



**Work Session**

**WS**

**Milwaukie City Council**



**MINUTES**  
 MILWAUKIE CITY COUNCIL  
 www.milwaukieoregon.gov

**WORK SESSION**  
 SEPTEMBER 16, 2014  
 City Hall Conference Room

**Mayor Ferguson** called the work session to order at 5:00 p.m.

**Council Present:** Council President Hedges and Councilors Scott Churchill, Mark Gamba, and Mike Miller

**Staff Present:** Assistant to the City Manager Mitch Nieman, City Recorder Pat DuVal, Community Development Director Steve Butler, Police Chief Steve Bartol, Finance Director Casey Camors, Library Director Katie Newell, Planning Director Denny Egner, and Public Works Director Gary Parkin

**City Manager's Report**

**Mr. Nieman** reported that staff would be touring the Tilikum Crossing Bridge and he discussed the Reliable Credit employee parking proposal. He commented on updates to Council goals that will be placed on the October 7, 2014, Regular Session agenda.

**Community Development Update**

**Mr. Butler** provided an update on Riverfront Park Phase II construction and shared the Four Parks Master Planning Project public meeting schedule. He reported that the City and Metro had agreed to a solution on the Adams Street Connector Project that included a widened plaza and other minor adjustments, with the goal to go to bid in February 2015. He noted that the Monroe Street Paving project was nearly complete.

**Councilor Churchill** commented that he thought the Monroe Street centerline east of the quiet zone might be placed incorrectly as pedestrians coming from the east might have their view of oncoming trains blocked by the retaining walls. He stated that he thought the TriMet Safety Officer should look at the issue.

**Mr. Egner** discussed pending annexations in the Northeast Sewer Extension (NESE) area and announced a joint Council – Planning Commission meeting and that the Design and Landmarks Committee (DLC) and the Moving Forward Milwaukie (MFM) Public Advisory Committee (PAC) had been invited as well. He reported on recent Planning Commission activity including a review of the draft downtown plan, a Comprehensive Plan amendment, and a variance request for a second story addition. He reported that the City had not received a Healthy Eating Active Living (HEAL) grant and that the Metro Regional Travel Options (RTO) grant would focus on Safe Routes to Schools. He also announced upcoming Monroe Street Greenway PAC meetings.

**Mr. Butler** discussed economic development possibilities at the downtown triangle site, the Cash Spot site, and at the Graham Building. **Councilor Churchill** commented that the Cash Spot site should not be given away for free.

**Public Safety Advisory Committee (PSAC) Annual Update**

**Chief Bartol** presented the topic and introduced Don Wiley, outgoing PSAC chair, and Linda Hedges, PSAC secretary.

**Mr. Wiley** highlighted parts of PSAC's work over the last year, including drug turn-in and shred day, the bike giveaway program, and public education programs on caring for animals in a disaster, emergency preparedness, and safety. He noted that 19 individuals had completed Community Emergency Response Team (CERT) training.

**Ms. Hedges** and **Councilor Churchill** discussed funding neighborhood-driven pedestrian safety programs and cross-walk improvement projects.

**Councilor Gamba** agreed that walking safety projects were important and discussed several possible funding sources and processes.

**Ms. Hedges** discussed PSAC involvement in the Safe Routes to School program and noted a communication disconnect between the Parent Teacher Associations (PTAs) at the schools and the Neighborhood District Associations (NDAs) on safety planning.

The group noted that only the Linwood Elementary School PTA and Linwood NDA had done joint planning so-far and that more joint planning through the Safe Routes to Schools program was planned at each school in the City in the future.

**Ms. Hedges** announced upcoming PSAC activities including Domestic Violence Awareness month, safety education programs, providing PSAC representation on the Monroe Street Greenway PAC, and supporting the Reserve Officer of the Year dinner.

**Chief Bartol** commented on the important work done by PSAC in support of community safety and expressed his appreciation to Mr. Wiley's for his work as chair.

**Mayor Ferguson recessed the Work Session at 5:38 p.m. to convene a Budget Committee Meeting and reconvened the Work Session at 6:16 p.m.**

#### **Library Expansion Task Force (LETF) Update**

**Ms. Newell** asked for Council direction to reconvene the LETF which has been on hiatus since July 2013, and she noted the need to fill several vacant positions.

