutions outlined in the plan were designed by and for the Hood River County community.

## **Hood River County Energy Plan Steering Committee**

- Becky Brun, City of Hood River Councilor\*
- Joe Giordano, Oregon Clean Power Cooperative\*
- Cathy Higgins, Research Director at New Buildings Institute\*
- Kate McBride, City of Hood River, Council President\*
- Les Perkins, Hood River County Commissioner\*
- John Roberts, Hood River County Development Director and RARE supervisor\*
- Deanna Busdieker, City of Cascade Locks Councilor
- Pat Bozanich, Waste Prevention Resources owner
- Peter Cornelison, City of Hood River City Councilor
- Jennifer Euwer, Hood River County Planning Commissioner
- Jess Groves, Port of Cascade Locks Commissioner
- Dale Hill, Hood River Valley Residents Committee
- Anne Medenbach, Port of Hood River Development and Property Manager
- Eric Strid, Columbia Gorge Climate Action Network Convener
- Claudia Von Flowtow, Key Development, Chief Operating Officer
- Polly Wood, Hood River Valley Residents Committee
- Carl Zerfing, City of Cascade Locks Councilor
- Peter Zurcher, Columbia Gorge Climate Action Network

\* Indicates member is also part of the Executive Committee

A special thanks goes to Marla Harvey, Hood River Energy Plan Coordinator, for moving this effort forward. The development of the Hood River County Energy Plan was supported with funding from the following partners:

- |                       |                         |
|-----------------------|-------------------------|
| Hood River County     | Port of Cascade Locks   |
| City of Hood River    | Energy Trust of Oregon  |
| Port of Hood River    | Ford Family Foundation  |
| City of Cascade Locks | RARE Americorps Program |

Its contents are solely the responsibility of the Hood River County Energy Plan Steering Committee and do not represent the official views of any of the funders.

In addition to Steering Committee members, thank you to the following organizations for contributing time and information to this plan: Cascade Locks Municipal Utility, Energy Trust of Oregon, Farmers Conservation Alliance, Farmers Irrigation District, Forth Mobility, Hood River Electric Co-Op, Mid-Columbia Economic Development District, Northwest Natural, Oregon Department of Transportation, PacifiCorp, Sustainable Northwest, Wyeast RC&D.

# EXECUTIVE SUMMARY

---



*Photo by Becky Brun*

The residents of Hood River County, Oregon, have a long-standing interest in energy efficiency and renewable energy development—as a means to reduce energy costs, hedge their bets against rising energy costs in the future, and increase the community’s resilience to warming temperatures and both natural and human-caused disasters. Concerns about climate change and its adverse effects are also growing every day. Because of the groundwork they’ve already laid, Hood River County residents have a significant opportunity to plan our energy future in a way that works for us. The community can invest in an energy future that provides good, local jobs, generates clean power, saves taxpayers money, and sets us up to be a refuge in times of emergency. Hood River County can join other model communities like Lake County, Oregon, which is on target to save residents \$9 million dollars over 10 years through investments in clean, renewable energy.

Climate change threatens to significantly impact the natural environment and resources on which Hood River County’s economy and livability depend. Warming temperatures are already impacting Hood River County. Vanishing snowpack, declining stream flows, severe storms, prolonged drought, and increasing wildfire risks threaten public health, agriculture, food security, business-supply-chains, recreation, tourism, and quality of life.

These impacts are projected to become much more severe in coming decades. And the threat of man-made and natural disasters—ranging from oil train derailments to wildfires to earthquakes—is more imminent than ever. The county’s dependence on out-of-state energy sources makes us vulnerable during emergencies, as well as to volatile price changes from national and international markets.

---



---

Hood River County, along with other government bodies throughout the region, has a responsibility to address the risks associated with climate change and natural disasters. We also have a responsibility to look at our energy use—one of the community’s biggest expenses—and determine ways to more efficiently and cost-effectively procure and use it.

Recognizing that the ability to solve these complex problems requires collaboration and communication with public and private partners, Hood River County in 2016 invited local partners and stakeholders to jointly develop the Hood River County Energy Plan. In doing so, we joined a growing list of communities around the U.S. and the world that are addressing climate change and energy concerns with a long-term vision and plan.

The 12-month process that produced this Plan involved more than two dozen volunteers and required hundreds of hours of research and discussion. This blueprint will help our community work toward three goals:

1. **Reduce fossil fuel use in Hood River County.** Specifically, replace 30%, 50%, and 80% power generated from fossil fuels with clean, renewable energy in buildings, water systems, and transportation by 2030, 2040, and 2050 respectively as compared with 2016 levels.
2. **Improve resilience and energy independence.** Specifically, generate 50% of the county’s energy needs from local, diversified energy sources and increased storage capacity by 2050. Increase overall capacity, price security, energy generation, control and stability; and provide key services in the event of emergency.
3. **Increase investment in local power.** Specifically, strategically develop and utilize \$25 million in revolving funds by 2025 to enable local projects and create a business environment that supports our Energy Plan goals. Benefit the local economy by increasing investment in clean energy technologies and decreasing out-of-region and out-of-pocket expenditures. Keep dollars spent and dollars saved on energy in the community.

\*Local is defined as owned and operated in Hood River County.

## VISION STATEMENT

The Hood River energy Plan is a blueprint to improve community resilience, increase energy independence, and increase economic benefits related to energy use in Hood River County while reducing emissions from the burning of fossil fuels.

---

## SCOPE

The Hood River County Energy Plan addresses the energy generated and used within Hood River County. It includes objectives and strategies to address energy use efficiency, energy source, local energy generation, energy impacts of personal and mass transit, and the infrastructure decisions impacting energy use.

- **Buildings: Design, Construction, and Occupancy**
- **Transportation and Land Use**
- **Agriculture and Water**
- **Community-Scale Solutions**

All objectives, strategies, and potential actions aim to help the people of Hood River County increase investment in energy efficiency and renewable energy projects: achieve energy generation control, stability and price security, and provide key services in the event of emergency.

## NEXT STEPS

The Hood River Energy Plan Steering Committee will present this plan to all local government agencies and special districts, and invite each organization to adopt the plan's goals and vision, typically through passing a resolution. Adoption involves a process that continues to rely on public involvement, subject-matter experts, and public and private sector leadership.

This document does not provide a specific pathway for achieving the plan's goals. The strategies and actions pursued will vary by government agency and special district. However, the Hood River Energy Plan Steering Committee looks forward to working with the county, cities, ports, and other local partners to create the Implementation Plan, a process by which priority projects will emerge, along with specific plans of action and a list of needed resources.

It's recommended that the county and other agencies use the Energy Plan as a guiding document and, when determined appropriate, incorporate the Energy Plan's goals, strategies, and actions into the following types of plans: comprehensive plans, water master plans, master plans (parks, buildings, stormwater, etc), regional transportation plans, land use code, building department permitting and SDC fee structure, and utility plans.

The creation of the Hood River County Energy Plan has already demonstrated that only by working together can we succeed.

---



This page intentionally left blank

# INTRODUCTION



## HOOD RIVER, OREGON: A CLEAN ENERGY PIONEER

Hood River County, Oregon, is located about 60 miles east of Portland in the heart of the Columbia River Gorge National Scenic Area. It's well known for its rich agricultural land, access to nature, entrepreneurial spirit, and distinct communities.

There has long been a community-wide will to invest in clean-energy solutions that save citizens money, help protect the natural environment and enhance the local economy. In the early 1980s, the Hood River Conservation Project offered free weatherization measures to eligible homes throughout the county. The \$20 million program funded by the National Resources Defense Council, Bonneville Power Administration, and Pacific Power & Light was a huge success. Among the 3,500 eligible households, 91% received an assessment and 85% of the eligible households implemented at least one of the recommended measures.

Since then, both public and private investments in energy efficiency and renewable energy in Hood River County have continued to grow. For example, the Energy Trust of Oregon paid Hood River County residents and businesses more than \$7.8 million in incentives for clean energy projects between 2002 and 2016.



---

## EXAMPLES OF LOCAL, CLEAN ENERGY PROJECTS

(Local is defined as owned and operated in Hood River County.)

- Hood River Middle School 's Music and Science building is the first public school building in the United States to be net-zero-energy certified.
- The Hood River County Parks and Recreation District solar water system at the pool was the largest grant-funded project of its kind in state history.
- The Tofurky food manufacturing plant located at the Port of Hood River is one of the few LEED Platinum-certified food manufacturing facilities in the world.
- The Farmers and Middle Fork Irrigation districts' community-owned and operated hydroelectric facilities generate approximately 17% of Hood River County's electricity and bring \$3 to \$4 million dollars to the county each year.
- At the Diamond Fruit Company Co-Op, energy-efficiency upgrades saved the company more than \$50,000 annually, improved its equipment performance, and made the company more competitive globally. Such projects allow Hood River Electric Co-Op to defer distribution system improvements by slowing load growth while continuing to serve growing customer needs.
- The City of Hood River Public Works building's new rooftop solar project is one of the first community-financed renewable energy projects in Oregon, saving the City an estimated \$97,000 over 25 years.

## CHALLENGES AND OPPORTUNITIES AHEAD

Our planet's average temperature is rising. Rising temperatures impact weather and climate, leading to extreme heat waves and drought, dwindling snowpack and stream flow, severe storms and flooding, an increase in wildfires, and more. These affects are occurring more regularly and threaten local industries such as food production, tourism, manufacturing, and outdoor recreation.

In addition to warming temperatures, disasters—both natural and human-caused—are also a threat to our way of life. Hood River County imports all its liquid fuels from out of state. This means that severe winter storms, wildfires, and train derailments, or a massive natural disaster such as the Cascadia Subduction Zone earthquake could leave Hood River County without gasoline, diesel, and propane. The county's dependence on out-of-state fuels also leaves us vulnerable to volatile price changes from national and international markets.

---



---

Meanwhile, rapid changes in energy markets are also opening new possibilities for communities when it comes to energy generation and purchasing decisions. The falling prices of advanced technologies, including solar panels and energy-storage systems, challenge conventional models of centralized power plants and present opportunities for distributed energy generation and control systems. Technology price reductions are also making electric vehicles and autonomous vehicles a rapidly cost-competitive option with a growing number of projections suggesting a worldwide transition to electric vehicles within 15 years.

### **CREATING THE HOOD RIVER COUNTY ENERGY PLAN**

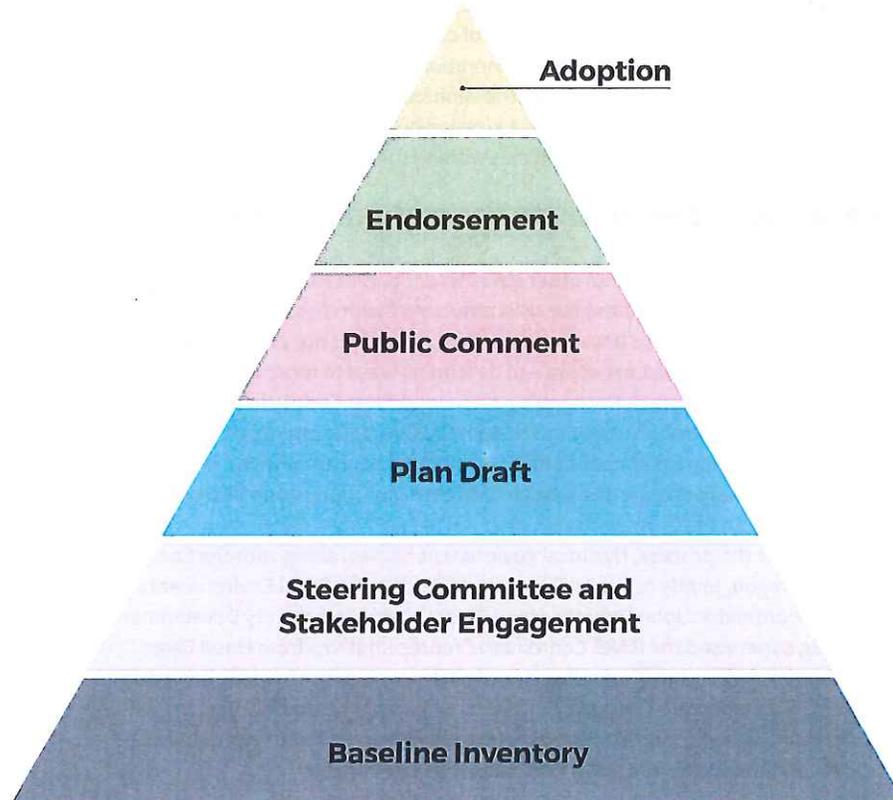
Hood River County, along with other government bodies throughout the region, has a responsibility to address the risks associated with climate change and natural disasters. We also have a responsibility to look at our energy use—one of the community's biggest expenses—to determine ways to more efficiently and cost-effectively procure it. Recognizing this, Hood River County in 2016 invited local partners to jointly develop the Hood River County Energy Plan. In doing so, we joined a growing list of communities around the country and the world that are addressing climate change and energy concerns with a long-term vision and plan.

To jumpstart the process, five local government bodies, along with the Energy Trust of Oregon, jointly funded a Resource Assistance for Rural Environments (RARE) coordinator. John Roberts, Hood River County Community Development Director, supervised the RARE Coordinator, representatives from Hood River City Council and County Commission, and citizen volunteers helped shape and manage her work plan. They also worked to ensure plan cohesion, explore funding opportunities, and report back to partner organizations. This group became known as the Hood River Energy Plan Executive Committee.



---

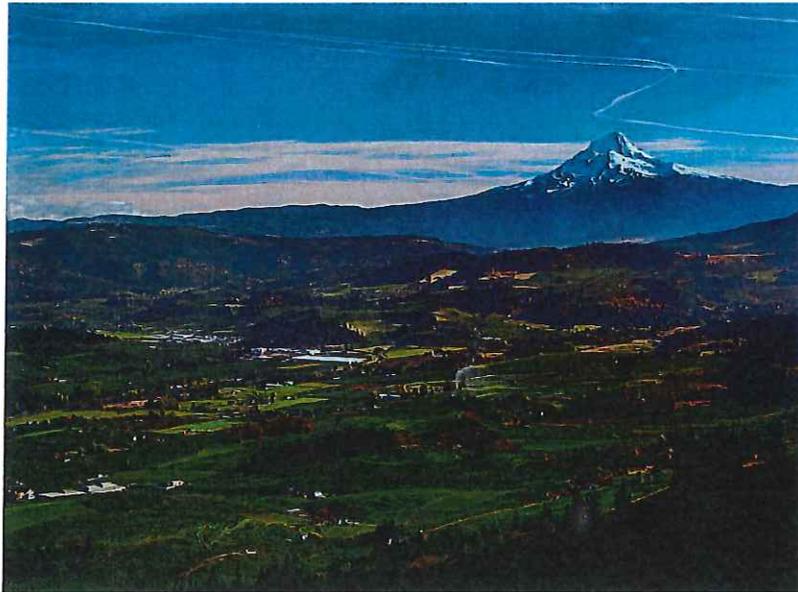
## HOOD RIVER COUNTY ENERGY PLANNING PROCESS



### PLAN OUTREACH METRICS

- 50+: Number of people who attended the Hood River Energy Plan Kickoff Workshop in November 2016.
- 300: Number of volunteer hours spent determining Hood River County's baseline energy use.
- 500+: Number of volunteer hours spent on plan development and community outreach.
- 2,000: Number of hours spent by RARE Coordinator on committee coordination, research, outreach, and development.
- 3: Number of Hood River Energy Plan town hall meetings.

# PLAN ORGANIZATION



*Photo by Dan Kleinsmith*

The Hood River Energy Plan presents goals, objectives, strategies, and potential actions for reducing fossil fuel emissions related to energy use in Hood River County. Its focus is on increasing investment in energy efficiency and locally-produced, renewable energy, and providing key services in the event of an emergency. It is organized into four focus areas:

- **Buildings: Design, Construction, and Occupancy**
- **Transportation and Land Use**
- **Agriculture and Water**
- **Community-Scale Solutions**

For each focus area, the plan includes objectives, strategies, and potential actions for achieving the plan's overarching goals. The objectives, strategies and potential actions were developed by subcommittee members with input from subject matter experts and organizations. The objectives, strategies, and potential actions within each focus area are presented in order of priority based on the Energy Plan Steering Committee's recommendations. However, actions will be prioritized during the development of the Implementation Plan. The goals, objectives and strategies are presented by focus area, but they are, in reality, interconnected and overlapping. Energy efficiency is a priority within all focus areas.



---

This page intentionally left blank

# HOOD RIVER COUNTY 2016 BASELINE INVENTORY

---



*Photo by Patrick Fore*

## BACKGROUND

For this plan, “energy” refers to power or heat produced from fuels or processes and used for a variety of applications, including transportation, heating, cooking, and electricity generation. In Hood River, energy is largely consumed in the form of natural gas, electricity, gasoline, and diesel fuel. Hood River County residents purchase just under 50% of their electricity from Bonneville Power Administration (BPA), which provides electricity largely from hydro and nuclear resources. That electricity is sold to customers in Hood River County through Hood River Electric Co-Op and the City of Cascade Locks Electric Department (City Light). Pacific Power supplies the rest of the county’s electricity, which is generated by a mix of coal, natural-gas, renewables, and hydro (see Figure 2).

The Hood River Energy Plan sets measurable goals for fossil fuel emissions and energy reduction: Replace 30%, 50%, and 80% of power generated from fossil fuels with clean, renewable energy in buildings, water systems, and transportation by 2030, 2040, and 2050 respectively as compared with 2016 levels.. It also calls for generating 50% of the county’s energy needs within the county from local, diversified sources and energy storage by 2050. In order to track our community’s



---

progress toward meeting those goals, the Baseline Subcommittee was tasked with completing a baseline energy and fossil fuel emissions inventory. In doing so, they compiled energy use data for Hood River County using information from 2016 and trends in usages in recent years. The Baseline Inventory is the result of many hours of work from volunteers Eric Strid, Peter Zurcher, and Dale Hill, retired experts in technology and mathematics.

### **SCOPE**

This energy inventory baseline includes the following:

- Electricity consumption (measured in kilowatt hours (kWh) or megawatt hours (MWh), supplied by three utilities, i.e. Pacific Power, Hood River Electric Co-Op (HREC), and City of Cascade Locks Electric Department (City Light), as well as from photovoltaic (PV) systems.
- Natural gas energy consumption (measured in therms and converted to kWh) supplied by Northwest Natural (NW Natural).
- Energy consumed in transportation (measured in gallons of gasoline and diesel, energy content is converted to kWh) as calculated by the state-approved MOVES model (explained later).
- Energy generation within the county, by hydroelectric plants in two irrigation districts, i.e. the Farmers Irrigation District (FID) and the Middle Fork Irrigation District (MFID), and by distributed PV systems.
- In addition, the energy inventory baseline discusses some of the energy cost implications, i.e. what portion of the money spent on energy stays within the County and contributes to the local economy. It also addresses greenhouse gas emissions from the burning of fossil fuels used in the county's energy mix.
- The energy inventory baseline did not include the energy used to produce consumer goods and foods outside Hood River County (HRC) but consumed by residents. Such energy is difficult to track and, generally, the community has much less control over such energy usage compared to "sector-based" energy usage as listed above (electricity, natural gas, and transportation fuels).

In this report, renewable energy is defined as anything qualifying towards Oregon's most recent Renewable Portfolio Standard. This includes wind energy; solar PV and solar thermal energy; wave, tidal, and ocean thermal energy; geothermal energy; certain biomass products, including woody biomass and animal manure; landfill gas and other biogases; small hydropower; and thermal energy. The

---

---

Federal Columbia River Power System hydro-electric projects do not meet this definition as they are not small, certified, low-impact hydro.

**DATA PROVIDED BY:**

- Pacific Power, a division of PacifiCorp, is an investor-owned utility, serving approximately 1.8 million customers in six states. PacifiCorp is a subsidiary of Berkshire Hathaway Energy. In Hood River County, PacifiCorp currently serves 7,324 customers.
- Hood River Electric Co-Op (HREC), a member-owned organization founded in 1945. Following a period of increasing competition between Pacific Power and HREC in the 1960's, an arrangement for allocating exclusive service territories was negotiated and subsequently approved by the Oregon Public Utility Commission. Today HREC serves approximately 3,500 accounts owned by more than 2,300 members. Currently, HREC exclusively buys its electricity from BPA.
- City of Cascade Locks Electric Department (City Light), which is owned by the City of Cascade Locks, consists of the Pyramid substation and over 72 miles of distribution lines. City Light purchases power from BPA. City Light currently serves 852 customers.
- NW Natural, an investor-owned utility founded in 1859 as Portland Gas Light Co., today serves more than 730,000 homes and businesses in 107 communities in Oregon and Southwest Washington. It currently has 3,947 customers in Hood River County.
- Motor Vehicle Emission Simulator (MOVES), an emissions modeling system that estimates emissions and vehicle miles traveled for mobile sources at the national, state, and county level. MOVES is a required tool for generating energy, emissions, and fleet information; it has been developed over a period of nearly two decades by the Environmental Protection Agency (EPA). MOVES uses vehicle registration data by vehicle type; estimates vehicle miles traveled by using the amount of state roads in the county; and multiplies by published fuel consumption data per vehicle type. It has been shown that these default assumptions represent the actual fuel consumption with sufficient accuracy.

**HOOD RIVER COUNTY 2016 ENERGY BASELINE DATA****2016 Energy Use**

- Hood River County consumed a total of 272,500 MWh of electricity. Pacific Power supplied 51.1%, HREC supplied 41.2%, City Light supplied 7.1%, and PV
-

systems supplied 0.6% (estimate based on installed systems). Both HREC and City Light receive their electricity from BPA.

- Hood River County consumed a total of 5.403 million therms of natural gas corresponding to 158,308 MWh of energy. No effort has been made to estimate the consumption of propane and other bottled gases, which are known to be used widely in the agricultural industries to power frost fans and heaters during frost season, among other uses.
- Transportation fuel consumption in Hood River County, as calculated by the MOVES model for 2016, was about 11.963 million gallons of gasoline and 8.87 million gallons of diesel, corresponding to 400,053 MWh and 336,905 MWh, respectively. No effort has been made to estimate the consumption of heating oil and other coal or oil based fuels, or of airplane fuels consumed at the airport and non-transportation fuels consumed by agricultural operations.

In summary, in 2016 HRC consumed a total of 1,167,766 MWh of energy, or 48.5 MWh per capita. Of this total energy consumption, electricity accounted for 23.3%, natural gas for 13.6%, gasoline for 34.3%, and diesel for 28.9%, as shown in Figure 1.

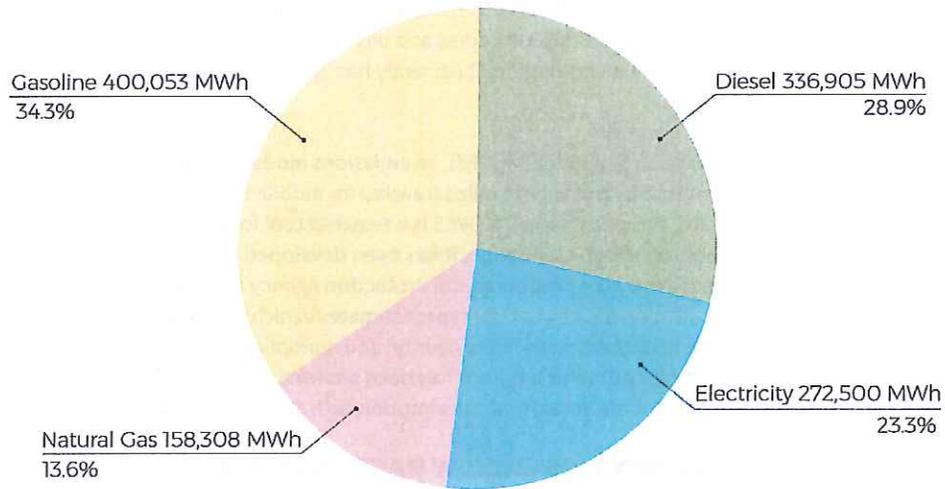


Figure 1: Hood River County's 2016 energy consumption by fuel type.