**Councilor Churchill** noted that a recommendation to Council to fill the LETF vacancies would be brought to a future meeting.

**Councilor Gamba** commented that the next step was to come-up with funding sources and suggested that new LETF members should have fundraising experience.

**Ms. Newell** and **Councilor Churchill** discussed the estimated cost of the scaled back scope of expansion work and the capacity of the property to meet the library's needs.

The group discussed filling the vacant positions and agreed that staff should prepare a list of proposed appointees for Council to consider at the next Work Session.

#### **ESCO Selection Process**

**Mr. Parkin** introduced the topic and Joe O'Donnell, a representative of Ameresco, a state qualified Energy Services Company (ESCO).

**Mr. O'Donnell** discussed Energy Savings Performance Contracts (ESPCs) and the challenges of dealing with declining revenue and increasing utility costs. He outlined the process of determining the feasibility of pursuing ESPC projects and the required financial commitments involved. He said the usual return-on-investment (ROI) was for a 10-15 year term and cited City facilities and water meters that have outlived their anticipated lifespan. He noted the costs of maintaining an aging manual meter system and said that an ESCO would provide data to help improve system accuracy.

The group discussed potential fiscal and energy savings and revenue impacts related to recovering unaccounted water-loss through upgrading meters and other ESPC projects. Staff noted that meters are read by a contractor who provides usage data to the City.

**Mr. O'Donnell** and **Mr. Parkin** discussed the infrastructure costs of upgrading meters to radio or cellular transmission and the ability of each option to recover in an emergency.

**Councilor Churchill** commented that effective cost savings could be achieved without fully implementing cellular meter reading. **Mr. O'Donnell** agreed and noted that the costs would be vetted through the project development process. He noted that an ESPC project was not a rate increase but ensured that people paid for their water use.

**Councilor Miller** asked what the initial startup cost would be and **Mr. Parkin** reported that to upgrade to a cellular transmission system it would be an estimated \$3.5 million investment regained after 10 years.

**Councilor Miller** asked how the City would explain it was not a rate increase, and **Mr. O'Donnell** replied that some users would pay higher utility bills as the meters became more accurate, and he noted the importance of conveying the message about increased meter accuracy to the public.

The group discussed the investment costs and energy savings of upgrading City facilities and the water meter system.

**Mr. O'Donnell** discussed the ESPC project vetting process, working collaboratively with the contractor, and the accountability of the streamlined ESCO procurement process.

**Mr. Parkin** reported that the Citizens Utility Advisory Board (CUAB) had reviewed and supported the ESCO approach and had discussed the difficulty the City would have in making these improvements on its own. **Mr. O'Donnell** commented that an ESCO would find avenues for the City to fund an upgrade process.

**Council President Hedges** inquired about service disruptions during the upgrade and **Mr. O'Donnell** and **Mr. Parkin** replied that interruptions would be minimal and announced well in-advance to residential users.

**Mr. O'Donnell** explained that the next step in the process would be to select an ESCO through a Request for Proposals (RFP) process for a technical audit.

**Mr. Parkin** noted that staff was looking for Council direction to proceed with an RFP and **Mr. Nieman** added that the technical audit would provide the data to determine if an ESPC project were needed and was cost-effective.

**Mr. Parkin** noted Oregon Revised Statute (ORS) 279A.010 authorizes an ESCO process and confirmed that the CUAB had recommended moving forward with the audit.

**Mr. O'Donnell** commented on the possibility of the City selecting another ESCO to work with or not pursuing a project, stated that there was no cost for the feasibility study already completed, and explained that the next phase of process would cost between \$20,000 - \$30,000. **Mr. Parkin** added that the majority of the costs would be paid for by the Water Fund and the Facilities Department would pay a small part for the buildings.

**Councilor Miller** asked about impacts on City departments, and **Mr. Parkin** replied that the Water Department was looking at the benefits from reading the meters remotely.

**Councilor Churchill** remarked that it would be helpful to understand the impacts from a similar sized community who had gone to remote reads, and **Mr. O'Donnell** noted that few communities in the region had moved to remote reading so far but suggested that the focus might be on a consideration of creating efficiencies in staff time.

**Council President Hedges** said he would go along with the CUAB recommendation.

**Mayor Ferguson** said he saw no reason not to move forward and summarized that Council was directing staff to move forward with the RFP for the technical audit.

**Mayor Ferguson** adjourned the work session at 6:59 p.m.

Respectfully submitted,



Scott S. Stauffer, Administrative Specialist II

This page intentionally left blank.



## Memorandum

**To:** City Council  
**From:** Steve Butler, Community Development Director  
 Denny Egner, Planning Director  
 Jason Rice, Engineering Director  
**CC:** Mitch Nieman, Assistant to the City Manager  
**Date:** September 16, 2014  
**Re:** Community Development Department Projects - City Council Update for 9/16/14 Work Session

**Parks & Sustainability**

- **Milwaukie Riverfront Park**
- **Four Parks Master Planning**
- **North Clackamas Parks & Rec. District**
- City Swale/Median Maintenance Contracts
- Sustainability Plan
- Tree City USA
- Public/Government Access

**Engineering**

- **Adams Street Connector**
- 17<sup>th</sup> Avenue Multiuse Trail
- Stanley Avenue Stormwater
- **Monroe Street Paving**

**Planning**

- **Annexations**
- **Land Use and Development Review**
- Light Rail Permitting
- **Moving Forward Milwaukie: Enhancing Our Commercial Districts**
- **Grants**

**Community Development**

- Kellogg Ped/Bike Bridge
- **ODOT TGM Grant - Monroe Street Neighborhood Greenway**
- **Economic Development**
- Residential Parking Permit Program
- Building Department Items

**Parks & Sustainability**

**Milwaukie Riverfront Park**

- Tomorrow morning, Steve and Jason will be visiting the site with two of the granting agencies (Oregon Marine Board and the US Department of Fish and Wildlife Service) to observe the progress made to date. These agencies will be focused on the elements associated with boating such as the ramp, boating parking spaces and drive isles.

**Four Parks Master Planning**

- As the Council will hear during tonight's Regular Session, the schedule of upcoming public meetings (all of which are 6:30-8:00 pm.) is as follows: **Balfour Park** – Wednesday, 9/24, Ardenwald Elementary School; **Bowman-Brae Park** – Tuesday, 9/30, Milwaukie Center, South Wing; and **Kronberg Park**, Wednesday, 10/1, Milwaukie Grange.

**Engineering**

**Adams Street Connector Project**

- Both Metro and Milwaukie staff have come to an agreeable solution to the project. Changes include:
  - a widened "plaza" area just off Main Street which ultimately impact the proposed on-site stormwater system as well as the ADA access.
  - Adjustment of planted areas versus grass
  - Minor adjustment of tree locations and elevations
- Staff is now exploring options for making these changes to the plans. Whether this can be done through the consultant Walker/Macy, or if budget does not allow, absorbing the task into current Staff workloads. Either way, the goal is to make these modifications over the next few months and be prepared to bid the project as early as February.

## Monroe Street Paving

- Permanent striping of the roadway (Between McLoughlin Blvd and the Light Rail Improvements) will occur Monday September 22<sup>nd</sup>.
  - The reason behind waiting two weeks after paving to stripe, is that it gives the oils in the pavements a chance to dry so that they don't get pulled into the paint resulting in faded or toned down paint. This will give the resulting paint a longer more vibrant life cycle.

## Planning

### Annexations

- Staff is processing three annexations currently (one to be heard at tonight's meeting). When completed, the City will have annexed more than 130 lots in the NESE area since 2010.

### Land Use and Development Review

- Planning Commission –
  - On September 23, 2014, the Planning Commission will host a joint meeting with the City Council at which Matt Arnold, the Director of Urban Design and Planning for SERA Architects in Portland will make a presentation regarding the principles of urban design. The Moving Forward Milwaukie PAC and the Design and Landmarks Committee have been invited.
  - The Planning Commission will continue to review draft downtown plan and code amendments for Moving Forward Milwaukie during October and November.
  - On October 1, the Planning Commission is scheduled to hear CPA-14-01, a legislative application to remove the 21<sup>st</sup> Ave Extension from the Comprehensive Plan. The Council hearing is tentatively scheduled for November 18.
  - On October 28, the Planning Commission is tentatively scheduled to hear a variance request for a second story addition on 37<sup>th</sup> and Harvey.