A more detailed look at the electricity sources is given in Table 1 and Figure 2 below. The last column in Table 1, “BPA power sources” shows the mix of power

	Totals	Pacific Power	HREC	CLM	HR PV	BPA Power Sources
<b>Coal</b>	77,994,530	77,994,530				
<b>Natural Gas</b>	33,426,227	33,426,227				
<b>Hydro</b>	125,209,376	13,927,595	94,834,350	16,447,432		84.50%
<b>Renewables</b>	16,642,769	13,927,595	1,010,070	175,180	1,529,924	0.90%
<b>Nuclear</b>	13,037,747		11,110,770	1,926,977		9.90%
<b>Unspecified</b>	6,189,638		5,274,810	914,828		4.70%
<b>Totals</b>	<b>272,500,286</b>	<b>139,275,946</b>	<b>112,230,000</b>	<b>19,464,416</b>	<b>1,529,924</b>	<b>100%</b>

TABLE 1: Details of electricity sources (kWh) for Hood River County for 2016.

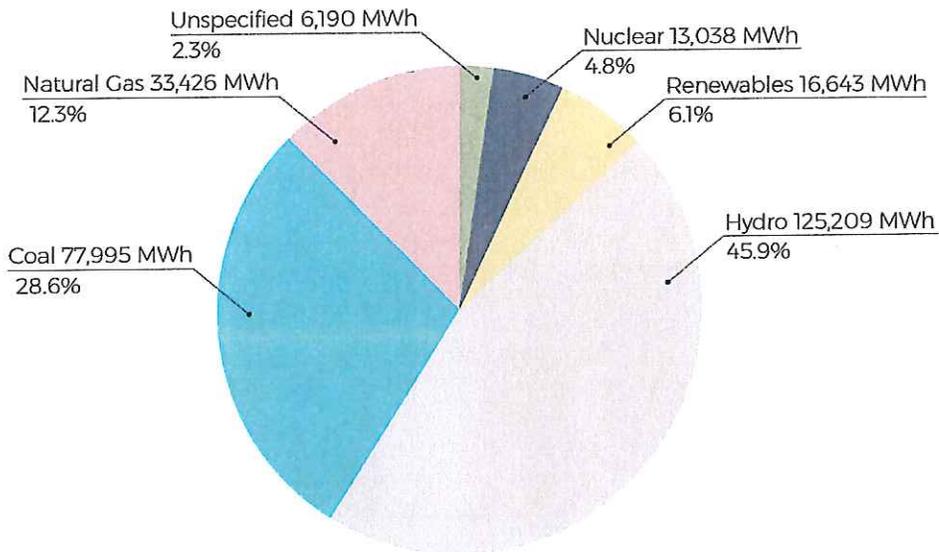
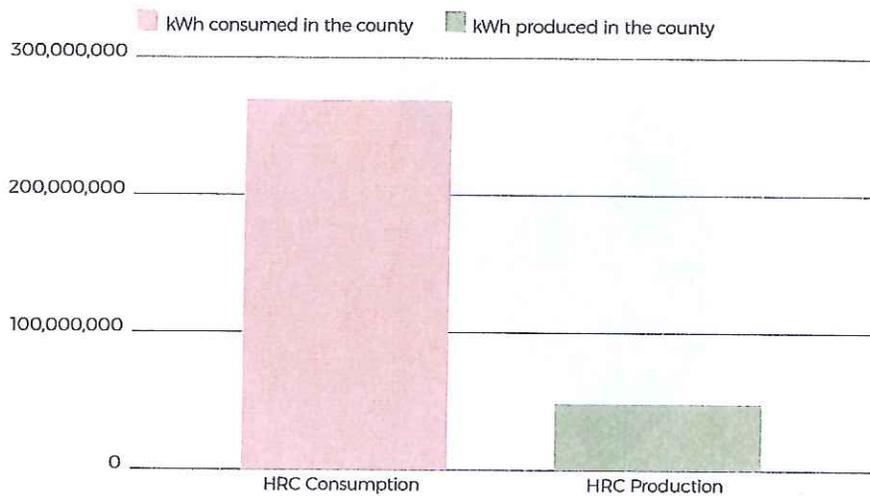


Figure 2: Distribution of electric energy sources for Hood River County in 2016

distributed by HREC and City Light, which is dominated by Federal Columbia River Power System hydro-electric projects. Pacific Power has a large potential to divest from fossil fuel-based sources.

### ENERGY GENERATED IN HOOD RIVER COUNTY

- Currently, two of Hood River County’s irrigation districts, Farmers Irrigation District (FID) and Middle Fork Irrigation District (MFID) generate a sizable amount of electric energy through their in-conduit hydro electric generators. Both districts likely have some potential to grow their generation, but the most potential for more in-County generation exists with East Fork Irrigation District, which has not piped its water distribution system and therefore has a significant potential to integrate in-conduit micro-turbines to save water, generate electricity, and increase efficiency of irrigation pumps. In 2016, FID generated 21,156 MWh of hydro-electricity, while MFID generated 25,476 MWh, all of which they sold to Pacific Power.
- In addition, there is also a small but growing segment of distributed PV energy generation which, in 2016, amounted to 1,530 MWh. The majority of this, 1,322 MWh, or 86%, was incentivized through Energy Trust of Oregon.



**Figure 3:** In-county electric energy production (generated by FID, MFID, PV (green)) and out-of-county sources (supplied through Pacific Power, BPA (pink)) in 2016.



Figure 3 shows the amount of energy consumed and produced in Hood River County. Currently, both FID and MFID sell their hydro electricity to Pacific Power. The production by FID and MFID amounts to ~17% of the electricity use in HRC.

**ECONOMIC IMPLICATIONS**

Figure 4 shows the total money spent on energy in Hood River County (HRC) by energy source. The portions that remain in the county and add to the local economy are rough estimates based on associated construction, maintenance, service, salaries of in-county employees, and other related in-county jobs. For example, we estimate that of the total sales (\$13,927,595) of electricity by Pacific Power, 10% (green portion of bar) would stay inside the county through maintenance-related work while 90% would leave the county (red portion of bar). A significant portion (50% estimate) of the sales by HREC and City Light would stay within the county since these providers are located in the county and most of their employees live in HRC.

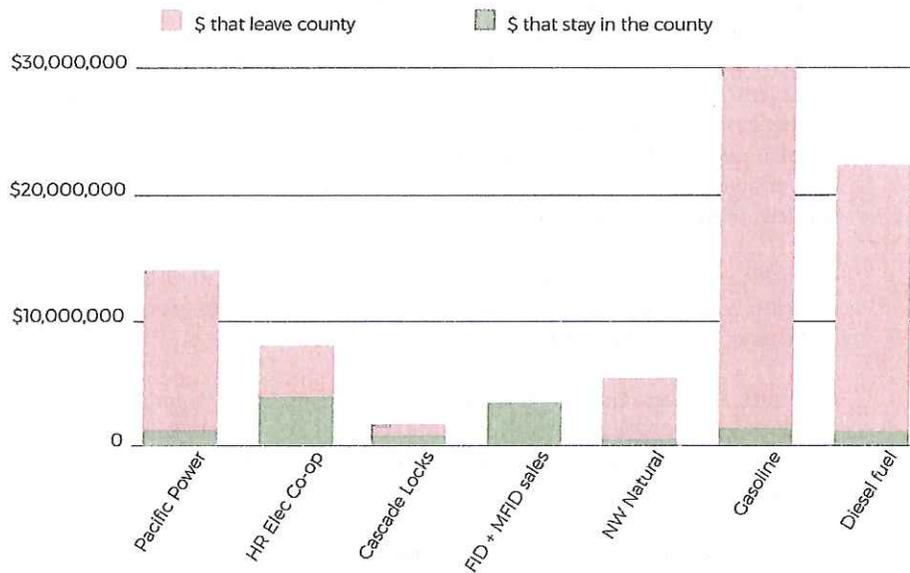


Figure 4: Money spent on energy in Hood River County in 2016.



---

## ECONOMIC BURDEN

National studies show that individuals and families experience hardship when they spend more than 6% of their income on energy bills (a phenomenon known as energy burden). A high energy burden can lead to families choosing between heating and other vital necessities like food and medicine that can increase health problems associated with stress. It can also lead to health problems such as asthma, respiratory problems, heart disease, arthritis, and rheumatism, due to poorly heated homes. As low income individuals often live in older homes with poor insulation and aging and inefficient appliances, they are more likely to spend more per-square-foot of their income on energy.<sup>2</sup> Hood River County residents, whose annual income puts them at 50% of the federal poverty level, owe more than 24.4%<sup>3</sup> of their income on energy. This is higher than Oregon's average of 22.7%. Energy burden is worsened during the peak winter heating and summer cooling seasons, when energy bills can comprise nearly 30% of a low-income household's monthly income.

## EMISSIONS FROM THE BURNING OF FOSSIL FUELS

Combustion of fossil fuels generates greenhouse gas (GHG) emissions, including the portion of electricity that is generated from burning fossil fuels or natural gas, as well as the direct combustion of gasoline and diesel in transportation. It is common to measure the amount of GHG generated in "metric-tons of CO<sub>2</sub> equivalent" or MTCO<sub>2</sub>e, which accounts for CO<sub>2</sub> as well as the warming potential of other gases, such as methane. In order to compare different forms of energy (gasoline, different forms of electricity, natural gas, etc.) an "emission coefficient" is associated with each form of energy unit (gallons of gasoline, kWh, therms, etc.) to calculate an equivalent amount of MTCO<sub>2</sub>e generated by such units.

- Pacific Power's generation mix (in 2016) was 56% coal, 24% natural gas, 10% hydro, and 10% non-hydro renewables leading to a greenhouse gas conversion factor of 0.73 MTCO<sub>2</sub>e/MWh.
  - In 2015, HREC and City Light bought their power from BPA. BPA's generation mix (also for 2016) was 84.5% hydro, 9.9% nuclear, 0.6% wind, 0.1% natural gas, 0.1% biomass and waste, and 4.8% non-specific purchases leading to a greenhouse gas conversion factor of 0.015 MTCO<sub>2</sub>e/MWh.
  - Natural gas, as provided by NW Natural, has a greenhouse gas conversion factor of 0.0053 MTCO<sub>2</sub>e/therm or 0.181 MTCO<sub>2</sub>e/MWh.
  - Gasoline has a greenhouse gas conversion factor of 0.01 MTCO<sub>2</sub>e/gallon, while diesel's factor is a little higher, i.e. 0.0112 MTCO<sub>2</sub>e/gallon.
-



Some of this data is summarized in Table 2 below.

	Coal	Hydro	Nat Gas	Nuclear	Non-Hydro Renewables	Wind	Non-Specific	Biomass and Waste
<b>Pacific Power</b>	56	10	24		10			
<b>HR Elec Co-op*</b>		84.5	0.1	9.9		0.6	4.8	0.1
<b>Cascade Locks*</b>		84.5	0.1	9.9		0.6	4.8	0.1

\*This is BPA's electric energy production mix.

**Table 2:** Hood River County's Electric Energy Mix in %

Because of the very different sources of electricity generation, the total GHG contribution by the three electricity providers in Hood River County are vastly different. The City of Cascade Locks Electric Department and Hood River Electric Co-Op (both buying from BPA) generated only 292 MTCO<sub>2</sub>e or less than 0.1% and 1,683 MTCO<sub>2</sub>e or 0.5% of total HRC emissions, respectively, but supplied 1.7% and 9.6% of total energy used (Table 3), respectively. In contrast, Pacific Power's electricity sales generated 101,671 MTCO<sub>2</sub>e or 28.9% of the total HRC emission while supplying 11.9% of Hood River County's energy used. This large amount of greenhouse gas is due to the high portion of coal-generated electricity in Pacific Power's portfolio. However, the main contributor to the County's GHG emissions is transportation with over 62% of the total (Figure 5).

Any effort to reduce our GHG emissions from energy consumption has to consider scenarios that reduce our dependence on coal-generated electricity (which will be phased out per state legislation by 2030), electricity generated by fossil natural gas, and the replacement of combustion engine cars with electric cars or other zero-emission vehicles or fuels. Also, switching building heating systems from natural gas to heat-pumps will reduce the county's dependence on outside energy sources and somewhat reduce greenhouse gas emissions.

	MTCO <sub>2</sub> e	% of total HRC emissions*	% of total HRC energy use*
<b>Pacific Power</b>	101,671	28.9	11.9
<b>HR Elec Co-Op*</b>	1,683	0.5	9.6
<b>Cascade Locks*</b>	292	<0.1	1.7

\*Total includes natural gas and transportation fuel

**Table 3:** Greenhouse gas emissions from HRC's electric energy providers

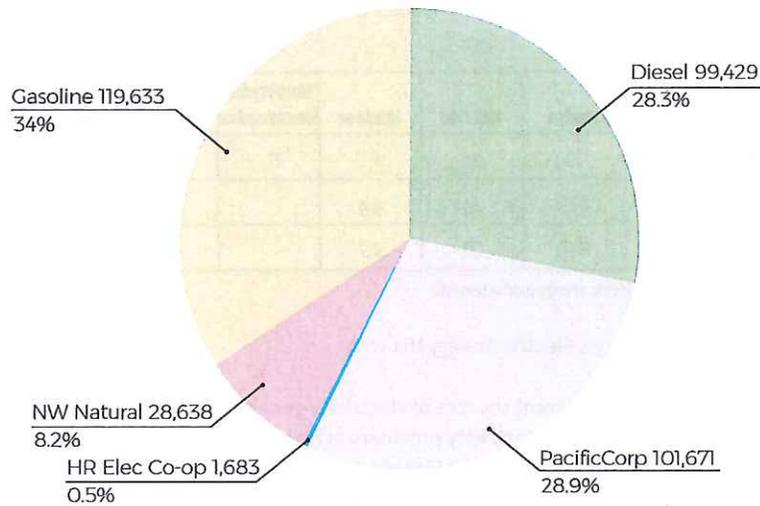


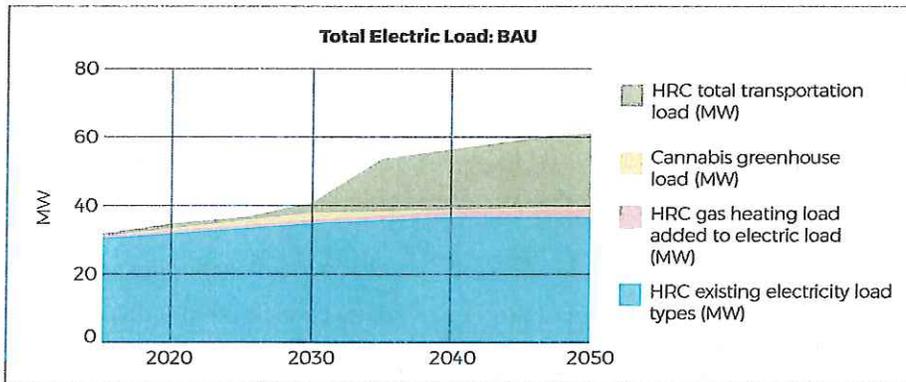
Figure 5: Greenhouse gas emissions (in MTCO2e) generated in Hood River County in 2016.

### TOXIC EMISSIONS AND HUMAN HEALTH

The combustion of any fossil fuel except methane (natural gas) creates toxic emissions. The most important of these are PM2.5 particulates from diesel engines. While the worst air pollution is in urban areas, rural communities built near busy roads and highways also experience health degradations. The inventory does not estimate health affects in HRC, but the healthcare costs related to these toxic emissions are high and immediate.

### HOOD RIVER COUNTY'S FUTURE ENERGY SCENARIOS

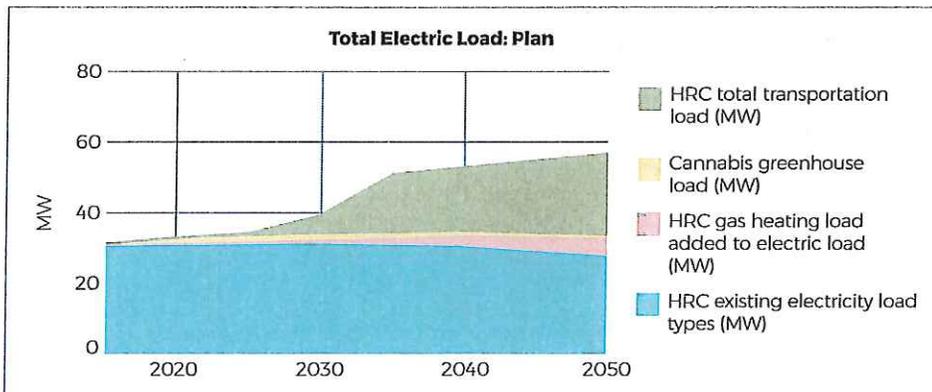
The Hood River County Energy Plan Steering Committee has created a basic spreadsheet for planning the main energy uses and sources in Hood River County through 2050. This section is an introduction to the inputs and outputs of the spreadsheet tool in its preliminary state. It must be stressed that the data shown herein only illustrates possible scenarios, and the committee is not ready to propose business-as-usual (BAU) or Energy Plan (Plan) numbers. In spite of the imprecise nature of these illustrative numbers, they demonstrate the major energy flows in the county and what deployments can most affect progress toward the plan's long-range goals. The spreadsheet first calculates the total electricity load in Hood River County (HRC), using HRC population forecasts from Portland State University, HRC vehicle miles traveled (VMT) forecasts from the Oregon Department of Transportation (through the MOVES model), and various other



**Figure 6a:** Total estimated electric loads in HRC, assuming business as usual trends. Data is illustrative only.

information and user inputs. One of the user inputs is the energy efficiency trend expected in future years. In Figure 6a the BAU trend for existing load types (bottom layer) is assumed to be the same per capita energy trend that actually occurred from 2009 to 2016. Note that the projected population increases more than offsets the improved efficiencies, resulting in load growth. In Figure 6b the Plan trend shows the effect of twice the annual rate of efficiency improvements, which overcomes the population increases to decrease this load (bottom layer).

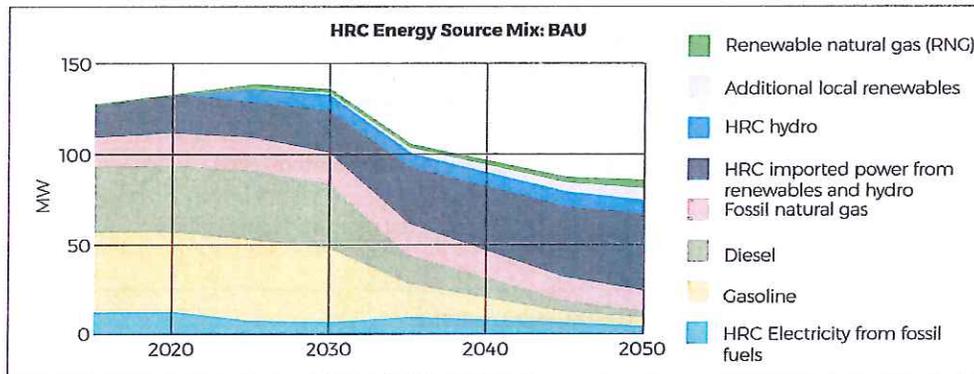
Figure 6a and 6b depict two scenarios for the expected ramp in electric vehicle



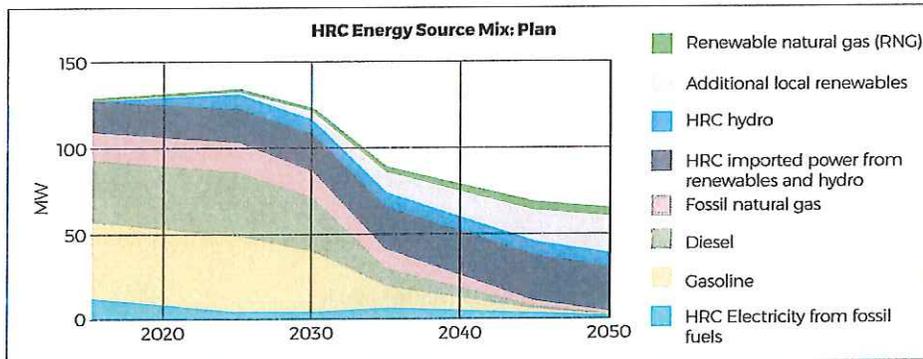
**Figure 6b:** Total estimated electric loads in HRC, assuming more efficiency improvements and an earlier ramp in electric vehicles.

(EV) charging loads as shown by the top layer in each Figure. The BAU case in Figure 6a assumes a ramp rate from Bloomberg New Energy Finance’s (BNEF) 2017 EV forecast (BNEF’s forecast is roughly in the center of various widely varying EV forecasts). The Plan case in Figure 6b assumes a slightly faster EV adoption rate. This illustrates that the largest changes in electric loads are from EVs; and the transition to EVs is also the largest impact on total energy use and fossil fuel reductions. In addition, the energy plan baseline committee identified trends suggesting new electric loads will come from gas loads transitioning to heat pumps<sup>4</sup>, and, to a lesser degree, from cannabis growing facilities.

Figures 7a and 7b depict the total energy used in these illustrative BAU and Plan scenarios. In these figures, the bottom four layers show fossil fuel power sources, including coal- and gas-fired generation of electricity, gasoline, diesel fuel, and natural gas. The upper four layers show renewable generation from HRC-imported power from renewables and hydro, HRC hydro, additional local renewables, and renewable natural gas.



**Figure 7a:** Estimated total average power used by HRC in the BAU scenario (about 85.6 MW). The equivalent energy of fossil fuels is used to combine the different types of energy. Note that total energy drops dramatically from the electrification of transport even as the electric load increases, because an EV is four to five times as energy efficient as a gas or diesel vehicle.



**Figure 7b:** Estimated total average power used by HRC in the Plan scenario (about 64.4 MW). In this scenario, money used for purchasing fossil fuels is dramatically reduced and about half of the money spent on energy stays within the county.

In addition to the quicker adoption of EVs, this Plan scenario calls for a larger build out of local renewable energy generation resources. This will result in more revenue staying in-county as well as greatly improved energy resilience for emergency situations. Note that in both scenarios, the EV transition dramatically decreases total energy used and shifts fossil fuels from the major energy source to a minor portion. In 2016, HRC spent around \$80 million on energy (Figure 4); the shift to EVs and a build out of more local renewables will drastically cut spending on fossil fuels and keep much more of the energy spending in HRC.

While these figures are illustrative and subject to change based on changing energy market conditions and growth, to meet the Hood River County energy plan’s 50% renewable energy generation goal, it is estimated that Hood River County would need to generate somewhere around 328,500 MWh in 2050. This number was found by averaging the 2050 estimated power for the Business as Usual scenario (85.6 MW) and the Plan scenario (64.4 MW), i.e. 75 MW multiplied by 0.5 (50%) and 8,760 (hours in a year).



This page intentionally left blank

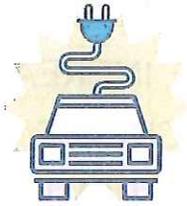
## VISION STATEMENT

---

THE HOOD RIVER ENERGY PLAN IS A BLUEPRINT TO IMPROVE COMMUNITY RESILIENCE, INCREASE ENERGY INDEPENDENCE, AND INCREASE ECONOMIC BENEFITS RELATED TO ENERGY USE IN HOOD RIVER COUNTY WHILE REDUCING EMISSIONS FROM THE BURNING OF FOSSIL FUELS.