*o milwaukie*

### Moving Forward Milwaukie: Enhancing Our Commercial Districts

- At the August 19 worksession, Council requested additional information about off-street parking, building heights, the downtown public area requirements (PARs), and financial tools. The project team is returning to Council with this information again on September 18.
- Staff began discussing the draft downtown plan and code amendments with the Planning Commission at its August 26<sup>th</sup> worksession. A public open house regarding proposed downtown zoning changes is tentatively scheduled for October 29<sup>th</sup>. The Planning Commission's first public hearing on the amendments is tentatively scheduled for November 25<sup>th</sup>.
- A meeting with the Project Advisory Committee was held on August 13<sup>th</sup>. The PAC contributed ideas for inclusion in a concept plan for the Central Milwaukie area. Based on PAC input, the consultant team is preparing a draft concept plan for Central Milwaukie, which will be presented at the next PAC meeting on September 29<sup>th</sup>.

### Grants

- The City was notified that it was not awarded grant funding for Monroe Street Neighborhood Greenway bicycle sharrows (HEAL grant) or for wayfinding signs in downtown Milwaukie (County tourism grant).
- The City has been invited to partner with Clackamas County and the North Clackamas School District for a "Safe Routes to School" grant through Metro's Regional Transportation Options program. In addition, Planning staff is researching the RTO grant program to determine whether the City should also complete grant applications for either or both of the projects that were recently denied funding.

## Community Development

### Monroe Street Neighborhood Greenway

- On September 3, the Project Advisory Committee (PAC) met and took a tour of Monroe Street. The next PAC meeting is scheduled for October 29, and the first public workshop is scheduled for December 3.

### Economic Development

- Downtown Triangle Site: Kevin Cavenaugh, a Portland area developer, is still interested in exploring options for development of the triangle site. He would like to talk with City Council soon.
- Business Interest in Downtown: **Cash Spot** (potential commercial office); **Graham** (growler/pizza)
- Wine:30 Parklet: As part of the City's pilot program, their parklet officially opened last week.

### Reliable Credit's Concept for Adding More Employee Parking

- City staff met last week with two representatives from Reliable Credit Association, Inc.
- Staff's sense is that Reliable Credit is serious about its proposal to obtain more parking spaces; they are concerned about the potential inability to do so, with impending downtown code changes
- They are open to considering alternatives (both short-term and long-term)
- Reinforces the need for a new downtown parking study

*- Already covered by mitch*



MILWAUKIE CITY COUNCIL  
WORK SESSION

City Hall Conference Room  
10722 SE Main Street  
www.milwaukieoregon.gov

**AGENDA**  
**SEPTEMBER 16, 2014**

**Revised Packet Materials**

- A light dinner will be served. Page #
1. **5:00 p.m. City Manager's Report**  
Staff: Mitch Nieman, Assistant to the City Manager
  2. **5:15 p.m. Public Safety Advisory Committee (PSAC) Annual Update** 1  
Staff: Steve Bartol, Police Chief
- At this time, the City Council will recess its work session to convene in a Budget Committee meeting
- 5:30 p.m. Budget Committee Meeting: Review of Preliminary Quarterly Financial Report for the Quarter Ended June 30, 2014**  
Staff: Casey Camors, Finance Director
- Upon adjournment of the Budget Committee, the City Council will reconvene in work session
3. **6:00 p.m. Library Expansion Task Force Update** 8  
Staff: Katie Newell, Library Director
  4. **6:20 p.m. ESCO Selection Process** 19  
Staff: Gary Parkin, Public Works Director
  5. **6:45 p.m. Adjourn Work Session**

**Meeting Information**

The time listed for each item is approximate; the actual time each item is considered may change due to the length of time devoted to the previous item. The Council may vote in Work Session on non-legislative issues.

**Public Notice**

Executive Sessions: The Milwaukie City Council may meet in Executive Session immediately following adjournment pursuant to ORS 192.660(2). All Executive Session discussions are confidential and those present may disclose nothing; representatives of the news media may attend as provided by ORS 192.660(3) but must not disclose any information discussed. Executive Sessions may not be held for the purpose of taking final actions or making final decisions and they are closed to the public.

The Council requests that mobile devices be set on silent or turned off during the meeting.