---

# GOALS



## FOSSIL FUEL REDUCTION

Replace 30%, 50%, and 80% power generated from fossil fuels with clean, renewable energy in buildings, water systems, and transportation by 2030, 2040, and 2050 respectively as compared with 2016 levels.



## IMPROVE RESILIENCY AND ENERGY INDEPENDENCE

Generate 50% of the county's energy needs from local, diversified energy sources and storage capacity by 2050. Increase overall capacity, price security, energy generation control and stability, and provide key services in the event of emergency.



## LOCAL INVESTMENT

Strategically develop and utilize \$25 million in revolving funds by 2025 to enable local projects and create a business environment that supports the Energy Plan goals.

---

The Hood River Energy Plan addresses the energy generated or used within Hood River County. It includes objectives and strategies that address energy efficiency, energy sources, local energy generation, energy impacts of personal and mass transit, and infrastructure decisions impacting energy use. Specifically, this plan proposes objectives and corresponding execution strategies in four focus areas:

- **The Buildings: Design, Construction, and Occupancy** focus area addresses energy use in new and existing residential, commercial, and industrial buildings.
- **The Transportation and Land Use** focus area addresses the planning decisions and infrastructure that impact how people move from place to place with the goal of reducing the energy used in transportation.
- **The Agriculture and Water** focus area addresses the movement of agricultural water and the energy used or energy produced by that movement.
- **The Community Scale Solutions** focus area looks at how renewable energy generating facilities could be owned and operated in Hood River County.

All objectives and strategies aim to help Hood River County increase investment in energy efficiency and renewable energy projects; achieve energy generation control, stability, and price security; and provide key services in the event of an emergency.

This plan does not address energy used at the county's airport, nor does it look at associated emissions from agriculture, waste, or embodied energy and emissions in products that residents and businesses purchase.

While committees have done substantial research, given the evolving, fast-paced nature of our changing energy landscape, strategies and actions are subject to change as opportunities shift. **This plan is a blueprint to help the county maximize economic benefits and improve community resilience** by reducing emissions from the burning of fossil fuels.

---



# SUMMARY OBJECTIVES FOR 2030\*

---

*\*All objectives are set for 2030 levels compared to 2016 levels unless otherwise specified.*

## A. BUILDINGS: DESIGN, CONSTRUCTION, AND OCCUPANCY

- OBJECTIVE 1:** INCREASE THE ENERGY EFFICIENCY OF NEW BUILDINGS BY 50%.
- OBJECTIVE 2:** INCREASE THE ENERGY EFFICIENCY OF EXISTING BUILDINGS BY 40%.
- OBJECTIVE 3:** ESTABLISH BUILDINGS THAT CAN BE ENERGY INDEPENDENT FOR TWO WEEKS.

## B. TRANSPORTATION AND LAND USE

- OBJECTIVE 1:** INCREASE PLANNING METHODS AND TOOLS THAT ENHANCE TRANSPORTATION AND PEDESTRIAN CONNECTIVITY INTO ALL COMPREHENSIVE PLANS, LAND USE ACTIONS AND TRANSPORTATION DECISIONS.
  - OBJECTIVE 2:** ENSURE HOOD RIVER COUNTY HAS MORE PER CAPITA ZERO AND LOW EMISSION VEHICLES THAN THE STATE AVERAGE.
  - OBJECTIVE 3:** ENSURE SERVICE PROVIDERS MAKE A TIMELY TRANSITION TO ALTERNATIVELY POWERED FLEET AND EMERGENCY RESPONSE VEHICLES.
  - OBJECTIVE 4:** ENSURE TRANSPORTATION SYSTEM IMPROVEMENTS ARE MADE IN THE REGION THAT SIGNIFICANTLY ENHANCE INTERMODAL CONNECTIVITY FOR LOCAL AND VISITOR TRAVEL.
  - OBJECTIVE 5:** ENSURE LOCAL LAND USE ORDINANCES WITHIN THE URBAN GROWTH BOUNDARIES INCREASE TREE STREET-SCAPING REQUIREMENTS.
-

---

**C. AGRICULTURE AND WATER**

**OBJECTIVE 1:** REDUCE WATER LOSS.

**OBJECTIVE 2:** REDUCE ENERGY CONSUMPTION.

**OBJECTIVE 3:** INCREASE ENERGY PRODUCTION.

**D. COMMUNITY SCALE SOLUTIONS**

**OBJECTIVE 1:** HOOD RIVER COUNTY DEVELOPS ENERGY GENERATION RESOURCES TO MEET THE ENERGY PLAN'S GOAL TO IMPROVE RESILIENCY AND ENERGY INDPENDENCE BY MEETING 50% OF THE COUNTY'S ENERGY NEEDS FROM LOCAL DIVERSIFIED ENERGY SOURCES AND STORAGE CAPACITY BY 2050.

# BUILDINGS

HOOD RIVER COUNTY ENERGY PLAN GOALS

## DESIGN, CONSTRUCTION AND OCCUPANCY

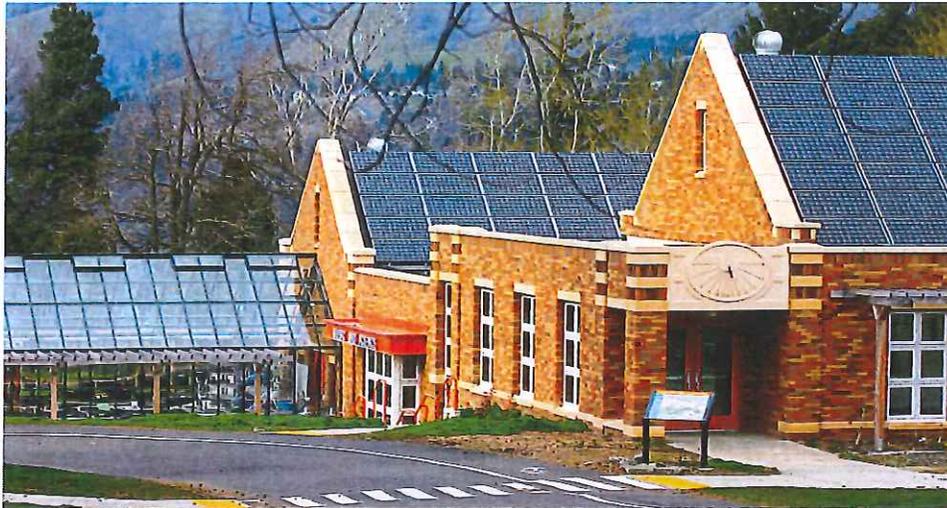


Photo by Larvick Media

BUILDINGS

### INTRODUCTION

According to the Hood River County Baseline Inventory, Hood River County residents spend, on average, \$1,200 year on energy bills. The average energy savings of buildings built to be 'high performance' is 32%; this means annual savings of almost \$400 annually from an average home energy bill. Residential and commercial buildings of all sizes and types and in every U.S. climate zone have met Net Zero Energy outcomes and are clearly feasible in Hood River county. Trends in improved design, construction materials, technologies and operating practices

continue to provide opportunities to increase the energy efficiency of the built environment.

### Net Zero Energy

A net zero energy ready building integrates energy-efficient design with technologies to produce buildings such that 100% or more of their annual energy needs could be met using onsite renewable energy, whether or not renewable energy technology is currently installed.



Buildings | Energy | Transportation | Land Use | Planning | Public Works | Parks and Recreation | Public Safety | Economic Development | Community Development | Environmental Services | Information Technology | Intergovernmental Affairs | Public Health | Social Services | Special Services | Utilities

### **What is the Buildings: Design, Construction, and Occupancy Focus Area?**

**This focus area looks at strategies and associated actions to reduce energy use in new and existing residential, commercial, and industrial buildings.** Smart design and retrofits can reduce energy and water use in buildings, drive related increases in indoor environmental quality for occupants, and increase disposable income through reduced energy costs. The recommendations in this focus area are cross-cutting and focus on: codes and policies; incentives for improvement beyond code requirements; technical solutions; community-based programs; and increased communication with and training of building professionals. In most cases the building strategies and actions are able to make use of existing resources and partners to help Hood River County meet our 2050 goals. The Buildings subcommittee believes that Hood River area governments should lead by example in this area, especially since adopting these changes will save the community both money and resources. As a result, public buildings will provide a starting point for energy assessment and improvement.

Strategies for new buildings are introduced first because the opportunity for the greatest improvement happens during design and construction and, if not addressed, become a 'lost opportunity' after occupancy. Strategies to upgrade existing buildings present a much larger energy-savings potential, and a focus on retrofitting older inefficient structures will benefit a large segment of the community.

This plan uses 2030 as the target for all Hood River buildings. However, Oregon Executive Order 17-20, released after public review of this plan, created a more aggressive timeline to achieve Zero Net Energy Ready buildings as a standard practice for buildings across the state. Meeting this plan's goal of a 50% energy efficiency improvement in all Hood River County new construction buildings by 2030 will consider these new State targets during development of specific next steps and activities.

### **How does the Buildings Focus Area relate to the plan's three goals?**

#### **Goal 1: Reduce Greenhouse Gas Emissions**

- In Hood River County (HRC), buildings account for 37.7% of the greenhouse gas emissions generated by the four HRC energy providers: Pacific Power, Hood River Electric Co-Op, City of Cascade Locks Electric Department, and NW Natural. Propane and other fuels are minor parts of fuel use.
- Although many in the Pacific Northwest consider our region's energy grid to be dominated by hydro-generated electricity, 41% of HRC's electrical consumption is derived from fossil fuels (Figure 2). This is due, in large part, to the power generated by Pacific Power coal and gas plants.



### Goal 2: Improve Resiliency

- **Longevity and comfort:** Improving the energy efficiency of buildings typically includes such things as improving insulation levels and materials, using daylight instead of electric lighting, and increasing natural ventilation. These improvements also increase the time a building will remain comfortable during brief periods of power outage.
- **Service stability:** Essential services are more easily maintained in well-designed buildings because solar, with a direct home intertie, can provide energy to key home applications during outages if the system is designed appropriately.
- **Grid security:** Net zero energy designs can add storage capacity to capture excess renewable energy and utilize it in the event of an outage.
- **Disaster preparedness:** Community buildings designed to low and net zero energy standards can provide a comfortable refuge for citizens during catastrophic events and power outages, and require significantly less back-up energy than standard buildings. These buildings are more reliable when external resources are compromised and they are less expensive to maintain.

### Goal 3: Increase Investment

- Improving the efficiency of buildings via upgrading materials and applying new technologies will bring new business to local contractors.
- Homeowners and businesses can apply their utility savings toward upgrades and keep their money in the community.
- Energy-efficient and solar-powered buildings are shown in national studies to have a greater asset value in financial pro-forma assessments<sup>5</sup>.

### How to measure progress as it relates to Buildings?

Progress can be measured by:

1. Per capita and per meter reduction of kWh and therms.
2. Per capita and per meter decrease in the cost of heating, cooling, and lighting buildings.

Greenhouse gases cannot be measured directly, but reductions in energy use will be calculated using standardized industry-vetted metrics for the average CO<sub>2</sub> released by each fuel. This will require acquiring future energy data from each of the four HRC utilities and comparing it to the baseline established for the Energy Plan.

# OBJECTIVE 1

## INCREASE THE ENERGY EFFICIENCY OF NEW BUILDINGS BY 50%

### ALIGNMENT WITH PLAN GOALS



**GOAL 1**  
Decrease Greenhouse Gas  
Emissions



**GOAL 3**  
Increase Local Investment

### Strategies

- 1.1. **Adopt the highest-level energy codes.** Support the adoption of the highest level of energy and water codes at the state and national level.
- 1.2. **Create incentivized paths for going beyond code.** Create incentives to encourage builders/owners/designers to go 'beyond code' toward Zero Net Energy (ZNE) buildings.
- 1.3. **Identify technical solutions to increase energy & water efficiency.** Identify the most cost-effective and market-attractive building designs and technologies.
- 1.4. **Establish community-based ZNE programs.** Establish a "Hood River Zero Net Energy Home / Building" program to promote best-practice home and building design and integrate that with onsite generation.
- 1.5. **Utilize communications/marketing to support goals.** Increase public and practitioner awareness of the benefits of high-performance buildings and create recognition for exemplary homes, buildings, community members, companies and building operators.

**Metrics**

- A. Number of building permit requests to use incentivized pathways.
- B. Per capita and per meter reduction in average costs per utility customer.
- C. Per capita and per meter reduction in average kWh, therms, and gallons of water.

**Potential Actions Aligned with Strategies**

- 1.1. **Adopt the highest-level energy codes.** Support the adoption of the highest level of energy and water codes at the state and national level.
  - 1.1.a. Communicate HRC Energy Plan goals to the Governor’s Regional Solutions representatives, and with state and national elected officials.
  - 1.1.b. Advocate for the adoption of best-practice energy efficiency codes at the state level. This will allow Hood River governments to also adopt those codes.
  - 1.1.c. Put Hood River County on the path to ZNE as the future-code goal for all buildings by 2030.

**Projected Code Changes Necessary to Achieve State of Oregon Climate Goals**

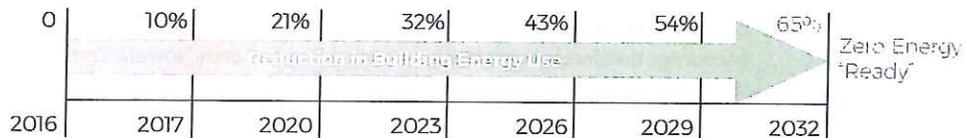


Figure 8 shows a projection of the amount of energy reduction to a building built to Oregon energy code in 2016 necessary to arrive at a ZNE Ready building in 2032. This plan uses 2030 as the target for all Hood River buildings to be ZNE Ready. Oregon Executive Order 17-20, released after public review of this plan, created a more aggressive timeline to achieve Zero Net Energy Ready buildings as a standard practice for buildings across the state. Meeting this plan’s goal of a 50% energy efficiency improvement in all Hood River County new buildings by 2030 will consider these new State targets during development of specific next steps and activities.

- 1.2. **Create incentivized paths for going beyond code.** Create incentives to encourage builders/owners/designers to go ‘beyond code’ toward Zero Net Energy (ZNE) buildings
  - 1.2.a. Build new public buildings, particularly schools, to ZNE-ready<sup>6</sup> standards.

1.2.b. Institute a priority-permitting process for buildings participating in beyond-code programs.

1.2.c. Prioritize technical inspections of buildings participating in beyond-code programs.

1.2.d. Reduce system development charges or provide other financial incentives to encourage the construction of new homes built to specified green-rating or other certification systems.

1.3. **Identify technical solutions to increase energy and water efficiency.** Identify the most cost-effective and market-attractive building designs and technologies.

1.3.a. Develop and implement a plan to establish 'best-in-class' and beyond-code energy and water efficiency development with specific activities such as workshops, campaigns, industry alliances etc.

1.3.b. Consult with an energy analysis firm to quantify local options.

1.3.c. Establish an advisory group focused on green-building practices.

1.3.d. Gather list of cost-effective new construction measures from Energy Trust of Oregon (ETO) and other partners.

1.4. **Establish community-based ZNE Program.** Establish a Hood River Zero Net Energy Home/Building Program to increase the use of best practice home and building design. Promote advanced strategies for combining energy efficiency with onsite generation.

1.4.a. Develop a local education and recognition program focused on making 100% of new buildings ZNE by 2030.

1.4.b. Establish Hood River program guidelines focused on: increasing the efficiency of energy and water use, adopting onsite energy generation, and improving indoor air quality in both residential and commercial buildings.

*Ex: Passive house program for new residential, Living Buildings and LEED for commercial. Roof slope and orientation, storm water runoff bio swales, electric vehicle charging, use of increased native plants for shading and carbon offset.*



1.4.c. Educate designers/builders/owners about: a) green-building techniques, products and designs; and b) good business practices, including providing health benefits, determining the total cost of ownership, watching market trends, avoiding unnecessary risk, and reducing insurance costs.

1.4.d. Investigate opportunities to create an energy enterprise zone to encourage aggregated market opportunities for businesses and reduced costs for consumers.

1.5. Utilize communications/marketing techniques to promote best practices and those using them. Increase public and practitioners awareness of the benefits of high performance buildings and create a recognition program to promote those using them.

1.5.a. Create or feature a one-stop-shop website to connect residents and building owners to the benefits of high-performance buildings.

1.5.b. Support the efforts of "navigator(s)" to help community members access loans, rebate incentives, and other financing tools for commercial or industrial projects.

1.5.c. Create recognition opportunities for energy-efficient buildings and builders; local newspapers and events are potential outlets.

1.5.d. Collaborate with educational partners to offer seminars and forums focused on the importance of: energy audits, using good weatherization techniques, and incorporating the best building processes for low carbon residential, commercial, and industrial buildings.

1.5.e. Equip builders and realtors with outreach strategies that effectively detail the long-term cost savings and quality-of-life improvements of high performance buildings.

1.5.f. Collaborate with partners and stakeholders to conduct targeted, sector-specific, outreach campaigns. Topics may include: how to increase energy efficiency in residential buildings or how to conduct high-touch outreach to industrial folks about Strategic Energy Management.

## OBJECTIVE 2

### INCREASE ENERGY EFFICIENCY OF EXISTING BUILDINGS BY 40%

#### ALIGNMENT WITH PLAN GOALS



#### GOAL 1

Decrease Greenhouse Gas Emissions



#### GOAL 3

Increase Local Investment

#### Strategies

- 2.1. **Public facilities lead by example.** Public jurisdictions conduct an inventory of energy use and retrofit opportunities and implement cost effective upgrades.
- 2.2. **Work with partners** to identify and address high priority opportunities for reduced energy use in energy burdened communities and industries.
- 2.3. **Leverage existing resources.** Expand use of existing resources including incentive programs for building upgrades and retrofits.
- 2.4. **Conduct local market and retrofit technology assessments.** Identify and prioritize building types and match them with the most cost-effective, market-attractive, building upgrade and retrofit technologies.
- 2.5. **Establish community-based direct-install retrofit programs,** whereby local contractors are a one-stop resource for homes or business to evaluate, select, implement, and finance efficiency upgrades.
- 2.6. **Utilize communications/marketing techniques to promote best practices and those using them.** Increase public and practitioner



awareness of the benefits of high performance buildings and create a recognition program to promote those using them. Implement actions identified in 1.5.a. through 1.5.f.

**Metrics:**

- A. Per capita and per meter reduction in energy costs per utility customer.
- B. Increase in local, energy-efficiency related spending.
- C. Per capita and per meter reduction in kWh, therms, and gallons of water.

**Potential Actions Aligned with Strategies**

- 2.1. **Public facilities lead by example.**
  - 2.1.a. Public entities conduct energy audits of each of their buildings and screen for highest priority energy upgrades.
  - 2.1.b. Public entities review opportunities and fiscal resources for implementing improvements.
  - 2.1.c. Public entities implement improvements.
- 2.2. **Work with partners to identify and address high priority opportunities for reduced energy use in energy burdened communities and industries.**
- 2.3. **Leverage existing resources.** Expand use of existing resources including incentive programs for building upgrades and retrofits.
  - 2.3.a. Create a county energy website that consolidates and clarifies information on programs and incentives to improve the energy resilience of existing buildings.
  - 2.3.b. Publicize these opportunities using local media such as newspapers and local partners.
  - 2.3.c. Develop a strategy to distribute energy-saver kits in conjunction with energy education. Focus on going where average people are found, for example at local grocery stores and county fairs.
- 2.4. **Conduct community market and retrofit technology assessments.**

2.4. Identify and prioritize building types and sectors and match them with the most cost-effective, market-attractive, building upgrade and retrofit technologies.

Identify and prioritize building types and sectors and match them with the most cost-effective, market-attractive, building upgrade and retrofit technologies.

2.4.a. Complete a countywide survey to prioritize building types and sectors.

2.4.b. Determine the top ten buildings per sector (historic, retail, office, etc.) with the greatest opportunity for energy improvement.

2.4.c. Identify the retrofit solution sets for the top ten buildings identified above.

2.4.d. Facilitate energy audits for buildings at time of sale if greater than 10 years since construction.

2.4.e. Partner with Columbia Gorge Community College to produce a workforce-training program to produce energy auditors within the county.

2.5. **Establish community-based direct-install retrofit programs.**

2.5.a. Establish a "Hood River Home/Building Energy Upgrade" program to improve the efficiency of energy and water use in existing buildings and to increase the use of on-site renewable energy.

2.5.b. Identify customers that can be 'clustered' to receive proximity discounts for energy installations (neighborhood, upper valley, waterfront, The Heights, etc.)

2.6. **Utilize communications/marketing techniques to promote best practices and those using them.** Increase public and practitioner awareness of the benefits of high performance buildings and create a recognition program to promote those using them.

2.6.a. Create or feature a one-stop-shop website to connect residents and building owners to the benefits of high-performance buildings.

2.6.b. Support the efforts of a "navigator(s)" to help community members access loans, rebate incentives, and other financing tools for commercial or industrial projects.



1. Measure 2014-2015: The City of Seattle will continue to work with the building industry to improve energy efficiency in buildings.

- 2.6.c. Create recognition opportunities for energy-efficient buildings and builders; local newspapers and events are potential outlets.
- 2.6.d. Collaborate with educational partners to offer seminars and forums focused on the importance of energy audits using good weatherization techniques and incorporating the best building processes for low-carbon residential, commercial, and industrial buildings.
- 2.6.e. Equip builders and realtors with outreach strategies that effectively detail the long term cost savings and quality-of-life improvements of high performance buildings.
- 2.6.f. Collaborate with partners and stakeholders to conduct targeted, sector-specific outreach campaigns. Topics may include: how to increase energy efficiency in residential buildings or how to conduct high-touch outreach to industrial building owners about Strategic Energy Management.

## OBJECTIVE 3

# ESTABLISH BUILDINGS THAT CAN BE ENERGY INDEPENDENT FOR TWO WEEKS IN A DISASTER SITUATION

### ALIGNMENT WITH PLAN GOALS



#### GOAL 2

Increase Resilience

#### Strategies

- 3.1. **Identify communities at greatest risk in the event of a natural disaster.**
- 3.2. **Work with Hood River County disaster preparedness staff** to identify buildings to be designated for public use in an emergency.
- 3.3. **Evaluate how to improve** the energy-efficiency and energy-producing infrastructure of these buildings so they remain comfortable during a long-term electrical blackout. Establish HRC community resiliency centers. Make the improvements identified above.

#### Metrics:

- A. Number of buildings and square feet identified.
- B. Number of buildings and square feet upgraded.
- C. Number of days buildings can remain energy independent.



**Potential Actions Aligned with Strategies**

- 3.1. **Identify communities at greatest risk in the event of a natural disaster.**
- 3.2. **Work with Hood River County disaster preparedness staff** to identify buildings to be designated for public use in an emergency.
  - 3.2.a. Determine what qualities are needed for places designated as public shelters, for example: size, room configurations, number of bathrooms, utilities and street access.
  - 3.2.b. Identify buildings that meet these criteria.
- 3.3. **Evaluate how to improve** the energy-efficiency and energy-producing infrastructure of these buildings so they remain comfortable during a long-term electrical blackout.
  - 3.3.a. Secure funding for clean-energy back-up systems to power key services in priority buildings.
  - 3.3.b. Prioritize seismic upgrades to essential buildings and include upgrade elements such as black-start circuit isolating infrastructure to allow buildings to use local energy.
  - 3.3.c. Identify the energy loads necessary to maintain essential services in a disaster.
  - 3.3.d. Identify and prioritize upgrades to essential services to extend operational time in an emergency.
- 3.4. **Establish HRC community resiliency centers.**
  - 3.4.a. Identify businesses willing to allow their property to be physically upgraded to become resiliency centers.
  - 3.4.b. Develop agreements with these willing building owners to provide services in the event of an emergency. Develop agreements with these willing building owners to provide services in the event of an emergency and create pass through language for optional explanation of the building's role and inclusion at sale of home or facility.
  - 3.1.c. Identify best practices to create energy-resilient homes with the option to become energy independent.
  - 3.1.d. Identify funding sources to retrofit these structures so they can remain operational in the event of an emergency.

# TRANSPORTATION AND LAND USE



## INTRODUCTION

Since 1973, Oregon has maintained a strong statewide program for land use planning. The foundation of that program is a set of 19 statewide planning goals that prioritizes managing urban growth, maintaining farm and forest land, and protecting natural resources.

This one-of-a-kind planning program prioritizes compact urban development within Urban Growth Boundaries and includes a focus on transportation system planning. In the context of the state's planning program, developing robust walking, bicycling, and public transportation systems has been acknowledged as an important goal within Hood River County to ensure our community offers livability and accessibility to all residents.

The ability, ease, and manner of moving people and things from place to place, has significant energy and health implications. Internal combustion engines, for example, are an inefficient way to power vehicles, and combustion of diesel and gasoline in these cars greatly reduces air quality. Moreover, prices for these fuels are volatile and their importation has public consequences. On the other hand, active transportation, including walking, biking, and public mass transit, provides low-cost and energy efficient alternatives to single-occupancy vehicles.

As in most of the United States, Hood River County residents primarily transport themselves using single-occupancy, internal-combustion-powered vehicles. However, a growing number of studies predict a rapid worldwide transition to a new transportation system utilizing zero-emission electric vehicles; self-driving vehicles; and more reliance on non-motorized transit. This transition, if not properly planned for, could result in major impacts to Hood River County, its residents and visitors.





---

### What is the Transportation and Land Use focus area?

**This focus area addresses how good planning and smart infrastructure choices can help people move from place to place more effectively.** When we make transportation more efficient, we reduce air pollution, reduce our dependency on external energy sources, and improve the resiliency of our institutions. To optimize transportation system efficiency, the recommendations in this focus area include: changing Hood River County land use planning's orientation to focus on people-friendly, instead of car-friendly neighborhoods; prioritizing connectivity as a basis for land use decisions; making government transportation fleets more energy-efficient; and improving active transportation options, including bike, pedestrian, and public transportation options. This focus area also recommends improving landscaping within Hood River County's urban footprint as strategically-planted trees can make buildings more energy-efficient, reduce storm water management issues, and improve air quality and neighborhood livability.

### How does the Transportation and Land Use focus area relate to the plan's three goals?

#### Goal 1: Reduce Greenhouse Gas Emissions

- While it is a challenge to directly measure the fossil fuel emissions of transportation within the county, the transportation sector is the greatest contributor of greenhouse gases in Oregon<sup>7</sup>. Considering the already high penetration of hydro power in Oregon's electric fuel mix, transitioning to alternatively powered electric vehicles would immediately improve the County's greenhouse gas footprint.
- Livable, compact communities within urban growth boundaries connected by healthy transportation alternatives reduce fossil fuel use and emissions.
- Landscaping buffers and best practices that protect farm (particularly perennial crops such as fruit orchards and vineyards) and forest land create a carbon-capturing capacity that mitigates fossil fuel emissions. A city street tree sequesters 10 times the carbon of a similar tree in the forest.

#### Goal 2: Improve Resiliency

- **Smooth adaption to transforming global transportation models.** A growing number of projections predict a transformation in the transportation industry from single-occupancy, internal-combustion-engine vehicles to electric vehicles (EVs) along with large scale deployment of self-driving vehicles. Such a transition offers many community benefits, but also presents challenges when it comes to infrastructure and policy. Hood River County

can make decisions that will guide this process toward a people-friendly transportation system by focusing on connectivity between transport options.

- **Improve public health.** Developing welcoming and safe streets will encourage more people to walk and bike and will decrease chronic diseases like obesity. Zero-emission vehicles and increased public transit will lower emissions and improve air quality.
- **Improve disaster preparedness and increase grid stability.** Developing welcoming and safe streets will encourage more people to walk and bike and will decrease chronic diseases like obesity. Zero-emission vehicles and increased public transit will lower emissions and improve air quality. Today's electric vehicles already have enough battery power to run an average American home for 24 hours. At the same time, electric vehicles can give grid managers unprecedented ability to make the electricity system more efficient through ancillary services. For example, smoothing our electric demand and adjusting charging levels to maintain voltage and frequency.<sup>8</sup>
- **Improve disaster preparedness.** Communities can minimize disaster-caused disruptions by designing communities in such a way that the majority of daily trips can be made on foot or on bicycle.

Goal 3: Increase Local Investment

- Hood River County residents spend approximately \$52 million on diesel and gas each year with over 95% of those dollars leaving the county. Replacing older vehicles with all-electric, or zero-emission vehicles that can use locally generated power, stimulates the local economy.

**How to measure progress as it relates to Transportation and Land use**

Given the difficulty of tracking transportation trends within Hood River County, progress for this focus area must be measured in alternative ways. Following are some suggestions.

1. Increase in the number of zero and low emission vehicle registrations in the county.
2. Increase in the number of EV charging stations or other zero-emission vehicle infrastructure.
3. The cities and county track walk and bike scores within urban growth boundaries through surveys and studies.
4. Increase in the number and accessibility of alternative transit systems (ranging from buses to easily accessible bike rentals, etc.)
5. Increase in the number of tourists and residents using alternatively powered transportation to explore Hood River County.



## OBJECTIVE 1

INCREASE PLANNING METHODS THAT ENHANCE TRANSPORTATION AND PEDESTRIAN CONNECTIVITY INTO ALL COMPREHENSIVE PLANS, LAND USE ACTIONS AND DECISIONS.

### ALIGNMENT WITH PLAN GOALS



#### GOAL 1

Decrease Greenhouse Gas Emissions



#### GOAL 2

Increase Resilience



#### GOAL 3

Increase Local Investment

### Strategies

- 1.1. **Update jurisdictional comprehensive plans** to reflect progressive urban planning techniques within urban growth boundaries.
- 1.2. **Update development and zoning codes** to reflect urban planning techniques that address livability and density within urban growth boundaries and make pedestrian connectivity a top priority.
- 1.3. **Invest in infrastructure that supports this transition.**

### Explanation:

Through its statewide planning program<sup>6</sup>, Oregon prioritizes a number of progressive planning techniques. Complete Streets, Blue Zones and 20 Minute Neighborhoods are examples of other planning techniques that Hood River County cities could adopt. These techniques encourage mixed-use development that make walking, bicycling, and public transportation into safe and convenient choices inside urban growth boundaries.



---

**Metrics**

- A. Number and quality of updates to comprehensive plans.
- B. Number of updates to land use and zoning code.
- C. Number of updates to design review criteria.
- D. Funds in budget to support shift away from single-occupancy vehicle travel.
- E. Number of incentives to prioritize urban planning techniques.
- F. Decrease in number of car trips for non-work reasons .
- G. Miles of hike and pedestrian paths built.

---

## OBJECTIVE 2

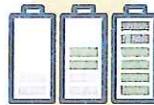
ENSURE HOOD RIVER COUNTY HAS MORE PER CAPITA ZERO AND LOW EMISSION VEHICLES THAN THE STATE AVERAGE.

### ALIGNMENT WITH PLAN GOALS



---

**GOAL 1**  
Decrease Greenhouse Gas Emissions



---

**GOAL 2**  
Increase Resilience



---

**GOAL 3**  
Increase Local Investment

### Explanation:

On October 24, 2013, the Governor of Oregon, in partnership with seven other governors, signed a memorandum of understanding committing to coordinated action to ensure the successful implementation of their state zero-emission vehicle (ZEV) programs. ZEVs include pure-battery-electric vehicles, plug-in hybrid electric vehicles, and hydrogen fuel cell electric vehicles. The Hood River County Energy Plan calls for an increased per-capita ownership of zero- and low-emission vehicles than the state average.

Hood River County recognizes that a growing number of studies predict a rapid worldwide transition to a more energy-efficient, cost-effective transportation system with electric vehicles dominating fleets worldwide. The county also recognizes the unique resiliency benefits of diversifying fleets with zero-emission vehicles. This is why the Hood River County Energy Plan primarily focuses on strategies to increase electric vehicle deployment. However the plan does not favor any specific zero-emission vehicle technology.

---

### Strategies

- 2.1. **Conduct research.** Pursue best knowledge about the potential impacts of autonomous vehicles, transportation-as-a-service models and ZEVs in Hood River County.
- 2.2. **Support most beneficial transportation transition scenarios.** Identify and pursue opportunities to facilitate a smooth transition to ZEV transportation models.
- 2.3. **Jurisdictions lead by example.** Jurisdictions serve as examples by transitioning fleets to ZEVs.
- 2.4. **Invest in transition infrastructure.** Invest in infrastructure that supports this transition.
- 2.5. **Conduct targeted outreach campaigns.** Support programs that encourage the use of ZEVs, and prioritize opportunities that expand transportation access.

### Metrics

- A. Number of ZEVs registered in Hood River County.
- B. Number of policies in place to support ZEV and low-emission car ownership.

### Potential Actions Aligned with Strategies

- 2.1. **Conduct research.** Pursue best knowledge about the potential impacts of autonomous vehicles, transportation as a service models, and ZEVs in Hood River County.
    - 2.1.a. Conduct and review research to determine residents' transportation needs, behaviors, and requirements, and determine barriers to alternative transportation modes.
    - 2.1.b. Develop an advisory committee that tracks trends in the transition to alternatively-powered vehicles and recommends best practices to support local transition.
    - 2.1.c. Encourage zero-emission transportation alternatives.
  - 2.2. **Support most beneficial transportation transition scenarios.** Identify and pursue opportunities to facilitate a smooth transition to zero- and low-emission-vehicle transportation models.
-



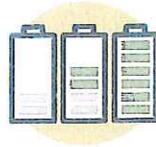
- 
- 2.2.a. Identify and pursue opportunities to facilitate a smooth transition to zero-emission transportation models.
  - 2.2.b. Advocate for transportation policies at the state and national levels that support Hood River County needs and encourage a just and speedy transition to low-carbon, cost-effective transportation alternatives.
  - 2.3. **Jurisdictions lead by example.** Jurisdictions transition their transportation fleets to zero- and low-emissions vehicles.
    - 2.3.a. Compare zero-emission vehicle prices and values when considering new fleet purchases
  - 2.4. **Invest in transition infrastructure.** Invest in infrastructure that supports transition.
    - 2.4.a. Identify and pursue infrastructure supporting alternative use vehicles, including but not limited to, electric-vehicle charging stations.
  - 2.5. **Conduct targeted outreach campaigns.** Support programs that encourage the use of alternatively-powered vehicles; prioritize opportunities that expand transportation access.
    - 2.5.a. Create an outreach campaign to promote the benefits of zero- and low-emission vehicles.
    - 2.5.b. Support alternative purchasing campaigns to fund individual zero- and low-emission vehicles or jointly held lease programs.
-

---

## OBJECTIVE 3

ENSURE THAT HOOD RIVER COUNTY MAKES  
A TIMELY TRANSITION TO ALTERNATIVE-  
POWERED EMERGENCY RESPONSE VEHICLES.

### ALIGNMENT WITH PLAN GOALS



---

#### GOAL 2

Increase Resilience

#### Strategies

- 3.1. Evaluate existing HRC transportation fleet resources.
- 3.2. Transition priority vehicles to alternative-powered vehicles.

#### Potential Actions Aligned with Strategies

- 3.1. Evaluate existing HRC transportation fleet resources.
  - 3.1.a. Conduct county inventory including vehicle data, fuel reserve levels, and related infrastructure (fueling spots, storage facilities, etc.).
  - 3.1.b. Investigate alternative-fuel vehicle options, evaluating value in disaster situations, risk profiles, cost impacts, and implications of proposed alternatives.
  - 3.1.c. Identify fleets within the county where alternatively powered vehicles are cost effective and encourage their adoption (irrigation districts, etc.).



---

**3.2. Transition priority vehicles to alternatively powered vehicles.**

- 3.2.a. Coordinate with local jurisdictions to ensure that, in an emergency, there is adequate infrastructure for priority vehicles to operate for at least two weeks without external re-supply.
- 3.2.b. Partner with allies to update disaster response plans to include the necessary capital and operational plans to incorporate alternative fuel fleets or partnerships.

## OBJECTIVE 4

ENSURE HOOD RIVER COUNTY MAKES TRANSPORTATION SYSTEM IMPROVEMENTS THAT ENHANCE CONNECTIVITY FOR LOCAL & VISITOR TRAVEL.

### ALIGNMENT WITH PLAN GOALS



**GOAL 1**  
Decrease Greenhouse Gas Emissions



**GOAL 3**  
Increase Local Investment

### Strategies

- 4.1. **Connect communities.** Support efforts to provide accessible alternate transportation options to different communities within the county.
- 4.2. **Utilize communications/marketing to support goals:** Coordinate with state and local stakeholders to ensure alternative transportation options, such as bike trails, mass transit, and electric vehicle charging stations, are well known.

### Metrics

- A. Connectivity of bike lanes, electric vehicle infrastructure, etc.
- B. Miles of pedestrian and bike paths in Hood River County.
- C. Number of trips taken per year by mass transit in Hood River County.



---

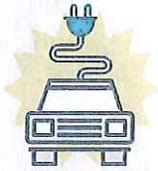
**Potential Actions Aligned with Strategies**

- 4.1. Connect communities. Support efforts to provide accessible alternate transportation options to different communities within the county.
  - 4.1.a. Coordinate with transit partners to ensure mass transit opportunities are funded to effectively serve and connect Hood River County communities.
  - 4.1.b. Support efforts to extend service of Columbia Gorge Express and Columbia Area Transit, especially encouraging stops in Cascade Locks.
  - 4.1.c. Pursue alternative transportation and tourism partnerships.
- 4.2. Utilize communications/marketing to support goals. Coordinate with state and local stakeholders to ensure alternative transportation options such as bike trails, transit, and electric vehicle charging stations, are well known.
  - 4.2.a. Create or feature a one-stop-shop website to connect visitors and residents to car-free Hood River County resources.
  - 4.2.c. Support partner campaigns to encourage car-free visitor travel throughout the Columbia River Gorge National Scenic Area.
  - 4.2.d. Investigate the feasibility of supporting infrastructure geared toward low- or zero-emission visitor travel.

## OBJECTIVE 5

ENSURE HOOD RIVER HAS THE HIGHEST CALIBER STREET TREE-SCAPING POLICIES WITHIN URBAN GROWTH BOUNDARIES.

### ALIGNMENT WITH PLAN GOALS



**GOAL 1**  
Decrease Greenhouse Gas Emissions



**GOAL 2**  
Increase Resilience



**GOAL 3**  
Increase Local Investment

### Strategies

- 5.1. **Retain and plant good-caliber trees and pursue de-paving efforts.**
- 5.2. **Plan parks to coincide with new and revitalized neighborhoods and commercial nodes.**
- 5.3. **Incorporate tree canopy initiative changes** into land use design criteria, comprehensive plan updates, code updates and land use review criteria.

### Explanation:

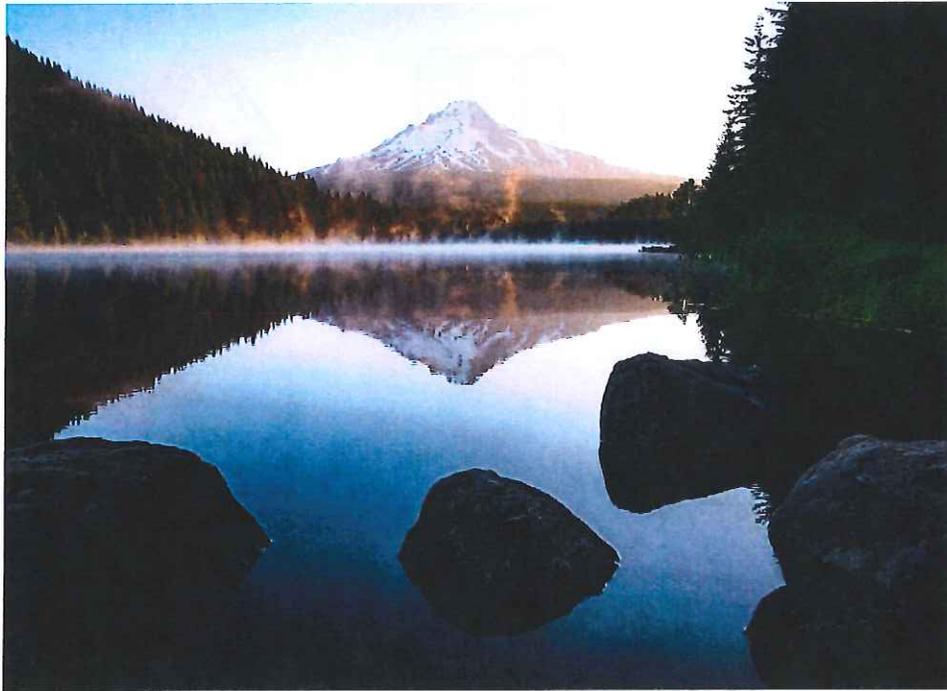
Trees can lower urban air temperature and, when planted strategically, help shade buildings and reduce the energy needed to cool buildings by up to 30%. Strategic tree placement in urban areas encourages alternative modes of transportation, like walking and biking, by making commuting in these ways a more desirable option. In addition to energy use, bioswales and tree roots soak up excess water, reducing energy demands on stormwater management systems. In addition, asphalt that is shaded by trees doesn't experience the dramatic heat of summer, prolonging asphalt life.

### Metrics

- A. Number of comprehensive plans updated.
- B. Number of land use and zoning codes updated.
- C. Number of design review criteria codes updated.

# AGRICULTURAL WATER USE

## DESIGN, CONSTRUCTION AND OCCUPANCY



*Photo by Sean Estergaard*

### INTRODUCTION

The Hood River County Water Planning Group was formed in 2008 with a mission to assess future water needs for threatened and endangered aquatic species, irrigated agriculture, and recreation in the Hood River Basin. The Group includes the County, the Hood River Watershed Group, major irrigation and water districts, the Hood River Soil and Water Conservation District, environmental groups, the Confederated Tribes of the Warm Springs, state and federal resources agencies, and local resource specialists.





In 2013, the Group secured over \$500,000 in grants to undertake a Basin Study for Hood River County. The comprehensive study covered water demands in the Basin, the potential effects from climate change on water supply, and the potential of water conservation, groundwater use, or additional surface water storage to mitigate for any negative impacts from supply or demand changes in the future. The report also documented major water rights and water use in the Basin. In conjunction with the Basin Study, the Hood River Basin Water Conservation Assessment was created to inform a comprehensive basin-wide water conservation strategy. Since 2013, efforts have been made to undertake recommended water conservation, energy production, and energy conservation measures throughout Hood River County.

#### **What is the Agriculture and Water Focus Area?**

**This focus area addresses the movement of agricultural water and the energy used or energy produced by that movement.** This includes a look at the efficiency of on-farm water use and the secondary benefit of using fewer fertilizers, herbicides, and insecticides when water use is reduced to just what the crop needs. This focus area will not analyze the energy used to transport agricultural products as that is captured in the transportation section. The majority of the Agriculture and Water focus area recommendations have already been identified through previous work by the Hood River Water Planning Group and its members. Because a significant amount of energy is used to transport water for irrigation, this focus area follows the Hood River Water Conservation Assessment recommendations and primarily addresses water use in Hood River County irrigation systems. The domestic and industrial water systems within Hood River County are almost entirely pressurized through gravity and thus present very little opportunity for energy conservation.

These recommendations focus on water system improvements that will minimize the amount of water pumped or delivered to farms (and therefore the amount of energy used) while maximizing the harvesting of energy available within the pressurized water systems. Moving water can either be energy producing or energy consuming; the goal is to produce as much energy as possible while consuming as little as possible.

#### **How does the Agriculture and Water Use Focus Area relate to the plan's three goals?**

##### Goal 1: Reduce Greenhouse Gas Emissions

- **Reducing the amount of energy required** to move water reduces the greenhouse gas emissions required to create that energy. Generating electrical energy by using the power of water in motion further offsets those emissions.



---

## Goal 2: Improve Resiliency

- **Grid stability.** Minimizing energy use while maximizing energy production reduces the burden on the rest of the electrical grid and improves community resiliency. As irrigation systems become more efficient and less dependent on outside energy sources (through minimizing power use and maximizing production) the system becomes less reliant on outside energy sources and more self-sufficient. More efficient water delivery systems are also less likely to be damaged in the event of a natural disaster and are less vulnerable to drought (pipes in the ground are far less likely to be damaged in natural disasters than open canals), making both the food production and energy production systems more resilient. Finally, if the local grid were configured properly, the energy produced within the water system could be used as an islanded power source during a major natural disaster.
- **Reduced need for chemical use.** Reducing the amount of fertilizers, herbicides, and insecticides used to produce our food improves water quality and reduces potential harm to wildlife and agricultural workers.

## Goal 3: Increase Local investment

- Water system improvement projects create both valuable permanent infrastructure improvements and temporary construction jobs. Investing in infrastructure that produces energy within water systems provides consistent revenue that stays in the local economy. Operating and maintaining these systems creates family-wage jobs for skilled employees.

### How to measure progress as it relates to AGRICULTURE AND Water Use?

Progress can be measured by:

1. Total annual kWh used to move water.
  2. Total annual kWh produced within water systems.
  3. Gallons of water conserved through on-farm and conveyance efficiency.
  4. Miles of pipe installed. Miles of open canal converted to pipe.
  5. Dollars spent on infrastructure improvements.
  6. Dollars returned to the community from sales of power (Irrigation District Revenue) and invested in local infrastructure.
  7. Dollars saved through energy conservation due to pressurized systems or centralized pumping.
-

# OBJECTIVE 1

## REDUCE WATER LOSS

### ALIGNMENT WITH PLAN GOALS



**GOAL 1**  
Decrease Greenhouse Gas  
Emissions



**GOAL 2**  
Increase Resilience



**GOAL 3**  
Increase Local Investment

### Strategies

- 1.1. **Pipe open ditches.** Continue to pipe open conveyance and distribution systems.
- 1.2. **Convert on-farm systems.** Continue to convert on-farm irrigation systems to the most efficient technologies available.
- 1.3. **Identify technical solutions for water efficiency.** Identify the most cost-effective and market-attractive technologies for “best-in-class” water savings and water efficiency.
- 1.4. **Utilize communications/marketing to support goals.** Increase public awareness of the benefits of water conservation through piping of ditches and on-farm application improvements.

### Metrics

- A. Number of gallons conserved.
- B. Number of miles of open conveyance and distribution systems piped.
- C. Amount of kWh of energy conserved.



---

### Potential Actions Aligned with Strategies

- 1.1. **Pipe open ditches.** Continue to pipe open conveyance and distribution systems.
    - 1.1.a. Complete engineering plan to completely pipe and pressurize systems.
    - 1.1.b. Secure funding for highest priority sites.
    - 1.1.c. Implement piping projects.
    - 1.1.d. Monitor water savings.
  
  - 1.2. **Convert on-farm systems.** Continue efforts to convert on-farm irrigation systems to the most efficient technologies available.
    - 1.2.a. Support on-going efforts to secure funding for landowner assistance.
    - 1.2.b. Continue to research and identify the latest available technology.
    - 1.2.c. Monitor water and energy savings.
  