The City of Milwaukie is committed to providing equal access to information and public meetings per the Americans with Disabilities Act. For special accommodations, please call 503-786-7502 or email ocr@milwaukieoregon.gov at least 48 hours prior to the meeting.



MILWAUKIE CITY COUNCIL  
**AGENDA ITEM SUMMARY**

Agenda Item: **WS 2.**  
Meeting Date: **09-16-14**

Title: **2014 Annual PSAC Update to Council**

Prepared By: Steve Bartol, Chief of Police  
Department Approval: Steve Bartol, Chief of Police  
City Manager Approval: Bill Monahan, City Manager  
Approval Date: 09-10-14

**ISSUES BEFORE COUNCIL**

For the Public Safety Advisor Committee (PSAC) to give council an update on accomplishments of the last year, and to present its 2014-2015 work plan.

**KEY FACTS & INFORMATION SUMMARY**

As council is aware, PSAC was formed in 1996 for the purpose of advising and making recommendations to the Chief of Police and City Council regarding public safety needs in the city and its urban growth boundary. The committee consists of appointed representatives from each neighborhood district association and at large members appointed by council.

Each year members of PSAC are involved in several community oriented projects as outlined in their work plan. The purpose of this update is for the outgoing chair, Don Wiley, to brief council on the accomplishments of the past year and for the incoming chair, Mary Weaver, to present the work plan for 2014- 2015.

**ATTACHMENTS**

1. 2014-2015 PSAC work plan

# Attachment 1

## Revised 2014-15 Work Plan

### Milwaukie Public Safety Advisory Committee WORK PLAN January 1, 2014- December 31, 2015

#### BACKGROUND

##### DIRECTION FROM CITY COUNCIL:

The Public Safety Advisory Committee is established for the purpose of advising and making recommendations to the Chief of Police and City Council regarding public safety needs in the city and its urban growth boundary. The board shall be responsible for, but not limited to, the following activities:

- A. Review and make recommendations on community livability concerns related to crime prevention, traffic safety, and emergency preparedness that affect public safety and neighborhood livability in Milwaukie and within its urban growth boundary;
- B. Review and make recommendations for police-community partnerships to mitigate the negative influence of crime and traffic on the community;
- C. Promote public education and awareness of the effects of crime and the fear of crime on the community;
- D. Collaborate with local, county and state government agencies to develop strategies to mitigate negative community livability concerns by focusing partnership agency resources to reduce or eliminate specific crime, problem areas or concerns;
- E. Such other activities as the council may assign. (Ord. 1869 § 3, 2000: Ord. 1797 § 3 (part), 1996)

#### PSAC 2014 – 2015 WORK PLAN

##### ACTIVITY A

(1) Walk Safely Milwaukie Program – Was a popular program that accomplished several safety projects that were very important to our NDA'S. The program is suspended until money to fund the program is available. PSAC recognizes the urgent need for these previously-funded projects to be completed and will encourage the City to identify and pursue funding to pay for their completion.

WHO PARTICIPATES: This work is done by the whole committee so that each NDA is equally represented in discussions, investigations, and prioritizing, and in cooperation with city staff as designated by City Council.

(2)(a) **Basic CERT training** will be offered regularly by Clackamas Fire District #1. Any citizen may attend, but PSAC and NDA officers are especially encouraged to attend the 24-hour training to prepare for a possible disaster affecting their neighborhoods. This training provides PSAC members with valuable insight into community safety needs and resources.

TIMELINE: three to four times annually

WHO PARTICIPATES: Anyone (mature age 16+) may sign up for training, but physical agility and stamina is required.

(2)(b) **Milwaukie's CERT Team** is in its fifth year of meeting twice monthly to train. New CERT trainees will be able to join a committed and enthusiastic team! Coordinator: Linda Hedges

(3) **Neighborhood Representatives** offer an open channel of communication between neighborhoods, law enforcement, city traffic management staff, and others. All PSAC members support collaborative efforts to address livability concerns and make the best use of available resources (professional experts, grants, fundraising projects, etc.). One example: with the help of information from the Chief and discussion led by PSAC representatives, all NDA's decided to support the continued use of the photo radar van in Milwaukie.

TIMELINE: Ongoing as issues arise.