  - 1.3. **Establish technical solutions for water efficiency.** Identify the most cost-effective and market attractive technologies for 'best-in-class' water savings and water efficiency.
    - 1.3.a. Support the Water Planning Group and Hood River Watershed Group in continuing their work to identify most appropriate solutions and technologies.
    - 1.3.b. Look for local opportunities to refine or adapt existing technologies, or develop new ones, and create jobs or businesses around those technologies.
  
  - 1.4. **Utilize communications/marketing to support goals.** Increase public awareness of the benefits of water conservation through piping of ditches and on-farm application improvements.
    - 1.4.a. Support and collaborate with local non-profits, special districts, and government entities to promote benefits and share success stories.
-

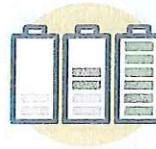
## OBJECTIVE 2

### REDUCE ENERGY CONSUMPTION

ALIGNMENT WITH PLAN GOALS



**GOAL 1**  
Decrease Greenhouse Gas  
Emissions



**GOAL 2**  
Increase Resilience



**GOAL 3**  
Increase Local Investment

#### Strategies

- 2.1. **Pipe open ditches.** Continue to pipe open conveyance and distribution systems to capture the head potential and pressurize through gravity.
- 2.2. **Pressurize distribution system.** Pressurize distribution system using gravity or centralized pumping facilities.
- 2.3. **Identify technical solutions for energy efficiency.** Identify the most cost-effective and market attractive technologies for energy efficient pumping.
- 2.4. **Utilize communications/marketing to support goals.** Increase public awareness of the benefits of energy conservation through pressurization and centralized pumping

#### Metrics

- A. Number of pumps eliminated.
- B. Amount of kWh of energy conserved.



---

### Potential Actions Aligned with Strategies

- 2.1. **Pipe open ditches.** Continue to pipe open conveyance and distribution systems to capture the head potential and pressurize through gravity.
    - 2.1.a. Complete engineering plan to completely pipe and pressurize systems with an eye to the potential to eliminate pumps.
    - 2.1.b. Secure funding for highest priority sites.
    - 2.1.c. Implement piping projects.
    - 2.1.d. Monitor energy savings.
  
  - 2.2. **Pressurize distribution system.** Pressurize distribution systems using gravity or centralized pumping facilities.
    - 2.2.a. Complete engineering plan to pressurize distribution systems for East Fork Irrigation District, Dee Irrigation District, and Mount Hood Irrigation District.
    - 2.2.b. Collect data to determine current energy used for pumping (mostly completed).
    - 2.2.c. Calculate energy savings through gravity pressurization and centralized pumping facilities.
    - 2.2.d. Secure funding.
    - 2.2.e. Implement pressurization projects.
    - 2.2.f. Monitor energy savings.
  
  - 2.3. **Establish technical solutions for energy efficiency.** Identify the most cost-effective and market attractive technologies for energy-efficient pumping.
    - 2.3.a. Help the Water Planning Group and Hood River Watershed Group identify the most appropriate solutions and technologies.
    - 2.3.b. Look for local opportunities to refine or adapt existing technologies or develop new ones and create jobs or businesses around those technologies.
-

---

2.4. **Utilize communications/marketing to support goals.** Increase public awareness of the benefits of energy conservation through pressurization and centralized pumping.

2.4.a. Support and collaborate with local non-profits, special districts, and government entities to promote benefits and success stories.

## OBJECTIVE 3

# INCREASE ENERGY PRODUCTION

### ALIGNMENT WITH PLAN GOALS



#### GOAL 1

Decrease Greenhouse Gas Emissions

#### GOAL 2

Increase Resilience

#### GOAL 3

Increase Local Investment

### Strategies

- 3.1. **Install in-conduit hydropower production facilities.** Continue to capture the energy produced by water moving through water infrastructure.
- 3.2. **Produce power at pressure reducing valves.** Replace pressure reducing valves with turbines.
- 3.3. **Establish technical solutions for energy efficiency.** Identify the most cost-effective and market attractive technologies for small-scale generation.
- 3.4. **Utilize communications/marketing to support goals.** Increase public awareness of the benefits of energy conservation through pressurization and centralized pumping.

### Metrics

- A. Amount of kWh produced.
- B. Amount of revenue realized.

---

### Potential Actions Aligned with Strategies

- 3.1. **Install in-conduit hydropower production facilities.** Continue to capture the energy produced by water moving through water infrastructure.
    - 3.1.a. Complete engineering analysis of potential hydropower sites.
    - 3.1.b. Secure funding for highest priority sites.
    - 3.1.c. Implement hydropower projects.
    - 3.1.d. Monitor energy production.
  - 3.2. **Produce power at pressure reducing valves.** Replace pressure reducing valves with turbines.
    - 3.2.a. Collect location, flow, pressure, proximity to transmission, or power appetite analysis for all irrigation and domestic water systems.
    - 3.2.b. Identify sites that are suitable for existing technologies.
    - 3.2.c. Identify power sales or net-metering options.
    - 3.2.d. Secure funding.
    - 3.2.e. Implement projects.
    - 3.2.f. Monitor energy production.
  - 3.3. **Identify technical solutions for energy efficiency.** Identify cost-effective and market-attractive technologies for small-scale generation.
    - 3.3.a. Look for local opportunities to refine or adapt existing technologies or develop new ones and create jobs or businesses around those technologies.
  - 3.4. **Utilize communications/marketing to support goals.** Increase public awareness of the benefits of energy conservation through pressurization and centralized pumping.
    - 3.4.a. Collaborate with local non-profits, special districts, and government entities to promote benefits and success stories.
-



# COMMUNITY SCALE SOLUTIONS



Photo by Common Energy

COMMUNITY SCALE SOLUTIONS

## INTRODUCTION

Purchasing electricity to run buildings, irrigation pumps, industrial plants and other facilities is a known cost for municipalities, residents and businesses in Hood River County. Depending on where they live, county residents purchase electricity from a variety of sources including Pacific Power (Hood River), Hood River Electric Co-Op (Odell/Parkdale) and the City of Cascade Locks Electric Department. In 2016, Hood River County Residents spent \$23,333,909 on electricity to run their homes and facilities (Figure 4). Oregon has rules governing how electricity is generated and delivered within the state. For example, Oregon’s Renewable Portfolio Standard (RPS) requires that 50 percent of the electricity Oregonians use come from certified renewable sources by 2040. The original RPS was adopted in 2007, when just 2 percent of Oregon’s electricity needs were met with renewables. In March 2016, the passage of Oregon Senate Bill 1547 increased Oregon’s Renewable Portfolio Standard requirement to 50 percent renewables by 2040<sup>11</sup>. In Hood River County our renewable options include solar, micro-hydro, geothermal, woody biomass, methane recovery, and wind.



---

### What is the Community Scale Solutions focus area?

This focus area looks at how renewable energy-generating facilities could be owned and operated in Hood River County. While public utilities are working to meet the state's 50 percent certified renewable by 2040 goal, the Hood River County Energy Plan Steering Committee is exploring options to help Hood River County meet that goal sooner using locally produced renewable energy. To do this, the Community Scale Solutions subcommittee investigated solutions that currently exist such as partnering with renewable energy cooperatives to install renewable energy projects on publicly owned buildings (i.e. community owned solar systems on publicly owned buildings). They also investigated opportunities, such as Community Choice Aggregation (CCA). The recommendations in this focus area propose further investigating all financing options and pursuing models that best serve Hood River County, especially those that spread benefits equitably throughout the community.

---

### EXAMPLE Financing Methods FOR LOCALLY OWNED ENERGY PROJECTS

**Community financed solar** is a solar power installation that accepts capital from individual investors and provides them with a return on their investment as well as tax benefits. This allows more people to access the financial benefits of renewable energy generation.

**On-bill crediting** (recently introduced in Oregon public utility territories), allows investors to purchase a portion of a shared renewable energy project and receive a credit on their utility bill for the value of the kWh generated.

**Clean energy revolving funds** are pools of capital from which loans can be made for clean energy projects—as loans are repaid, the capital is then reloaned for another project.

**Bulk solar purchasing programs (also known as 'solarize')** such as the GO! Solar initiative (2015-2017) boost the number of locally, independently-owned solar systems by reducing the financial and logistical barriers that homeowners may experience when considering investing in rooftop solar.

**Community Choice Aggregation (CCA)** is a system that allows cities and counties to aggregate the buying power of individual customers within a defined jurisdiction in order to secure renewable energy supply contracts. CCAs are public, not-for-profit entities that enable city and county governments to pool (or aggregate) the electricity demand of their communities for the purpose of supplying electricity. A CCA buys and/or develops power on behalf of the residents, business, and government electricity users in its jurisdiction. One barrier is that CCAs are currently not legal in the state of Oregon.

---

---

**How does the Community Scale Solutions focus area relate to the plan's three goals?**

Decrease Greenhouse Gas Emissions

- The largest source of greenhouse gas emissions from human activities in the United States is from burning fossil fuels for electricity, heat, and transportation, according to the U.S. Environmental Protection Agency (EPA). How energy is produced directly affects greenhouse gas emissions. According to data aggregated by the International Panel on Climate Change, life-cycle global warming emissions associated with renewable energy—including manufacturing, installation, operation, and maintenance, as well as dismantling and decommissioning—are minimal.

Improve Resiliency

- **Grid Stability.** The price of solar and other renewable energy costs are dropping substantially, resulting in rapid expansion of renewable energy. Expansion of distributed energy through renewables strengthens the electric grid's stability.
- **Economic Development.** Community choice aggregation (CCA) provides communities with local control over their energy supply, allowing them to increase the amount of electricity procured from renewable sources. As more and more companies set their own renewable energy goals, they will be looking for the cheapest and most efficient ways to procure renewable power. CCAs provide consumer choice where none currently exist and have also resulted in competitive (lower) electrical rates.
- **Job Creation.** When renewable energy projects are built locally and owned by a CCA, they provide local jobs and economic returns to local businesses/developers.

Increase Local Investment

- Models such as CCA and community-owned solar introduce competition into the energy market, which helps drive down costs, stimulate new energy investments, and diversify power choices.

**How to measure progress as it relates to Community Scale Solutions?**

In 2016, Hood River County generated 17.8% of its annual 270,970,362 kWh of power locally (Figure 3).

Progress can be measured by:

---

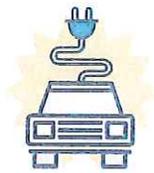
- 
1. Percent increase of locally-produced and locally-owned renewable energy, measured in annual kWh output.
  2. Amount of increased money that stays in Hood River County as a result of locally owned energy production.



## OBJECTIVE 1

HOOD RIVER COUNTY DEVELOPS ENERGY GENERATION RESOURCES TO MEET THE ENERGY PLAN'S GOAL TO IMPROVE RESILIENCY AND ENERGY INDEPENDENCE BY MEETING 50% OF THE COUNTY'S ENERGY NEEDS FROM LOCAL DIVERSIFIED ENERGY SOURCES AND STORAGE CAPACITY BY 2050.

### ALIGNMENT WITH PLAN GOALS



**GOAL 1**  
Decrease Greenhouse Gas Emissions



**GOAL 2**  
Increase Resilience



**GOAL 3**  
Increase Local Investment

### Strategies

- 1.1. **Complete a feasibility analysis to understand the potential effects of community choice aggregation in Hood River County.**
- 1.2. **Identify and begin developing X gigawatt hours of renewable energy projects in Hood River County.**
- 1.3. **Increase funding opportunities for public and privately owned renewable energy projects.**

### Potential Actions Aligned with Strategies

- 1.1. **Complete a feasibility analysis to understand the potential effects of community choice aggregation in Hood River County.**
    - 1.1.a. Evaluate public resources. Identify publicly and privately owned facilities, including land, suitable for renewable energy generation.
    - 1.1.b. Complete and review economic and production assessments for properties.
    - 1.1.c. Identify partnerships and funding opportunities.
  - 1.2. **Identify and begin developing 328,500 megawatt hours of renewable energy projects in Hood River County.**
    - 1.2.a. Evaluate resources suitable for renewable energy generation. Identify suitable publicly and privately owned facilities, including land.
    - 1.2.b. Complete economic and production assessments for potential energy sources (wind, solar, hydro) for properties.
    - 1.2.c. Identify partnerships and funding opportunities that expand access to renewable energy for all citizens.
    - 1.2.d. Utilize communications/marketing efforts to meet goals.
  - 1.3. **Increase funding opportunities for public and privately owned renewable energy projects.**
    - 1.3.a. Research cost-effective financing and ownership models.
    - 1.3.b. Prioritize development opportunities that expand access of renewable energy ownership, including shared renewable energy projects.
    - 1.3.c. Work with partners to develop a clean-energy financing strategy. Strategy will identify and prioritize financing opportunities supported by both the government and the private sector.
    - 1.3.d. Utilize communications/marketing efforts to meet goals.
-



---

**Metrics**

- A. Per capita reduction in money spent on energy per utility meter.
- B. Reduced cost to supply municipal energy (city-, county-, and port-owned buildings).
- C. Per capita increase in kWh and therms generated by renewable energy sources.
- D. Reduction in kWh rate to the public and private consumers.
- E. Number of new jobs created in Hood River County related to clean energy production.
- F. Number of public-private partners working together toward meeting clean energy goals.

This page intentionally left blank



This page intentionally left blank

## NEXT STEPS

---

The Hood River Energy Plan Steering Committee will present this plan to all local government agencies and special districts, and invite each of them to adopt the plan's goals and vision. That's the first step, usually done by resolution, in a process that continues to rely on public involvement, subject matter experts, and public and private sector leadership.

This document does not provide a specific pathway for achieving the plan's goals. The strategies and actions that are pursued will vary by government agency and special district. However, the Hood River Energy Plan Steering Committee looks forward to working with the county, cities, ports, and other local partners to create the Implementation Plan, a process by which priority projects will emerge, along with specific plans of action, and a list of resource needs.

It's recommended that the county and other agencies use the Energy Plan as a guiding document and incorporate the Energy Plan's goals, strategies and actions into the following types of plans: comprehensive plans, master plans (parks, buildings, stormwater, water, etc.), regional transportation plans, land use code, county building department permitting and SDC fee structure and utility plans.

The creation of the Hood River County Energy Plan has already demonstrated that only by working together can we succeed.



# APPENDIX BIBLIOGRAPHY

---

<sup>1</sup>Unknown author. Renewable Portfolio Standard. Oregon Department of Energy. Retrieved January 2018 from [www.oregon.gov/energy/energy-oregon/Pages/Renewable-Portfolio-Standard.aspx](http://www.oregon.gov/energy/energy-oregon/Pages/Renewable-Portfolio-Standard.aspx)

<sup>2</sup>Colton, R. (2017) Oregon 2016 Home Energy Affordability Gap. FISHER, SHEEHAN & COLTON BELMONT, Massachusetts

<sup>3</sup>Boyce, D., Wirfs-Brock, J. (May 2016) "High Utility Costs Force Hard Decisions for the Poor." Inside Energy. Retrieved from <http://insideenergy.org/2016/05/08/high-utility-costs-force-hard-decisions-for-the-poor/>

<sup>4</sup>Unknown Author. (September 2014) "Everywhere but Northeast, fewer homes choose natural gas as heating fuel." EIA U.S Energy and Information Administration. Retrieved from [www.eia.gov/todayinenergy/detail.php?id=18131](http://www.eia.gov/todayinenergy/detail.php?id=18131)

<sup>5</sup>Hoen, B., Adomatis, S., Jackson, T., Graff-Zivin, J., Thayer, M., Klise, G. T. and Wiser, R. (2015) Selling into the Sun: Price Premium Analysis of a Multi-State Dataset of Solar Homes. Lawrence Berkeley National Laboratory. Berkeley, CA. January 19, 2015. 33 pages. LBNL-6942E

<sup>6</sup>Oregon's Statewide Planning Goals & Guidelines (March 2010) Department of Land Conservation and Development. Retrieved from [www.oregon.gov/lcd/docs/goals/compilation\\_of\\_statewide\\_planning\\_goals.pdf](http://www.oregon.gov/lcd/docs/goals/compilation_of_statewide_planning_goals.pdf)

<sup>7</sup>Unknown Author(2017) Oregon Global Warming Commission 2017 Biennial Report to the Legislature. Oregon Department of Energy. Retrieved from [www.oregon.gov/energy/energy-oregon/Pages/Greenhouse-Gas-Snapshot.aspx](http://www.oregon.gov/energy/energy-oregon/Pages/Greenhouse-Gas-Snapshot.aspx)

<sup>8</sup>Farrell, J., Weinmann, K. (June 2017) Choosing the Electric Avenue: Unlocking Savings, Emissions Reductions, and Community Benefits of Electric Vehicles. Institute for Local Self-Reliance, Executive Summary.

<sup>9</sup>Watershed Professionals Network LLC (2013) Hood River Basin Water Conservation Assessment.

<sup>10</sup>Burden, D. (August 2016) Urban Street Trees:22 Benefits. Glatting Jackson and Walkable Communities, Inc.

<sup>11</sup>SB1547. Senate. Reg. Sess. 2016 (OR 2016) Retrieved from <https://olis.leg.state.or.us/liz/2016R1/Downloads/MeasureDocument/SB1547/Enrolled>

---

# GLOSSARY

---

**20-minute neighborhoods** Places where residents have easy, convenient access to many of the places and services they use daily including grocery stores, restaurants, schools, and parks, without relying heavily on a car. They are characterized by a vibrant mix of commercial and residential uses all within an easy walk. They have higher concentrations of people and are complete with the sidewalks, bike lanes, and bus routes that support a variety of transportation options.

**Autonomous vehicles (AVs)** Vehicle automation refers to the ability of a vehicle to operate with reduced or without direct human operation. Autonomous vehicles are the subset of automated vehicles where self-driving operation is possible, often intended to mean with limited or no connection to nearby vehicles or infrastructure.

**Biomass:** When referring to fuel, biomass is a plant-derived fuel from clean and untreated wood such as brush, stumps, lumber ends and trimmings, wood pallets, bark, wood chips or pellets, shavings, sawdust and slash, agricultural crops, biogas, or liquid biofuels, but excludes materials derived in whole or part from construction and demolition debris.

**Bioswale:** A vegetated depression that can temporarily store storm water, reduce flooding, clean water, and encourage infiltration.

**Carbon dioxide (CO<sub>2</sub>):** The major heat trapping gas whose atmospheric concentration is being increased by human activities. It also serves as the yardstick for all other greenhouse gases. The major source of CO<sub>2</sub> emissions is fuel combustion, but they also result from clearing forests and burning biomass. Atmospheric concentrations of CO<sub>2</sub> have been increasing at a rate of about 0.5 percent a year, and are now more than 30 percent above pre industrial levels.

**Carbon sink:** A natural or artificial reservoir like soil, a forest, a landfill, a wood structure or other biomass related product that stores carbon from the atmosphere.

**Cascadia Subduction Zone earthquake:** The world's largest faults are associated with subduction zones and have produced earthquakes in the M 9+ range. The last great earthquake on the Cascadia Subduction Zone occurred in 1700, just over 300 years ago. Geologists have found evidence for at least 40 great Cascadia earthquakes during the past 10,000 years—and estimate they occur irregularly at intervals anywhere between 200 and 800 years. The next Cascadia earthquake may be similar to the earthquake that set off the 2004 Indian Ocean tsunami. It could cause strong ground shaking from northern California to southern Canada lasting for up to five minutes. It will also produce a tsunami that could affect not only our coast, but other countries throughout the Pacific Basin.

**Climate:** The average state of the atmosphere including typical weather patterns for a particular region and time period (usually 30 years). Climate is the average, long term weather

---



---

**20-minute neighborhoods** Places where residents have easy, convenient access to many of the places and services they use daily including grocery stores, restaurants, schools, and parks, without relying heavily on a car. They are characterized by a vibrant mix of commercial and residential uses all within an easy walk. They have higher concentrations of people and are complete with the sidewalks, bike lanes, and bus routes that support a variety of transportation options.

**Autonomous vehicles (AVs)** Vehicle automation refers to the ability of a vehicle to operate with reduced or without direct human operation. Autonomous vehicles are the subset of automated vehicles where self-driving operation is possible, often intended to mean with limited or no connection to nearby vehicles or infrastructure.

**Biomass:** When referring to fuel, biomass is a plant-derived fuel from clean and untreated wood such as brush, stumps, lumber ends and trimmings, wood pallets, bark, wood chips or pellets, shavings, sawdust and slash, agricultural crops, biogas, or liquid biofuels, but excludes materials derived in whole or part from construction and demolition debris.

**Bioswale:** A vegetated depression that can temporarily store storm water, reduce flooding, clean water, and encourage infiltration.

**Carbon dioxide (CO<sub>2</sub>):** The major heat trapping gas whose atmospheric concentration is being increased by human activities. It also serves as the yardstick for all other greenhouse gases. The major source of CO<sub>2</sub> emissions is fuel combustion, but they also result from clearing forests and burning biomass. Atmospheric concentrations of CO<sub>2</sub> have been increasing at a rate of about 0.5 percent a year, and are now more than 30 percent above pre industrial levels.

**Carbon sink:** A natural or artificial reservoir like soil, a forest, a landfill, a wood structure or other biomass related product that stores carbon from the atmosphere.

**Cascadia Subduction Zone earthquake:** The world's largest faults are associated with subduction zones and have produced earthquakes in the M 9+ range. The last great earthquake on the Cascadia Subduction Zone occurred in 1700, just over 300 years ago. Geologists have found evidence for at least 40 great Cascadia earthquakes during the past 10,000 years—and estimate they occur irregularly at intervals anywhere between 200 and 800 years. The next Cascadia earthquake may be similar to the earthquake that set off the 2004 Indian Ocean tsunami. It could cause strong ground shaking from northern California to southern Canada lasting for up to five minutes. It will also produce a tsunami that could affect not only our coast, but other countries throughout the Pacific Basin.

**Climate:** The average state of the atmosphere including typical weather patterns for a particular region and time period (usually 30 years). Climate is the average, long term weather pattern for a particular region, while weather describes the short term state of the atmosphere. Climate measures average precipitation, temperature, wind, and seasonal phenomena such as length of the growing season.

---

**EPA:** The United States Environmental Protection Agency.

**Fossil fuel:** Fossil fuel is a general term for buried combustible geologic deposits of organic materials, formed from decayed plants and animals that have been converted to crude oil, coal, natural gas, or heavy oils by exposure to heat and pressure in the earth's crust over hundreds of millions of years. A major concern is that they emit CO<sub>2</sub> when burned, significantly enhancing the greenhouse effect.

**Generation:** The process of making electricity. The term may also refer to energy supply.

**Greenhouse gas (GHG):** Commonly abbreviated GHG, a term used for gases that trap heat in the atmosphere. The principal greenhouse gases that enter the atmosphere as a result of human activity are carbon dioxide, methane, and nitrous oxide. Others include, but are not limited to, water vapor, chlorofluorocarbons (CFCs), hydrochlorofluorocarbons (HCFCs), ozone (O<sub>3</sub>), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF<sub>6</sub>).

**Hydrogen fuel cell vehicle (FCEVs):** Fuel cell vehicles use hydrogen gas to power an electric motor. Unlike conventional vehicles, which run on gasoline or diesel, fuel cell cars and trucks combine hydrogen and oxygen to produce electricity, which runs a motor. The exhaust of a hydrogen fuel cell is water or water vapor.

**In-conduit hydropower:** Existing tunnels, canals, pipelines, aqueducts, and other manmade structures that carry water and are fitted with electric generating equipment. Conduit projects often qualify as small hydro, and are able to extract power from water without the need for a large dam or reservoir. Conduit projects are efficient, cost-effective, and environmentally friendly, as they are able to generate electricity from existing water flows, exploit synergies with infrastructure already in place and often requiring less of a capital investment.

**Kilowatt-hour (kWh):** A unit of energy equivalent to one kilowatt (kW) of power expended for one hour.

**Land use:** Human determined arrangements, activities, and inputs undertaken in a certain land type, the social and economic purposes for which land is managed (e.g., grazing, timber extraction, recreation, and conservation).

**LEED:** Leadership in Energy and Environmental Design, a program of the United States Green Building Council and a commonly used green building standard.

**Megawatt hour (MWh):** A unit of energy equal to 1,000 Kilowatt hours (kWh). It is equal to 1,000 kilowatts of electricity used continuously for one hour. It is approximately equivalent to the amount of electricity used by about 330 homes during one hour.



---

**Metric-tons of CO<sub>2</sub> (MTCO<sub>2</sub>e):** A measure used to compare the emissions from various greenhouse gases based upon their global warming potential.

**Methane (CH<sub>4</sub>):** A hydrocarbon that is a heat trapping gas carrying a global warming potential recently estimated at 24.5. Methane is produced through anaerobic (without oxygen) decomposition of waste in landfills, animal digestion, decomposition of animal wastes, production and distribution of natural gas and oil, coal production and incomplete combustion of fossil fuels.

**Motor Vehicle Emission Simulator (MOVES):** An emissions modeling system that estimates emissions vehicle miles traveled for mobile sources at the national, state, and county level.

**Natural gas:** A fossil fuel that occurs as underground deposits of gases consisting of 50 to 90 percent methane (CH<sub>4</sub>) and small amounts of heavier gaseous hydrocarbon compounds like propane (C<sub>3</sub>H<sub>8</sub>) and butane (C<sub>4</sub>H<sub>10</sub>).

**ODOT:** Oregon Department of Transportation.

**Photovoltaic (PV):** A solar power technology that converts sunlight into electricity.

**Plug-in electric vehicle (PEVS):** Any motor vehicle with rechargeable battery packs that can be charged from the electric grid and the electricity stored on board drives or contributes to drive the wheels for propulsion.

**PM<sub>2.5</sub> (particle pollution):** Refers to atmospheric particulate matter (PM) that have a diameter of less than 2.5 micrometers, which is about 3% the diameter of a human hair. Owing to their minute size, particles smaller than 2.5 micrometers are able to bypass the nose and throat and penetrate deep into the lungs and some may even enter the circulatory system. Studies have found a close link between exposure to fine particles and premature death from heart and lung disease.

**Power:** Energy amount per time (usually hours) that is available for doing work; the time rate at which rate is performed. It is measured in horsepower, watt, or BTU per hour. Electric power is the product of the electric current and volts.

**Power Purchase Agreements:** A contract between two parties, one which generates electricity (the seller) and one which is looking to purchase electricity (the buyer).

**Pressure reducing valves:** High water pressure can rupture pipes, damage fixtures, injure people, and waste water and energy. Pressure reducing valves are used in pipes to lower pressure and reduce these concerns.

**Stakeholder:** A person or entity that would be affected by a particular action or policy.

**Therms:** A unit of energy containing 100,000 British thermal units (BTU). 1 therm equals 29.3 kWh.

---

---

**Transportation as a Service:** Also known as *Mobility-as-a-Service (MaaS)*, describes a shift away from personally owned modes of transportation and towards mobility solutions that are consumed as a service. Two common examples of this model are Uber and Lyft.

**Vehicle miles traveled (VMT):** A measurement to determine the amount of automobile traffic—can also be used to calculate greenhouse gas emissions.

**Zero emission vehicles:** include pure battery electric vehicles (BEVs), plug-in hybrid electric vehicles (PHEVs), and hydrogen fuel cell electric vehicles (FCEVs). These vehicles generate no, or insignificant emissions to run. Whether or not an electric vehicle is truly zero-emission depends on the energy sources used to charge the vehicle.

**Zero net energy:** A net-zero-energy building annually produces as much energy through on-site renewable systems as it uses. A zero net energy ready building integrates energy-efficient design and technologies to produce buildings such that 100% or more of their annual energy needs could be met using onsite renewable energy whether or not renewable energy technology is currently installed.



**CASCADE LOCKS STAFF REPORT**

---

**Date Prepared: March 19, 2018**

**For City Council Meeting on: March 26, 2018**

**TO: Honorable Mayor and City Council**

**PREPARED BY: Gordon Zimmerman, City Administrator**

**SUBJECT: Resolution No. 1394 Authorizing the Refunding of the 1998 Sewer Debt**

**SYNOPSIS:** In previous Council Meetings we had discussed the possibility of refinancing the \$954,000 Sewer Bond from 1998. We are currently paying \$77,711 per year in repayment of that bond. Our current interest rate is 4.75%. If we are able to refinance at a lower rate, we can significantly shorten the repayment and reduce the total dollars repaid by the City.

Working with D. A. Davidson Company, we are able to join our funding package with four other cities (Shady Cove, Manzanita, Yamhill, and Port Orford) to attract a lower interest rate than we could on our own. Depending on the market, we can shorten this 40 year bond to 30-31 years and save the citizens of Cascade Locks about \$100,000 in interest payments.

Passing this resolution is the next step in continuing this journey to pay off the 1998 Sewer Bond.

**CITY COUNCIL OPTIONS:** Approve or reject Resolution No. 1394.

**RECOMMENDED MOTION:** "I move to approve Resolution No. 1394 refunding the 1998 sewer debt."



**RESOLUTION NO. 1394**

**A RESOLUTION AUTHORIZING THE ISSUANCE AND NEGOTIATED SALE OF FULL FAITH AND CREDIT REFUNDING OBLIGATIONS TO REFUND AN OUTSTANDING LOAN; DESIGNATING AN AUTHORIZED REPRESENTATIVE, SPECIAL COUNSEL, AND UNDERWRITER; AUTHORIZING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT AND TRUST AGREEMENT; AND RELATED MATTERS.**

**WHEREAS**, the City of Cascade Locks, Hood River County, Oregon (the "City") is authorized pursuant to the Constitution and laws of the State of Oregon, namely, Oregon Revised Statutes Sections 271.390, 287A.315 and 287A.360, to (1) enter into financing agreements to finance and refinance real and personal property the City determines is needed, (2) pledge its full faith and credit and taxing power in connection with such financing agreements, and (3) pay the costs of issuance of such financing agreements; and

**WHEREAS**, the Charter of the City does not (1) prohibit the City from entering into a financing agreement and pledging its full faith and credit as security for the financing agreement, nor (2) require a non-appropriation clause to be included in the financing agreement; and

**WHEREAS**, on December 22, 1998, the City issued its Sewer Revenue Bond No. 1 to the United States of America, acting through the United States Department of Agriculture pursuant to Resolution No. 721 of the City adopted on October 3, 1994 and Ordinance No. 336 of the City adopted on December 14, 1998, in the aggregate principal amount of \$954,000 (the "USDA Loan") and the proceeds were used to finance capital improvements to the City's sewer system (the "USDA Project"); and

**WHEREAS**, the USDA Project is complete and the City determines the USDA Project is needed; and

**WHEREAS**, the USDA Loan is secured by the unobligated net revenues of the sewer utility system; and

**WHEREAS**, based on current market conditions, present value savings may be achieved by issuing refunding obligations for the purpose of refunding all or a portion of the USDA Loan and paying the costs of issuance of the refinancing; and

**WHEREAS**, the City may reduce the costs of the refinancing if the City participates in a pooled transaction with other Oregon local governments that wish to refinance loans; and

**WHEREAS**, the pooled transaction does not require the City to pay any portion of another government's financing agreement; and



**WHEREAS**, the refunding obligations will be issued as full faith and credit obligations of the City, payable from the designated funds available to make the Financing Payments and the general, non-restricted revenues of the City, including taxes levied within the restrictions of Sections 11 and 11b, Article XI of the Constitution of the State of Oregon.

THE CITY COUNCIL OF THE CITY OF CASCADE LOCKS RESOLVES AS FOLLOWS:

**Section 1.     Definitions.**

Unless the context clearly requires otherwise, capitalized terms not defined in this Section 1 shall have the meanings defined for such terms in the Trust Agreement; and, capitalized terms used in this Resolution which are defined in this Section 1 shall have the following meanings:

**“Authorized Representative”** means the City Administrator or person designated by the Council to act as Authorized Representative under this Resolution.

**“Code”** means the Internal Revenue Code of 1986, as amended, including regulations, rulings and judicial decisions promulgated thereunder.

**“City”** means the City of Cascade Locks, Oregon.

**“Financing Agreement”** means the City’s financing agreement, which may be evidenced by a note that is authorized by Section 2 of this Resolution.

**“Financing Payments”** means amounts, including the principal and interest payments, due under the Financing Agreement.

**“Obligations”** means the obligations issued by the Trustee under the Trust Agreement which represent undivided ownership interest in the Financing Payments and the financing payments due from other Oregon local governments participating in the pooled program to refund their loans.

**“Trust Agreement”** means the Trust Agreement between the Trustee, the City and other Oregon local governments participating in the pooled program to refund loans.

**“Trustee”** means the trustee under the Trust Agreement, or its successors.

**“USDA”** means the United States of America, acting through the United States Department of Agriculture.

**“USDA Loan”** means the City’s Installment Sewer Revenue Bond No. 1 in the aggregate principal amount of \$954,000 issued to USDA for the long-term financing of the USDA Project executed December 22, 1998, and authorized pursuant to Resolution No. 721 of the City adopted on October 3, 1994 and Ordinance No. 336 of the City adopted on December 14, 1998.



“USDA Project” means the capital improvements to the City’s sewer system financed by the USDA Loan.

**Section 2. Authorization.** The City hereby authorizes the execution and delivery of one or more financing agreements and notes (the “Financing Agreement”) in a form satisfactory to the Authorized Representative, as defined below, in an amount sufficient to refund all or a portion of the USDA Loan and to pay the costs of issuance of the refinancing.

**Section 3. Financing Payments.** The Financing Payments shall be payable from the designated funds which are available to make the Financing Payments and the general, non-restricted revenues of the City, including taxes levied within the restrictions of Sections 11 and 11b, Article XI of the Constitution of the State of Oregon. The obligation of the City to make Financing Payments shall be a full faith and credit obligation of the City, and is not subject to appropriation. The Registered Owners of the Obligations shall not have a lien or security interest on the property financed with the proceeds of the Financing Agreement or the Obligations.

**Section 4. Designation of Authorized Representative.** The City hereby authorizes the Authorized Representative to act as the authorized representative on behalf of the City and determine the remaining terms of the Financing Agreement and Obligations pursuant to this Resolution.

**Section 5. Delegation of Final Terms and Sale of Financing Agreement and Obligations and Additional Documents.** The Authorized Representative is authorized, on behalf of the City, to:

a. Determine whether it is desirable to refinance all, a portion of, or none of the USDA Loan and if the Financing Agreement is issued on a taxable or tax-exempt basis;

b. Determine the amount, maturity date, capitalized interest (if any), optional and/or mandatory redemption or prepayment provisions, defeasance provisions, interest rates, denominations, serial and term maturities, payment provisions, events of default, remedies, fees, and other terms under which the Financing Agreement and Obligations shall be issued, sold, executed, and delivered;

c. Negotiate, execute and deliver the Financing Agreement. Subject to the limitations of this Resolution, the Financing Agreement may be in such forms and contain such terms as the Authorized Representative may approve.

d. Negotiate the terms and approve of the Obligations;

e. Negotiate, execute and deliver the Trust Agreement which provides for the issuance of the Obligations. Subject to the limitations of this Resolution, the Trust Agreement and the Obligations may be in such form and contain such terms as the Authorized Representative may approve; however, neither the Trust Agreement nor the Obligations may



require the City to pay any portion of another government's financing agreement.

- f. Determine which fund or funds are available to pay the Financing Payments;
- g. Deem final and authorize the distribution of a preliminary official statement for the Obligations, authorize the preparation and distribution of a final official statement or other disclosure document for the Obligations, and enter into agreements to provide continuing disclosure for owners of the Obligations;
- h. Engage the services of the Trustee, escrow agents, paying agents, financial adviser, verification agents, and any other professionals whose services are desirable for the refinancing;
- i. Apply for ratings for the Obligations, determine whether to purchase municipal bond insurance or obtain other forms of credit enhancement for the Financing Agreement or the Obligations, including a reserve surety policy, enter into agreements with the providers of credit enhancement, and execute, deliver and acquire related documents, if applicable;
- j. Call, defease, redeem and prepay all or a portion of the USDA Loan;
- k. Determine whether the Obligations shall be Book-Entry certificates and to take such actions as are necessary to qualify the Obligations for the Book-Entry System of DTC, including the execution of a Blanket Issuer Letter of Representations;
- l. Approve, execute and deliver a continuing disclosure certificate pursuant to SEC Rule 15c2-12, as amended (17 CFR Part 240, § 240.15c2-12) for the Obligations;
- m. Approve, execute and deliver a Tax Certificate; and execute and deliver a Certificate specifying the action taken pursuant to this Resolution, and any other documents, agreements or certificates that the Authorized Representative determines are necessary and desirable to issue, sell and deliver the Financing Agreement and Obligations in accordance with this Resolution; and
- n. Execute and deliver any other certificates or documents and take any other actions which the Authorized Representative determines are desirable to refinance the USDA Loan in accordance with this Resolution.

**Section 6. Maintenance of Tax-Exempt Status.** The City hereby covenants to use the Financing Agreement and Obligation proceeds and the USDA Project refinanced with such proceeds in the manner required, and to otherwise comply with all provisions of the Code which are required for interest paid on the Financing Agreement to be excluded from gross income for federal income tax purposes. The City makes the following specific covenants with respect to the Code:



a. The City will not take any action or omit any action if it would cause the Financing Agreement to become an arbitrage bond under Section 148 of the Code.

b. The City shall operate the USDA Project so that the Financing Agreement does not become a “private activity bond” within the meaning of Section 141 of the Code.

c. The City shall comply with appropriate Code reporting requirements.

d. The City shall pay, when due, all rebates and penalties with respect to the Financing Agreement which are required by Section 148(f) of the Code.

The covenants contained in this Section and any covenants in the closing documents for the Financing Agreement shall constitute contracts with the lenders and shall be enforceable by them. The Authorized Representative may enter into covenants on behalf of the City to protect the tax-exempt status of the Financing Agreement.

**Section 7. Appointment of Escrow Agent.** The Authorized Representative is authorized to enter into an Escrow Deposit Agreement for the establishment of an Escrow Deposit Fund and appoint an Escrow Agent to administer the Escrow Deposit Fund if deemed necessary or desirable.

**Section 8. Appointment of Special Counsel.** The City appoints Mersereau Shannon LLP as special counsel to the City for the Financing Agreement and Obligations.

**Section 9. Appointment of Underwriter.** The City appoints D.A. Davidson & Co. as the underwriter for the issuance of the Obligations.

**Section 10. Continuing Disclosure.** The City covenants and agrees to comply with and carry out all of the provisions of the Continuing Disclosure Agreement to be negotiated with the Underwriter. Notwithstanding any other provision of this Resolution, failure by the City to comply with the Continuing Disclosure Agreement will not constitute an event of default; however, any Registered Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Section and the Continuing Disclosure Certificate.

**Section 11. Preliminary and Final Official Statement.** The City shall prepare or cause to be prepared a preliminary official statement for the Obligations which shall be available for distribution to prospective purchasers. In addition, an official statement shall be prepared and ready for delivery to the purchasers of the Obligations no later than the seventh (7th) business day after the sale of the Obligations. When the City determines that the final official statement does not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements contained in the official statement not misleading in the light of the circumstances under which they are made, the Authorized Representative is authorized to certify the accuracy of the official statement on behalf of the



City.

**Section 12. Closing of the Sale and Delivery of the Financing Agreement.** The Authorized Representative is authorized to negotiate with the Underwriter as to the terms and conditions of a Purchase Agreement providing for the private negotiated sale of the Financing Agreement. The Authorized Representative is authorized to execute the Purchase Agreement for and on behalf of the City and to execute such additional documents, including a Tax Certificate, and to perform any and all other things or acts necessary for the sale and delivery of the Financing Agreement and the Obligations and redemption of the USDA Loan as herein authorized. Such acts of the Authorized Representative are for and on behalf of and are authorized by the Council of the City.

**Section 13. Effective Date.** This resolution takes effect upon adoption by the City Council.

PASSED by the Council of the City of Cascade Locks this 26th day of March, 2018.

**CITY OF CASCADE LOCKS  
HOOD RIVER COUNTY, OREGON**

By \_\_\_\_\_  
Mayor Tom Cramblett, Mayor

ATTEST:

By \_\_\_\_\_  
Kathy Woosley, City Recorder



## Oregon Cities Financing Pool Full Faith and Credit Refunding Obligations, Series 2018

Financing Team		
Bond Issuer:	City of Shady Cove	SC
Bond Issuer:	City of Manzanita	MZ
Bond Issuer:	City of Yamhill	YH
Bond Issuer:	City of Port Orford	PO
Bond Issuer:	City of Cascade Locks	CL
Bond Counsel:	Mersereau Shannon	BC
Trustee:	U.S. Bank	USB
Underwriter:	D.A. Davidson & Co.	DAD

■ Critical event

Done	Due Date	Event	Parties
X	Tues, Feb 27	Circulate draft Authorizing Resolution for Manzanita	BC
X	Thurs, Mar 1	Comments due on draft Manzanita Authorizing Resolution	DADCO, MZ, BC
X	Thurs, Mar 1	Authorizing Resolution submitted to Manzanita City Council	MZ
X	Fri, Mar 9	Circulate draft financing schedule and distribution list	DAD
	Wk. of Mar 12	<b>Kick-off conference call with financing team</b>	Financing Team
	Mon, Mar 12	Circulate draft Authorizing Resolution for Port Orford City Council	BC
	<b>Tues, Mar 13</b>	<b>Circulate draft Authorizing Resolution for Cascade Locks City Council</b>	BC
	Weds, Mar 14	Comments due on draft Authorizing Resolution for Port Orford City Council	DADCO, PO, BC
	Thurs, Mar 15	Authorizing Resolution submitted to Port Orford City Council	PO
	<b>Fri, Mar 16</b>	<b>Comments due on draft Authorizing Resolution for Cascade Locks City Council</b>	DADCO, CL, BC
	<b>Mon, Mar 19</b>	<b>Authorizing Resolution submitted to Cascade Locks City Council</b>	CL
	Weds, Mar 21	Circulate 1 <sup>st</sup> draft of Preliminary Official Statement ("POS")	DAD/BC
	Thurs, Mar 22	<b>City of Port Orford approves Authorizing Resolution</b>	PO
	Thurs, Mar 22	Circulate draft Authorizing Resolution for Shady Cove City Council	BC
	<b>Mon, Mar 26</b>	<b>City of Cascade Locks approves Authorizing Resolution</b>	CL
	Tues, Mar 27	Circulate draft Authorizing Resolution for Yamhill City Council	BC
	Weds, Mar 28	Comments due on draft Authorizing Resolution for Shady Cove City Council	DADCO, SC, BC
	Thurs, Mar 29	Authorizing Resolution submitted to Shady Cove City Council	SC
	Tues, Apr 3	Comments due on draft Authorizing Resolution for Yamhill City Council	DADCO, YH, BC
	Tues, Apr 3	Comments due on first draft of POS	Fin. Team
	Weds, Apr 4	Authorizing Resolution submitted to Yamhill City Council	YH
	Weds, Apr 4	<b>City of Manzanita approves Authorizing Resolution</b>	MZ
	Thurs, Apr 5	<b>City of Shady Cove approves Authorizing Resolution</b>	SC
	Weds, Apr 11	<b>City of Yamhill approves Authorizing Resolution</b>	YH
	Thurs, Apr 12	File MDAC form 1 with Treasury	DAD
	Thurs, Apr 12	Circulate 2 <sup>nd</sup> draft POS with Economic/Financial Appendices	DAD/BC
		Application to Credit Rating Agency submitted	DAD
		Send draft POS and financial information to rating agency	DAD
	Thurs, Apr 19	Comments due on 2 <sup>nd</sup> draft of POS	Financing Team
	Fri, Apr 20	Draft trust indenture and financing agreement circulated	BC
	Wk. of Apr 23	Credit Rating Agency conference call at <i>tbd</i>	Issuers; DAD
	Mon, Apr 23	Substantially final draft POS circulated	DAD/BC
		Send clean copy of draft POS to City Councils	Issuers
	Tues, Apr 24	Draft legal appendices for POS distributed	BC
	Weds, Apr 25	Circulate draft bond purchase agreement and "Deemed Final" letter	DAD
	Wk of Apr 30	POS "Due Diligence" Calls with Cities	Issuers; DAD, BC
	<b>Weds, May 2</b>	<b>End of City Councils review of POS</b>	City councils
	Thurs, May 3	Final comments on POS and appendices due	Financing Team

Done	Due Date	Event	Parties
	Fri, May 4	Receive credit ratings from Credit Rating Agency	Rating Agency
	Fri, May 4	Executed "Deemed Final" letters delivered to Davidson	Issuers
		Final POS appendices delivered	BC
	Mon, May 7	Distribute POS to investors	DAD
	<b>Tues, May 15</b>	<b>Pre-pricing Conference Call (between 11 am and 2 pm to be determined)</b>	<b>Issuers; DAD</b>
	<b>Weds, May 16</b>	<b>Pricing (Cities to be available throughout the day)</b>	<b>Issuers; DAD</b>
		Sign Bond Purchase Agreement	Issuers; DAD
	Fri, May 18	Draft Official Statement circulated	DAD
	Mon, May 21	Circulate drafts of closing documents	BC
	Weds, May 23	Print final Official Statement; File MDAC form 2	DAD
		Circulate Memorandum of Bond Delivery with wire instructions	DAD
	Tues, May 29	Bond Pre-closing at Mersereau Shannon offices	Financing Team
	<b>Weds, May 30</b>	<b>Bond Closing (funds delivered to prior lenders, interest begins accruing)</b>	<b>Financing Team</b>

# Oregon Cities Pooled Refinancing, Series 2018 Distribution List

**Borrower:**

City of Shady Cove  
P.O. Box 1210  
22451 Highway 62  
Shady Cove, OR 97539

Shelly Dent  
Accounting Technician  
Phone: (541) 878-8206  
E-mail: [billing@shadycove.net](mailto:billing@shadycove.net)

Aaron Prunty  
City Administrator  
Phone: (541) 878-3757  
E-mail: [cityadmin@shadycove.net](mailto:cityadmin@shadycove.net)

---

**Borrower:**

City of Manzanita  
P.O. Box 129  
543 Laneda Avenue  
Manzanita, OR 97130

Cynthia Alamillo  
Assistant City Manager  
Phone: (503) 368-5343  
E-mail: [calamillo@ci.manzanita.or.us](mailto:calamillo@ci.manzanita.or.us)

Jerald Taylor  
City Manager  
Phone: (503) 368-5343  
E-mail: [jtaylor@ci.manzanita.or.us](mailto:jtaylor@ci.manzanita.or.us)

---

**Borrower:**

City of Port Orford  
P.O. Box 310  
Port Orford, OR 97465

David Johnson  
Finance Director  
Phone: (541) 366-4564  
E-mail: [djohnson@portorford.org](mailto:djohnson@portorford.org)

---

**Borrower:**

City of Yamhill  
205 S. Maple Street  
Yamhill, OR 97148

Lori Gilmore  
City Recorder/Treasurer  
Phone: (503) 662-3511  
E-mail: [l.gilmore@cityofyamhill.org](mailto:l.gilmore@cityofyamhill.org)

---

**Borrower:**

City of Cascade Locks  
140 SW WaNaPa  
Cascade Locks, OR 97014

Gordon Zimmerman  
City Administrator  
Phone: (541) 374-8484  
E-mail: [gzimmerman@cascade-locks.or.us](mailto:gzimmerman@cascade-locks.or.us)

---

**Underwriter:**

D.A. Davidson & Co.  
1300 SW Fifth Avenue, Suite 1950  
Portland, OR 97201

Matt Donahue  
Vice President  
Phone: (503) 863-5094  
Mobile: (503) 858-5891  
E-mail: [mdonahue@dadco.com](mailto:mdonahue@dadco.com)

Matt Gierach  
Public Finance Associate  
Phone: (503) 863-5093  
Fax: (503) 525-3595  
E-mail: [mgierach@dadco.com](mailto:mgierach@dadco.com)

---

**Bond Counsel:**

Mersereau & Shannon, LLP  
One SW Columbia, Suite 1600  
Portland, OR 97258  
Fax: (503) 781-7382

Jim Shannon, Esq.  
Bond Counsel  
Phone: (503) 226-6400 x 211  
E-mail: [jshannon@mershanlaw.com](mailto:jshannon@mershanlaw.com)

Courtney Dausz, Esq.  
Bond Counsel  
Phone: (503) 226-6400  
E-mail: [cdausz@mershanlaw.com](mailto:cdausz@mershanlaw.com)

---

**Paying/Escrow Agent:**

U.S. Bank National Association  
Corporate Trust Services  
555 SW Oak Street PD-OR-T7TD  
Portland, OR 97204

Kevin Johnson  
Legal Assistant  
Phone: (503) 517-2412  
Fax: (503) 226-0383  
E-mail: [kjohnson@mershanlaw.com](mailto:kjohnson@mershanlaw.com)

Cora Gruenberg, CCTS  
Phone: (503) 464-3756  
Fax: (503) 464-4122  
E-mail: [Corazon.gruenberg@usbank.com](mailto:Corazon.gruenberg@usbank.com)

---

**Rating Agency:**

TBD

TBD

---

**Bond Insurance Provider:**

TBD if necessary

TBD



**STAFF REPORT**

---

**Date Prepared: March 9th, 2018**

**For City Council Meeting on: March 26th, 2018**

**TO: Honorable Mayor and City Council**

**PREPARED BY:** Marilyn Place, Deputy Recorder.

**APPROVED BY:** CA Zimmerman

**SUBJECT: Resolution No. 1395 City Property to be Deemed Surplus**

**SYNOPSIS:** A substantial amount of city property is beyond its service life and not usable by the City any longer or has been replaced by other equipment making it obsolete. Staff has organized and categorized these items into a comprehensive list, Exhibit A, for Council to review. Staff plans to sell the items listed during the City Wide Garage Sale April 27 and 28, 2018, when there will be an increase of visitors to the community. A competitive bid sale to dispose of a couple items with higher values will also be taking place those days. Furthermore it will be advertised that all items sold will have no warranty and are not eligible for return.