WHO PARTICIPATES: Issues to be addressed are determined by the whole committee. Subcommittees or individual follow-ups are determined by the scope and urgency of a particular issue.

## **ACTIVITY B**

(1) Support the **Officer/Reserve/Cadet Officer of the Year Dinner**, held in February/March of each year. (2015 date to be determined by Milwaukie PD)

TIMELINE: Begin planning in October, 2014, for 2015 dinner. Debrief in April.

WHO PARTICIPATES: Subcommittee of PSAC, coordinating with community and business organizations especially the American Legion Post #180, the Milwaukie Public Safety Foundation, and volunteers. Supported by the seven Neighborhood Associations of Milwaukie.

(2) **Guests** - PSAC allows time in our meeting schedule for invited guests to provide information relating to traffic safety, crime prevention, fire prevention, and other related topics. Although we encourage citizens to go to their NDA's first, we also are open to guests who ask to be on our agenda to provide particular insight or express individual or business concerns.

TIMELINE: Ongoing.

WHO PARTICIPATES: Appropriate agenda time will be given to anyone who has information, concerns, and suggestions which fit within PSAC's mission.

(3) Partner with Providence Hospital to support an Annual Prescription Meds Turn-in Day.

TIMELINE: April of each year in collaboration with the Federal Drug Enforcement Administration Spring turn in day.

WHO PARTICIPATES: Providence Hospital staff, PSAC, members of the Public Safety Foundation, Officers from MPD, Police Cadets and CERT team members.

(4) Support a Shred Day, to continue annually.

TIMELINE: In conjunction with the annual Prescription Turn in Day.

WHO PARTICIPATES: PSAC, MPD, Cadets, Milwaukie Public Safety Foundation and CERT.

### **ACTIVITY C**

(1) Recruit and support candidates for the Citizen Police Academy and provide help as needed for the Academy. (All participating cities will have attendees from their neighborhoods.) The intensive, several week courses gives citizens a solid overview of law enforcement and the criminal justice system.

TIMELINE: Will occur in September if held.

WHO PARTICIPATES: Entire committee will help recruit and support candidates. Members are encouraged to attend if they have not been before.

(2) Encourage participation in the Citizen Ride-Along Program after NDA elections each year. <http://www.milwaukieoregon.gov/police/citizen-ride-along-program>

(3) Safety Education Program: Undertake a minimum of two educational efforts each year. Topics could include pedestrian safety, bike safety, distracted driving, "if you see something say something", etc.

(4) Recognize Domestic Violence Awareness month through a proclamation in early October 2014 and in 2015 by City Council. Request space in the Pilot for an article during October each year. Participate in at least one other domestic violence public awareness activity.

TIMELINE: October, planning starting in May 2014 and again in 2015

(5) Recognize Preparedness month each September through a proclamation in early September 2014 and in 2015 by City Council. Request space monthly in the Pilot to provide an on-going emergency preparedness item. Plan at least one annual city-sponsored event on community resiliency, disaster preparedness or community preparedness.

TIMELINE: Planning is on-going and will be a sub-committee item

Who Participates: PSAC members and city staff

(6) Provide a PSAC representative to the Monroe Greenway Design Project  
A representative was appointed in June 2014 as PSAC's representative on this Planning Department project.

WHO PARTICIPATES: PSAC members; this will be a regular sub-committee report until the completion of the project.

TIMELINE: present to end of project

(7) Provide PSAC liaison to the Safe Routes to School project  
At least one representative from PSAC will work with SRTS and neighborhood schools to provide input from PSAC and connectivity for PSAC to this project.

TIMELINE: on-going

WHO PARTICIPATES: PSAC members; this will be a sub-committee

#### **ACTIVITY D**

(1) Keep as a monthly agenda item light rail safety and security. Aggressively continue to lobby city and Tri-Met staff to make sure this is a priority.

TIMELINE: ongoing

WHO PARTICIPATES: everyone

(2) Milwaukie Police Department Bikes for Kids – Has been expanded to all Milwaukie public elementary schools and Rowe Middle School.

TIMELINE: Plan to be developed with leadership from Chief Bartol.

WHO PARTICIPATES: PSAC members, Milwaukie Public Safety Foundation Board, American Legion Post #180 and other community members.