Please see attached Exhibit A for a list of the items proposed for surplus.

This issue comes to City Council at this time for formal action.

**CITY COUNCIL OPTIONS:**

1. Deem all items surplus property
2. Deem only certain items surplus property
3. Deem no items surplus property

**RECOMMENDATION:** That City Council, by motion, declare identified items as surplus property, and allow staff to dispose of items at the City Wide Garage Sale to maximize proceeds for the City. Items that do not sell will be disposed of in compliance with city government regulations.

**Legal Review and Opinion:** None

**Financial review and status:** All proceeds of the sale will be returned to the Capital Reserve of the Department to which they originally were purchased from.

**BACKGROUND INFORMATION:**

The City has dealt with surplus property, in the past, using the same method of a public sale.



**RESOLUTION NO. 1393**

**A RESOLUTION DECLARING CITY PROPERTY AS SURPLUS; AND AUTHORIZING SALE OF SUCH PROPERTY.**

**WHEREAS**, the City finds it has surplus property that is no longer needed or used; and

**WHEREAS**, the City has determined that no public purpose would be furthered by retaining ownership of the surplus property, and that the property should be sold; and

**WHEREAS**, the City needs to dispose of unusable equipment, gear, office furniture and electronics.

**THE COMMON COUNCIL FOR THE CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON, RESOLVES AS FOLLOWS:**

**SECTION 1. Items Declared to be Surplus.** The following items are declared to be surplus by the City and may be advertised for sale at the City Wide Garage Sale April 27 and 28, 2018. See attached Exhibit A for a list of the items to be sold.

**SECTION 2. No Warranties of Guarantees.** The City is to receive assurance from purchaser that they understand that the city offers no warranties or guarantees with surplus items. Purchasers should understand that they are purchasing surplus property "as is".

**SECTION 3.** This resolution is effective immediately upon adoption by the City Council.

**ADOPTED** by the City Council this 26th day of March, 2018.

**APPROVED** by the Mayor this 26th day of March, 2018.

\_\_\_\_\_  
Tom Cramblett, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder



EXHIBIT A, SURPLUS SALE ITEMS 2018

CATEGORY	Description	Unit	Location	ETC
Sports Equipment	Aluminum Bats	2 Bags (appx 40)	Gym Rm	
Sports Equipment	Manual Score Keeper	2	Gym Rm	
Sports Equipment	Metal Regulation Bball Hoops	6	Gym Rm	
Sports Equipment	Pool Table with Cues/Balls	1	Gym Rm	
Sports Equipment	Foos Ball Table	1	Gym Rm	
Sports Equipment	Ping Pong Paddles	6	Gym Rm	
Sports Equipment	Horse Shoe Set	1	Gym Rm	
Sports Equipment	Field Chalk Stripe Machines	2	Gym Rm	
Sports Equipment	Basket Balls	4	Gym Rm	
Sports Equipment	Badminton Set	1	Gym Rm	
Sports Equipment	Badminton Rackets	2	Gym Rm	
Sports Equipment	Badminton Birdies	Several	Gym Rm	
Sports Equipment	Tennis Rackets	7	Gym Rm	
Sports Equipment	Table Tennis Nets	4	Gym Rm	
Sports Equipment	Pickle Ball Set	1	Gym Rm	
Sports Equipment	Croquette Set	1	Gym Rm	
Sports Equipment	Frisbee	1	Gym Rm	
Sports Equipment	Wood Bats	10	Gym Rm	
Sports Equipment	Softballs	Several	Gym Rm	
Sports Equipment	Baseballs	Several	Gym Rm	
Sports Equipment	Athletic Support Shorts	Lg Box	Gym Rm	
Sports Equipment	Baseball Helmets	Several	Gym Rm	
Sports Equipment	Baseball Mitts	5	Gym Rm	
Sports Equipment	Baseball Catchers Gear	Several Pieces	Gym Rm	
Sports Equipment	Tball Stand	1	Gym Rm	
Entertainment	Playstation Dance Game/Eqp	1	Gym Rm	
Entertainment	Fender Pro Audio Spkr Stands	2	Gym Rm	
Entertainment	Various Games/Puzzles	19	Gym Rm	
Entertainment	Playstation Controllers	Several	Gym Rm	
Entertainment	Electronic Games	6	Gym Rm	
Entertainment	Bean Bag Toss Games	Multi	Gym Rm	
Misc	Caution Signs	2	Gym Rm	
Misc	Water Cooler (Several Gallons)	1	Gym Rm	
Misc	Two Wheel Large Cooler	1	Gym Rm	
Décor	Harvest	Multi	Gym Rm	

EXHIBIT A, SURPLUS SALE ITEMS 2018

CATEGORY	Description	Unit	Location	ETC
Décor	Halloween	Multi	Gym Rm	
Décor	Light Strands	Multi	Gym Rm	
Décor	Lighted Devices	Multi	Gym Rm	
Décor	Lg Haunted House Façade	1	Gym Rm	
Office Furniture	Armless Office Chair	1	Storage Rm	
Office Furniture	Large Wood Desk w/7 Drawers	1	Storage Rm	
Office Furniture	2 Drawer Metal File Cabinet	5	Storage Rm	
Office Furniture	Wood Cabinet File Bin	1	Storage Rm	
Office Furniture	Wood 2 shelf Bookcase	1	Storage Rm	
Office Products	Plastic File Holders	Multi	Storage Rm	
Office Products	Small Blue Fan	1	Storage Rm	
Office Furniture	Metal Single Drawer Card File	1	Storage Rm	
Office Furniture	Metal 3 drawer Card File	1	Storage Rm	
Electronics	Elec Type Writer by Brother with extra ribbon cartridges	1	Storage Rm	
Electronics	VCR by Curtis Mathis with Auto Rewinder	1	Storage Rm	
Electronics	Cool Touch Laminator by Brother	1	Storage Rm	
Electronics	Keyboards	Multi	Storage Rm	
Electronics	Karaoke Machine with Mic	1	Storage Rm	
Office Furniture	Wooden Rolling Modem Holder	1	Storage Rm	

## CASCADE LOCKS STAFF REPORT

---

**Date Prepared:** March 19, 2018

**For City Council Meeting on:** March 26, 2018

**TO:** Honorable Mayor and City Council

**PREPARED BY:** Gordon Zimmerman, City Administrator

**SUBJECT:** Approve Bid for Water Tank Project

**SYNOPSIS:** We have received the attached letter from our engineer, Darrin Eckman. The last page is the bid tabulation of the five bids received.

Because the low bidder is about \$75,000 over the engineering estimate, this could impact our ability to do all of the projects outlined in the Water System Master Plan.

The bid from Shearer & Associates of Battle Ground, Washington, is the lowest bid.

**CITY COUNCIL OPTIONS:** Approve or reject the recommendation of Mr. Eckman.

**Recommended Motion:** "I move to approve the recommendation of Tenneson Engineering to award the Water Tank Project to Shearer & Associates of Battle Ground, Washington, and authorizing the City Administrator to sign any and all documents related to this project."





March 9, 2018

Cascade Locks City Council  
P.O. Box 308  
Cascade Locks, Oregon 97014

Reference: 2018 Water Tank Project

Dear Sirs:

Tennessee Engineering Corporation, having been retained and directed by the City, has proceeded with the contract document preparation, advertisement, and bid opening for the 2018 Water Tank Project. This project involves installation of a 430,000 gallon water storage tank including foundation, site clearing and grading, site piping, aggregate surfacing, and security fencing, along with all restoration and appurtenances necessary, located on Harvey Road, in the southwest corner of the City.

On February 15, 2018 at the City Hall offices, a total of five bids were received and opened for this project. These bids (tabulation attached) ranged in price from \$626,380.00 to \$821,200.00. The engineer's estimate for the project was \$550,000.00. During review of the submitted bids, Tennessee Engineering Corporation found the following discrepancies, irregularities, and omissions:

- Tapani, Inc., did not submit the Rural Utilities Service (RUS) statements and certifications that were required to be submitted with the bid. **Due to the non-submittal of the various RUS documents, we recommend that the bid from Tapani, Inc., be considered non-responsive per ORS Chapter 279.**
- The bid from Shearer & Associates, Inc., included a math error that resulted in their total bid amount being \$626,380.00 rather than the \$626,378.00 that they wrote in. Per Paragraph 14.02.C and 19.07 of the Instructions to Bidders, this has been corrected.
- The bid from James Dean Construction, Inc., had a math error on two of their bid price extensions. Their total bid price was correct at \$821,200.00. Once again, per the previously stated paragraphs, this was corrected.

Based upon the bids submitted and discussions with the City Administrator and Public Works staff, we as a group recommend that the City of Cascade Locks accept the low bid from Shearer & Associates, Inc., of Battle Ground, Washington, in the amount of \$626,380.00.

Shearer & Associates has been involved in the bolted steel tank industry for over 10 years and has completed construction of more than 50 steel storage tanks in the last 5 years. Their personnel have decades of experience completing projects similar to that of the City's water tank. Shearer was one of the two pre-qualified tank manufacturers for this project and appears to have the capacity and ability to complete this project in a timely fashion.

Therefore, based upon the above stated information, Tenneson Engineering, acting in direct consultation with the City Administrator, hereby recommends that the City of Cascade Locks:

1. Consider the bid from Tapani, Inc., non-responsive.
2. Correct the math errors in the bids from Shearer & Associates, Inc., and James Dean Construction, Inc.
3. Accept the corrected bid from Shearer & Associates, Inc., of Battle Ground, Washington, in the amount of \$626,380.00 for the 2018 Water Tank Project.

If the City Council chooses to proceed with these recommendations, a Notice of Intent to Award will be prepared for the City's signature for distribution to all bidders after concurrence by the Rural Utilities Service. The actual Notice of Award will automatically take place seven calendar days after the Intent to Award is published unless a protest has been filed with the City.

At this time, the City may also consider authorizing the Mayor or other designee to sign any and all documents related to this project. This action will allow prompt processing of the contract documents without the need for the Council to reconvene.

Sincerely,

TENNESON ENGINEERING CORPORATION



Darrin O. Eckman, P.E.

DOE:kb  
<wo#14020>

Enclosures

City of Cascade Locks  
2018 Water Tank Project  
Bid Tabulation  
February 15, 2018

CONTRACTOR	DESCRIPTION	QUANTITY	U/M	Shearer & Associates Battle Ground, WA		Stettler Supply Co. Salem, OR		Tapani, Inc. Battle Ground, WA		Clackamas Construction, Inc. Boring, OR		James Dean Construction White Salmon, WA		Average of the low 3 Bidders	
				UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	Mobilization	1	LS	\$ 32,209.00	\$ 32,209.00	\$ 27,750.00	\$ 27,750.00	\$ 30,000.00	\$ 30,000.00	\$ 24,734.00	\$ 24,734.00	\$ 15,000.00	\$ 15,000.00	\$ 29,896.33	\$ 29,896.33
2	Erosion and Sediment Control	1	LS	\$ 6,466.00	\$ 6,466.00	\$ 1,900.00	\$ 1,900.00	\$ 5,500.00	\$ 5,500.00	\$ 7,638.00	\$ 7,638.00	\$ 3,800.00	\$ 3,800.00	\$ 4,622.00	\$ 4,622.00
3	Temporary Traffic Control	1	LS	\$ 2,233.00	\$ 2,233.00	\$ 2,650.00	\$ 2,650.00	\$ 1,000.00	\$ 1,000.00	\$ 4,149.00	\$ 4,149.00	\$ 1,200.00	\$ 1,200.00	\$ 1,961.00	\$ 1,961.00
4	Rock Excavation	10	CY	\$ 150.00	\$ 1,500.00	\$ 7,500.00	\$ 7,500.00	\$ 140.00	\$ 1,400.00	\$ 100.00	\$ 1,000.00	\$ 200.00	\$ 2,000.00	\$ 346.67	\$ 3,466.67
5	Boulder Excavation	10	CY	\$ 150.00	\$ 1,500.00	\$ 7,500.00	\$ 7,500.00	\$ 140.00	\$ 1,400.00	\$ 100.00	\$ 1,000.00	\$ 200.00	\$ 2,000.00	\$ 346.67	\$ 3,466.67
6	Trench Foundation	5	CY	\$ 60.00	\$ 300.00	\$ 170.00	\$ 850.00	\$ 45.00	\$ 225.00	\$ 150.00	\$ 750.00	\$ 150.00	\$ 750.00	\$ 315.00	\$ 1,575.00
7	Extra Trench Excavation with Class "B" backfill	5	CY	\$ 95.00	\$ 475.00	\$ 210.00	\$ 1,050.00	\$ 90.00	\$ 450.00	\$ 85.00	\$ 425.00	\$ 140.00	\$ 700.00	\$ 95.00	\$ 475.00
8	428,000 gallon GFS Storage Tank	1	LS	\$ 289,290.00	\$ 289,290.00	\$ 364,000.00	\$ 364,000.00	\$ 329,000.00	\$ 329,000.00	\$ 100.00	\$ 100.00	\$ 395,000.00	\$ 395,000.00	\$ 131.67	\$ 658.33
9	Concrete Tank Foundation	1	LS	\$ 89,982.00	\$ 89,982.00	\$ 63,800.00	\$ 63,800.00	\$ 68,000.00	\$ 68,000.00	\$ 92,616.00	\$ 92,616.00	\$ 185,000.00	\$ 185,000.00	\$ 73,594.00	\$ 73,594.00
10	Site Earthwork	1	LS	\$ 83,324.00	\$ 83,324.00	\$ 49,600.00	\$ 49,600.00	\$ 98,000.00	\$ 98,000.00	\$ 66,266.00	\$ 66,266.00	\$ 100,000.00	\$ 100,000.00	\$ 76,641.33	\$ 76,641.33
11	Site Surfacing	1	LS	\$ 19,429.00	\$ 19,429.00	\$ 18,700.00	\$ 18,700.00	\$ 16,000.00	\$ 16,000.00	\$ 19,823.00	\$ 19,823.00	\$ 25,000.00	\$ 25,000.00	\$ 18,043.00	\$ 18,043.00
12	Site Piping	1	LS	\$ 84,134.00	\$ 84,134.00	\$ 85,555.00	\$ 85,555.00	\$ 94,000.00	\$ 94,000.00	\$ 66,710.00	\$ 66,710.00	\$ 70,000.00	\$ 70,000.00	\$ 87,896.33	\$ 87,896.33
13	Site Seeding	1	LS	\$ 1,373.00	\$ 1,373.00	\$ 2,400.00	\$ 2,400.00	\$ 1,000.00	\$ 1,000.00	\$ 4,012.00	\$ 4,012.00	\$ 2,800.00	\$ 2,800.00	\$ 1,591.00	\$ 1,591.00
14	Site Fencing	1	LS	\$ 15,165.00	\$ 15,165.00	\$ 15,450.00	\$ 15,450.00	\$ 10,000.00	\$ 10,000.00	\$ 19,500.00	\$ 19,500.00	\$ 18,000.00	\$ 18,000.00	\$ 13,538.33	\$ 13,538.33
<b>TOTAL BID AMOUNT</b>				<b>\$ 626,380.00</b>	<b>\$ 626,380.00</b>	<b>\$ 647,705.00</b>	<b>\$ 647,705.00</b>	<b>\$ 655,075.00</b>	<b>\$ 655,075.00</b>	<b>\$ 726,258.00</b>	<b>\$ 726,258.00</b>	<b>\$ 821,200.00</b>	<b>\$ 821,200.00</b>	<b>\$ 643,053.33</b>	<b>\$ 643,053.33</b>



**STAFF REPORT**

---

**Date Prepared: March 14, 2018**

**For City Council Meeting on: March 26, 2018**

**TO: Honorable Mayor and City Council**

**PREPARED BY:** Kathy Woosley, City Recorder

**APPROVED BY:** Gordon Zimmerman, City Administrator

**SUBJECT:** Vacation of Johnson Street

**SYNOPSIS:** Virginia and Bruce Fitzpatrick are asking to vacate Johnson Street. The stated reason on the application is to relieve the City of the burden of maintaining the right of way and to increase tax revenues from the affected property owners.

**CITY COUNCIL OPTIONS:**

1. Accept petition and set hearing dates for the vacation of Johnson Street.
2. Deny the request for the street vacation.

**RECOMMENDATION:** Accept petition and set hearing dates for the vacation of Johnson Street.

**Legal Review and Opinion:** It is proper for the City Council to conduct an initial review and setting of hearing dates. The question before the Council is whether there appears to be no reason why the petition should not be allowed in whole or in part. If the petition should be allowed, the Council should set a formal hearing date.

**BACKGROUND INFORMATION:** Staff has conducted a site visit of the subject property. This street being considered for vacation has neither current use nor any foreseeable future use. There is no connectivity to the city street grid likely as the street is in a deep ravine.

There is an underline power line that runs through Johnson Street starting at Adams Street and then up between houses that are on Benson and Cascade Streets. The sewer line runs from Adams Street and crosses Johnson Street to Cascade Street. The owners will have to pay for any new survey and legal description which will identify this utility easement as a condition of approval.



### CITY OF CASCADE LOCKS STREET VACATION APPLICATION

Submit the completed application and appropriate fees to the City of Cascade Locks, Attn: Kathy Woosley, PO Box 308, Cascade Locks, OR 97014. Please note the review criteria attached to this application.

**APPLICANT:**

Name: Bruce & Virginia Fitzpatrick  
Address: 220 SW Adams Ave  
(physical) Cascade Locks, OR 97014  
(mailing) PO Box 674  
  
(email) virginiaf51@yshco.com  
Telephone: 541-374-8762 Cell Phone: 503-799-4677  
Signature: Virginia Fitzpatrick

**STREET INFORMATION:**

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_  
Current Zoning: Medium Density Residential  
Street Location (name and cross streets) \_\_\_\_\_

BEFORE THE CITY COUNCIL OF THE CITY OF CASCADE LOCKS

In the matter of the vacation )  
Of a portion or all of )  
Johnson street / avenue )

VACATION PETITION

Pursuant to ORS 271.080, the undersigned petitioner(s) request the City Council of the City of Cascade Locks to vacate that portion of Johnson Street / Avenue described on the attached Exhibit A. (Attach a map showing proposed portion of street to be vacated).

The purpose for which the vacated ground is proposed to used is:

The vacated ground would be incorporated with individual homeowners and the elementary school property

The reason for the vacation is: The reason to vacate is to relieve the city of the burden of maintaining the right of way and to increase tax revenues from affected homeowners.

The consents of all abutting owners are attached on Exhibit B. The consents of the owners of not less than two-thirds in area of the real property affected by this vacation are also attached on Exhibit B. (See ORS 271.080(2) to determine the real property affected by the vacation).

Petitioner(s):

Bruce Fitzpatrick (Signature) Virginia Fitzpatrick (Signature)

Name: Bruce Fitzpatrick  
Address: 220 SW Adams Ave.  
Cascade Locks OR 97014

Name: Virginia Fitzpatrick  
Address: 220 SW Adams Ave  
Cascade Locks, OR

97014

Attach: Exhibit A – map  
Exhibit B – consents of abutting and affected property owners

**Exhibit B  
Consent of Abutting and Affected Property Owners**

By executing this document, we, the owners of all the property abutting on that portion of Johnson St Street / Avenue to be vacated as described in the petition, consent to the vacation of such ground.

Name of abutting owner:

Signature: [Signature] Address: 210 Ruckel St.

Printed Name: Tom A. Cox

Description of abutting lot: \_\_\_\_\_

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 1600

Name of abutting owner:

Signature: [Signature] Address: 225 CASCADE AVE

Printed Name: Dan Iverson

Description of abutting lot: Homeowner, property abuts Johnson St

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 2104

Name of abutting owner:

Signature: [Signature] Address: 220 SW Benson Ave

Printed Name: Diane K. Mulberry Cascade Locks, OR 97014

Description of abutting lot: Homeowner, property abuts Johnson St.

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Name of abutting owner:

Signature: \_\_\_\_\_ Address: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Description of abutting lot: \_\_\_\_\_

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Name of abutting owner:

Signature: \_\_\_\_\_ Address: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Description of abutting lot: \_\_\_\_\_

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Per ORS 271.130(3)

I certify that all City liens and all taxes have been paid on the lands to be vacated.

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Recorder for the City of Cascade Locks

**Exhibit B  
Consent of Abutting and Affected Property Owners**

By executing this document, we, the owners of all the property abutting on that portion of Johnson St Street / Avenue to be vacated as described in the petition, consent to the vacation of such ground.

Name of abutting owner:

Signature: Anna Gonzalez Address: 215 Benson Ave

Printed Name: Anna Gonzalez

Description of abutting lot: home owner abuts to Johnson St.

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 1800

Name of abutting owner: Hood River County School District, 1111 Eugene St

Signature: Saundra Buchanan, CFO Address: Hood River OR 97031

Printed Name: Saundra Buchanan, CFO Cascade Locks Elem School

Description of abutting lot: Cascade Locks Elem School 300 W Na Pa, Cascade Locks OR 97014

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 100

Name of abutting owner:

Signature: \_\_\_\_\_ Address: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Description of abutting lot: \_\_\_\_\_

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Name of abutting owner:

Signature: \_\_\_\_\_ Address: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Description of abutting lot: \_\_\_\_\_

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Name of abutting owner:

Signature: \_\_\_\_\_ Address: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Description of abutting lot: \_\_\_\_\_

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Per ORS 271.130(3)

I certify that all City liens and all taxes have been paid on the lands to be vacated.