**ACTIVITY E**

Continue public education activities as follow-up to the renewed contract for the Photo Radar Van. A plan was presented to Council last year that included:

(1) Promote a general traffic safety campaign in Milwaukie focused on one aspect such as not using hand-held devices while driving, seatbelt use, restricted driving, or child safety seat use. This could be coordinated with the Chief’s Corner in the Pilot on a quarterly basis.

(2) Continue to promote the video on awareness/education for the photo radar van <http://www.milwaukieoregon.gov/police/photo-radar> and the MHS cable network [version of photo radar van video designed for high school student audience].

(3) Citation revenue of \$10,000 annually from the City will help support 1 &2 above.

WHO PARTICIPATES: PSAC and Council, with assistance from staff.

(4) Obtain and review information relating to traffic changes that impact neighborhoods affected by Metro and City development projects and make recommendations to the pertinent City departments to assure pedestrian and bicycle safety and encourage efficient traffic control design included in each project.

NOTES:

(1) PSAC is continuing to use a 2-year plan, reviewed and updated annually, and a master calendar will be developed and included in our Operating Manual to help PSAC make the best use of time and resources.

(2) CERT: “The Community Emergency Response Team (CERT) program helps train people to be better prepared to respond to emergency situations in their communities. When emergencies happen, CERT members can give critical support to first responders, provide immediate assistance to victims, and organize spontaneous volunteers at a disaster site. CERT members can also help with non-emergency projects that help improve the safety of the community.

“The CERT course is taught in the community by a trained team of first responders who have completed a CERT Train-the-Trainer course conducted by their state training office for emergency management, or FEMA’s Emergency Management Institute (EMI), located in Emmitsburg, Maryland. CERT training includes disaster preparedness, disaster fire suppression, basic disaster medical operations, and light search and rescue operations.” FOR MORE INFORMATION: <http://www.citizencorps.gov/cert/> or [www.clackamasfire.com](http://www.clackamasfire.com).

=====

Don Wiley, PSAC Chair through August 28, 2014  
Mary Weaver, PSAC Chair effective August 28, 2014  
Approved by PSAC members, August 28, 2014



MILWAUKIE CITY COUNCIL  
STAFF REPORT

**WS 3.**  
**9/16/14**

To: Mayor and City Council  
Through: Bill Monahan, City Manager  
Subject: **Library Expansion Task Force**  
From: Katie Newell, Library Director  
Date: September 16, 2014

**ACTION REQUESTED**

Reconvene the Library Expansion Task Force (LETF) to move forward plans for an expansion.

**HISTORY OF PRIOR ACTIONS AND DISCUSSIONS**

August 6, 2013, Work Session, LETF's recommendation to Council to expand the Ledding Library up to 35,000 sq. ft.

July 2, 2013, Work Session, FFA's presentation of the completed needs assessment to Council.

December 18, 2012, Regular Session, the composition of the LETF was modified in recognition of changes caused by the November 2012 election.

October 16, 2012, Work Session, Council progress report of LETF.

February 21, 2012, Regular Session, the composition of the LETF was modified in recognition of changes to membership on the Library Board.

March 15, 2011, Regular Session, Council authorized creation of LETF.

**BACKGROUND**

LETF has been on hiatus for the past year since its last meeting July 11, 2013, when they voted to recommend to Council an expansion of the Ledding Library up to 35,000 sq. ft. at its current site. Council heard this recommendation at their work session on August 6, 2013.

If the LETF is reconvened, the membership needs to be updated to reflect changes in the representatives from the City's Boards, Commissions and Committees (BCCs). In the past, each individual BCC was responsible for designating its representative from its membership.

**CONCURRENCE**

The Library Board of Ledding Library and the Library Director both support reconvening LETF.

**FISCAL IMPACTS**

None at this time.

**WORK LOAD IMPACTS**

Library Director will attend meetings.

**ALTERNATIVES**

Not reconvening LETF.

**ATTACHMENTS**

1. Resolution No. 35-2011 creating LETF
2. Resolution No. 50-2011 appointing original LETF members
3. Resolution No. 10-2012 revision of LETF roster
4. Resolution No. 63-2012 revision of LETF roster
5. Current LETF roster

# Attachment 1

## RESOLUTION NO. 35-2011

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, CREATING THE LIBRARY EXPANSION TASK FORCE.