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Recorder for the City of Cascade Locks

**Exhibit B  
Consent of Abutting and Affected Property Owners**

By executing this document, we, the owners of all the property abutting on that portion of Johnson St Street / Avenue to be vacated as described in the petition, consent to the vacation of such ground.

Name of abutting owner: W  
Signature: Virginia Fitzpatrick Address: 220 SW Adams  
Printed Name: Virginia Fitzpatrick  
Description of abutting lot: homeowner / field (Johnson St)  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 1700

Name of abutting owner: \_\_\_\_\_  
Signature: [Signature] Address: 212 Benson Ave  
Printed Name: John Randall  
Description of abutting lot: \_\_\_\_\_  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 2101

Name of abutting owner: \_\_\_\_\_  
Signature: [Signature] Address: 215 Cascade  
Printed Name: Nancy Ann Renault  
Description of abutting lot: \_\_\_\_\_  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 2103

Name of abutting owner: \_\_\_\_\_  
Signature: [Signature] Address: 94 Ruckle  
Printed Name: Matthew Dillon  
Description of abutting lot: \_\_\_\_\_  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 2301

Name of abutting owner: \_\_\_\_\_  
Signature: Kathryn Stutters Address: 42 Ruckel St.  
Printed Name: Kathryn Stutters Cascade Locks, Or.  
Description of abutting lot: \_\_\_\_\_ 97014  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 2200

Per ORS 271.130(3)

I certify that all City liens and all taxes have been paid on the lands to be vacated.

\_\_\_\_\_  
Date

\_\_\_\_\_  
City Recorder for the City of Cascade Locks

**Exhibit B  
Consent of Abutting and Affected Property Owners**

By executing this document, we, the owners of all the property abutting on that portion of Johnson St Street / Avenue to be vacated as described in the petition, consent to the vacation of such ground.

Name of abutting owner:

Signature: Anna Gonzalez Address: 215 Benson Ave

Printed Name: Anna Gonzalez

Description of abutting lot: home owner <sup>starts</sup> to Johnson St

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) 1800

Name of abutting owner:

Signature: [Signature] Address: 120 SW RUCKEL ST.

Printed Name: Terrad Daniel

Description of abutting lot: \_\_\_\_\_

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Name of abutting owner:

Signature: \_\_\_\_\_ Address: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Description of abutting lot: \_\_\_\_\_

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Name of abutting owner:

Signature: \_\_\_\_\_ Address: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Description of abutting lot: \_\_\_\_\_

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Name of abutting owner:

Signature: \_\_\_\_\_ Address: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Description of abutting lot: \_\_\_\_\_

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Per ORS 271.130(3)

I certify that all City liens and all taxes have been paid on the lands to be vacated.

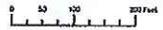
\_\_\_\_\_  
Date

\_\_\_\_\_  
City Recorder for the City of Cascade Locks



Blue = water  
Green = sewer  
Yellow = primary power line

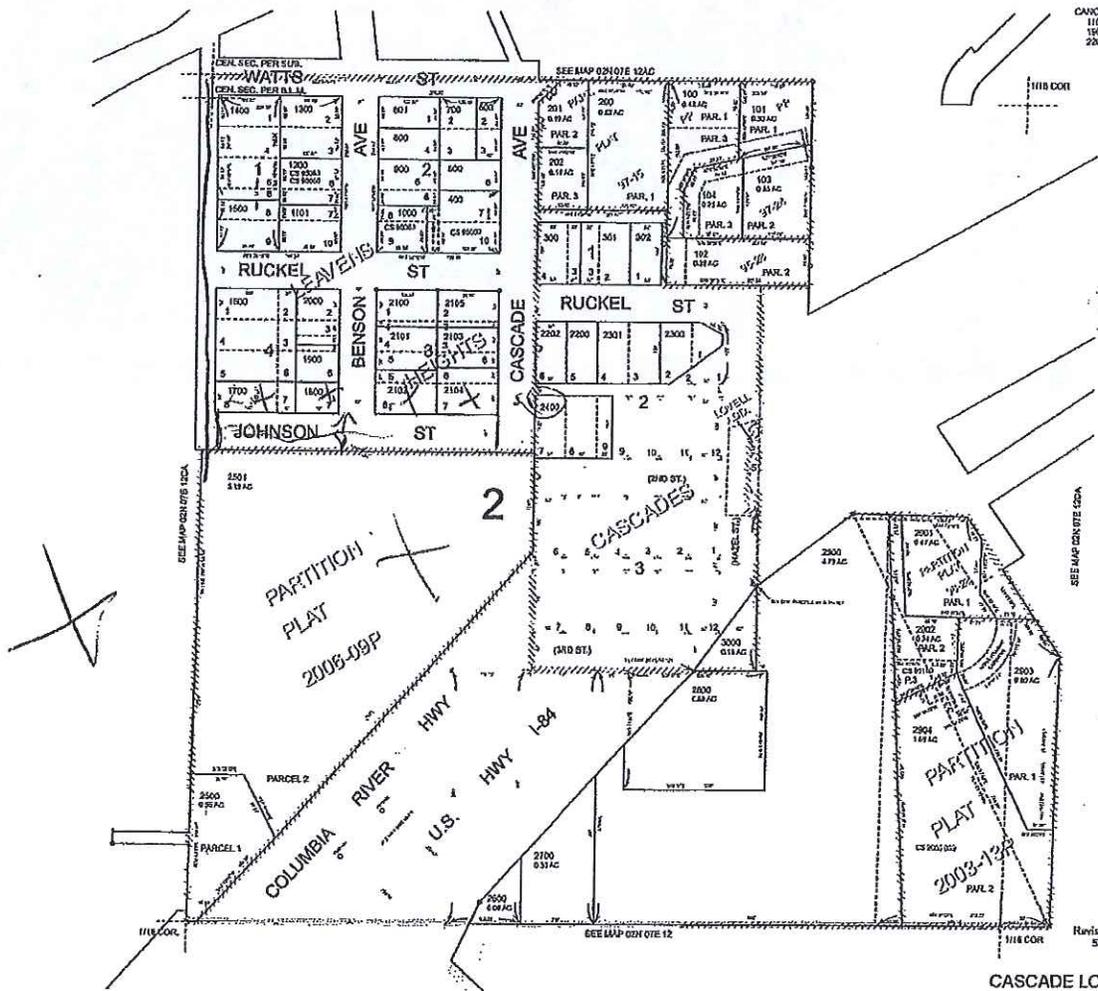
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY



N.W.1/4 S.E.1/4 SEC.12 T.2N. R.7E. W.M.  
HOOD RIVER COUNTY  
1" = 100'

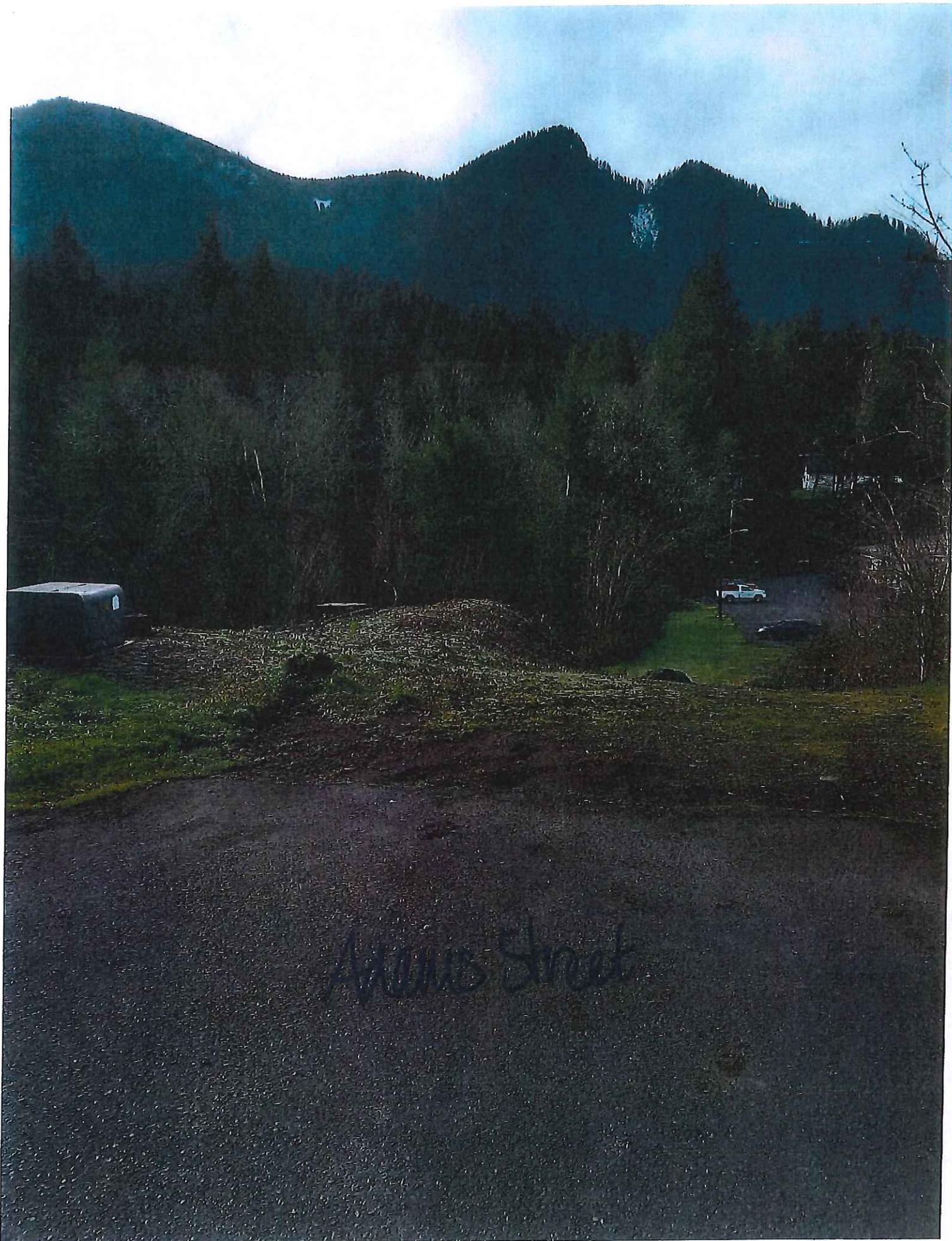
02N07E12DB  
CASCADE LOCKS

CANCELLED:  
1100  
1901  
2001



Revised: RAA  
5/17/2011

CASCADE LOCKS  
02N07E12DB



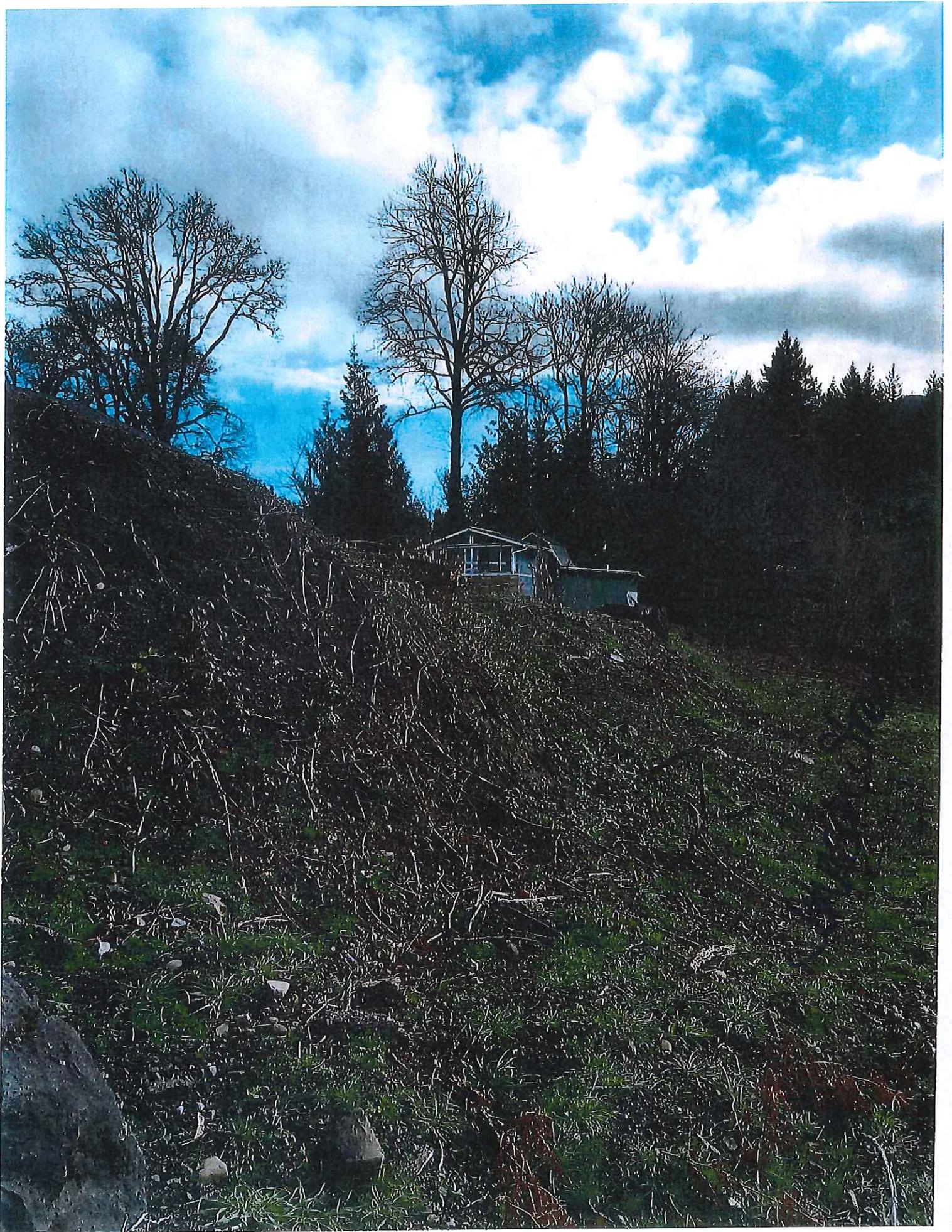
White Road

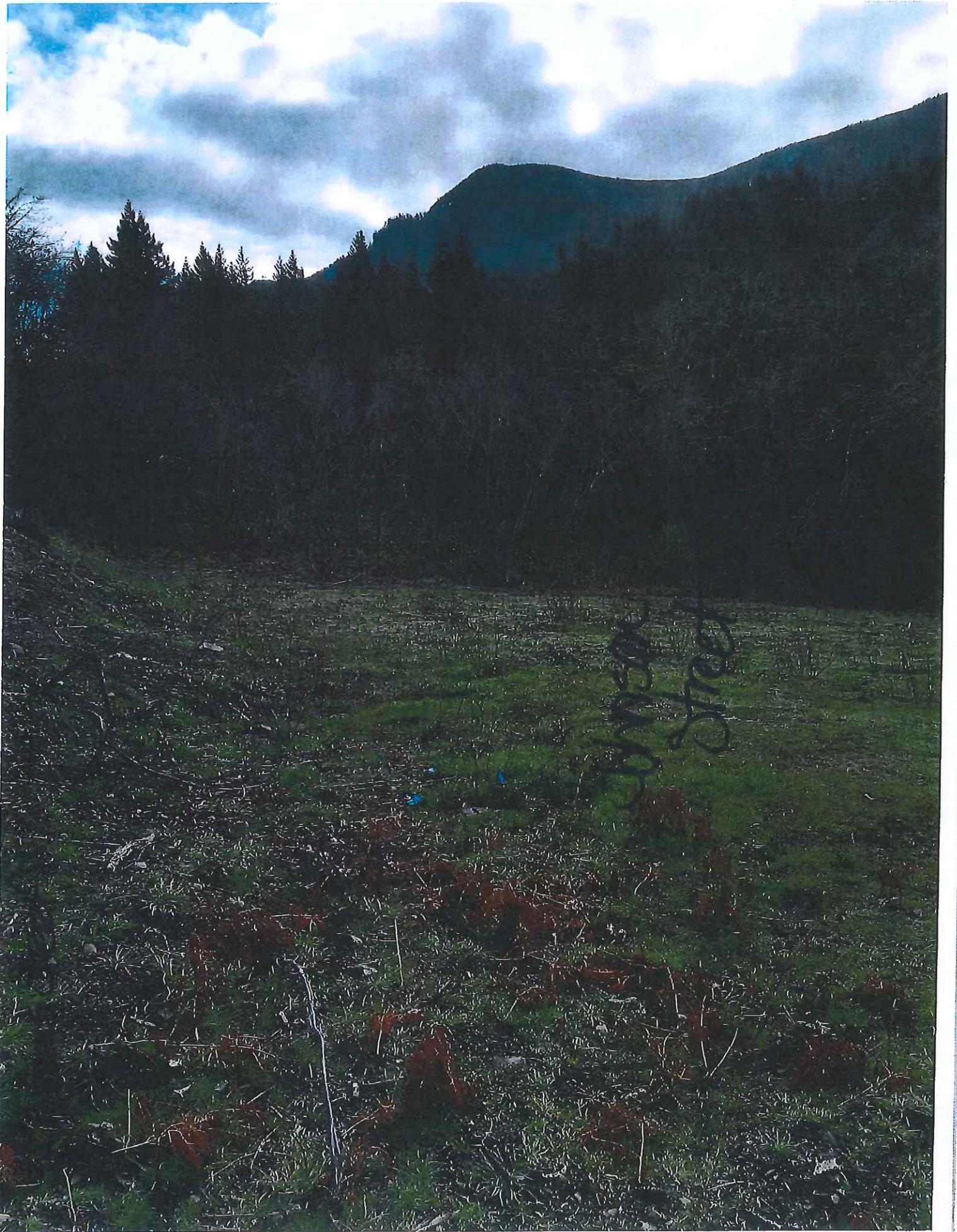




Crowsfoot Street











AGENDA ITEM NO:

5g

## **CASCADE LOCKS STAFF REPORT**

---

**Date Prepared:** March 19, 2018

**For City Council Meeting on:** March 26, 2018

**TO:** Honorable Mayor and City Council

**PREPARED BY:** Gordon Zimmerman, City Administrator

**SUBJECT:** Budget Calendar Request

**SYNOPSIS:** Our Budget Training is scheduled for April 4, with the two budget committee meeting April 11 and 18. With the reduction in staff in the administration department for a period of time, the workload on the Finance Director doing two jobs at once while we looked for a new hire has caused us to be behind on the preparation of the budget.

The City is requesting a two week delay for the Budget Training (April 18) and the Budget Meetings on April 25 and May 2.

**CITY COUNCIL OPTIONS:** Approve the revised budget calendar.

**RECOMMENDED MOTION:** "I move to approve the revised budget calendar."



## Revised FY18/19 Budget Process Schedule

1. **CITY COUNCIL:** Adopt Budget Process Schedule 1/08/18
2. **CITY COUNCIL:** Begin budget development process by setting goals 1/09-1/31/18
3. **FINANCE:** Send priorities to Department Heads 2/05/18
  - A. Review format of budget document
  - B. Set up Department Head/CA/Finance Officer work session to assist
4. **CITY DEPARTMENT HEADS AND STAFF:** Begin development of departmental budget. 2/05/18
5. **DEPARTMENT PROGRAMS:** Turn in proposed budget to Finance 3/05/18
6. **CA and FINANCE:** Compile proposed budget document 3/05/18-3/31/18
7. **STAFF:** Publish Notice of Budget Committee Meeting 4/4/18  
(State required time line not more than 30 days prior to Budget meeting)
8. **STAFF:** Publish **Second Notice of Budget Committee Meetings** (no less than 5 days prior) 4/11/18
  - A. **Publish on City website**
9. **BUDGET COMMITTEE:**
  - A. Conduct Budget Committee Workshop 4/18/18
    1. Review budget process and Budget Structure
    2. Deliver Proposed Budget to Committee members

**Budget meetings will start at 6:30 PM and end at 9:00 PM (unless Committee votes to continue).**

10. **Budget Meeting:** 4/25/18
  - A. Elect Budget Committee Chair and Vice Chair
  - B. Set meeting rules, adopt timeline schedule
  - C. Deliver Budget Message
  - D. 6:45PM – Budget Committee Hearing on Possible Uses of State Revenue Sharing
  - E. Formal Approval of Property Tax Rate \$2.7050 per \$1,000 for FY 18/19

### Meeting #1

#### ADMINISTRATION:

General Fund (1)	Cemetery Fund (17)
SDC Fund (2)	Cemetery Trust Fund (25)
Grant Fund (7)	Capital Reserve Fund (56)
Tourism Fund (8)	

**11. Budget Meeting Continued \***

5/2/18

<b>Meeting #2</b>	
<b>PUBLIC WORKS:</b> Street Fund (3) Water Fund (21) Sewer Fund (31) Sewer Bond Fund (40)	<b>ELECTRIC DEPARTMENT:</b> Electrical Fund (51)  <b>EMERGENCY SERVICES DEPARTMENT:</b> Emergency Services Fund (5)

**\* BUDGET MEETING DATES ARE TENTATIVE AND MAY BE ADJUSTED BY BUDGET COMMITTEE.**

- 12. STAFF:** Publish Notice of Public Hearing on Proposed Uses of State Revenue Sharing to bring before council. 5/23/18
- 13. STAFF:** Publish Notice of Budget Hearing & Financial Summary (City) 5/23/18  
(Required lead time – not more than 30 days or less than 5 days before hearings)
- 14. City Council Meeting Public Hearing** on Proposed Uses of State Revenue Sharing 6/11/18
- 15. Budget Hearing – Council Meeting to adopt proposed budget** 6/11/18  
Public Hearing on Proposed Municipal Corporate Budget  
Pass Resolutions Adopting Budget, Making Appropriations and Levying Taxes (City)
- 16. STAFF:** Submit Budget and forms to Assessor as required 7/11/18

Hood River County Sheriff's Office  
 Statistical Information  
 City of Cascade Locks  
 February 2018

Case Numbers associated with Cascade Locks				Call Type Breakdown	
Case #	Date	Officer	Call Type		
S180099	02/02/18	12	VAND	2 911	
S180105	02/02/18	21	AOA	1 AC	
S180106	02/02/18	21	DUII	2 ALARM	
S180122	02/06/18	16	THEFT	5 AOA	
S180127	02/07/18	26	DOM	2 ASLT	
S180129	02/08/18	21	PROWLER	2 CIVIL	
S180135	02/09/18	21	VEH STOP	1 DIST	
S180140	02/10/18	21	SAR	1 DUII	
S180142	02/11/18	27	SEX	2 DOM	
S180161	02/19/18	19	THEFT	4 FU	
S180176	02/23/18	21	WARRANT	2 INFO	
S180185	02/27/18	16	SV	3 JUV	
				1 MVC	
				2 PROP	
				3 PROWLER	
				5 PS	
				1 SAR	
				1 SEX	
				8 SUSP	
				1 SV	
				2 TA	
				4 TC	
				3 THEFT	
				3 TRES	
				1 VAND	
				42 VEH STOP	
				1 WARRANT	
				3 WELF	
<b>Total</b>	<b>12</b>			<b>108</b>	<b>Total</b>

Total Number of Cascade Locks patrols

45

Total Calls for Service

(includes followup, OFCR initiated, agency assist, SAR, etc.)

108

Hours worked by Deputy Jubitz (21)

73.32

Hours worked by other personnel

36.4

  
 Brian Rockett, Undersheriff