**WHEREAS**, the Ledding Library (Library) has served the Milwaukie community for many years at its present location; and

**WHEREAS**, in 2010 the City entered into a Cooperative Intergovernmental Agreement between the Library District of Clackamas County and Library Cities; and

**WHEREAS**, the Library has been found to have insufficient size to house all facilities needed to serve the City of Milwaukie and the service area assigned to the City through the Cooperative Intergovernmental Agreement; and

**WHEREAS**, under the Cooperative Intergovernmental Agreement the City will receive \$1 million in 2012 to be used for capital facilities associated with the library, and

**WHEREAS**, the City lacks a long term facility plan that identifies options for expanding or relocating some facilities of the Ledding Library; and

**WHEREAS**, the Ledding Library Board (Board) and the City Council met in January, 2011 and discussed the need for undertaking an analysis of the needs and opportunities for expanding the library

**WHEREAS**, the Board has recommended the formation of a Library Expansion task Force to assist the Board and Council to assist in evaluation and development of alternatives; and

**WHEREAS**, the Board has recommended that the Task Force be comprised of representatives from the citizens at large, the neighborhood district associations, the Library Board, the Council, the Planning Commission, the Budget Committee and the local business community, with the assistance of the Library Director and staff from the Planning Department and Finance department as ex officio members,

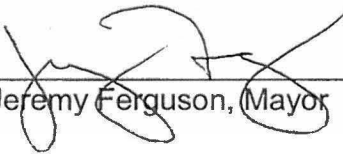
**NOW, THEREFORE, BE IT RESOLVED** that the City Council:

1. Creates the Library Expansion Task Force.
2. Authorizes the Mayor to bring forth names of representatives for approval by Council to fill the positions on the Task Force from the following:
  - a. Two Citizens at large
  - b. Two Neighborhood District Association representatives
  - c. Two Ledding Library board members

- d. A member of the City Council
  - e. A local business person
  - f. A Library Foundation member
  - g. A Planning Commissioner
  - h. A Budget Committee member
3. Designates that the Task Force will cease to function upon the completion of the following tasks:
- a. Develop a scope of work to evaluate options to either expand the Ledding Library or to pursue additional library facilities within the city that deliver services in association with the Ledding library (to be completed by July 1, 2011).
  - b. Evaluate the impact of assuming responsibility for delivering services to the unincorporated areas of Clackamas County (to be completed by July 1, 2011).
  - c. Cost out the options and present preliminary estimates to the City Council for direction (to be completed by September 1, 2011).
  - d. Follow Council direction and obtain necessary consultant services to develop detailed plans to present to Council of the alternative funding options (to be completed by January 1, 2012).


Introduced and adopted by the City Council on 3/15/11.

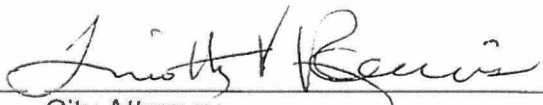
This resolution is effective on 3/15/11.

  
\_\_\_\_\_  
Jeremy Ferguson, Mayor

ATTEST:

APPROVED AS TO FORM:  
Jordan Schrader Ramis PC

  
\_\_\_\_\_  
Pat DuVal, City Recorder

  
\_\_\_\_\_  
City Attorney

## Attachment 2

RESOLUTION NO: 50-2011

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, APPOINTING THE LIBRARY EXPANSION TASK FORCE.

**WHEREAS**, the Ledding Library Board recommended the formation of a Library Expansion Task Force to assist the Board and Council to assist in evaluation and development of alternatives; and

**WHEREAS**, the Board recommended that the Task Force be comprised of representatives from the citizens at large, the neighborhood district associations (NDAs), the Library Board, the Council, the Planning Commission, the Budget Committee and the local business community, with the assistance of the Library Director and staff from the Planning and Finance department as ex officio members; and

**WHEREAS**, Council stipulated that the citizen at large members and the NDA representatives should be appointed to represent the areas on either side of Highway 224, as follows - position A. the Lake Road, Historic Milwaukie and Island Station NDAs and position B. Hector Campbell, Ardenwald, Linwood, and Lewelling NDAs, and

**WHEREAS**, on March 15, 2011 the City Council passed Resolution 35-2011 creating a task force, and

**WHEREAS**, staff informed the various boards and committees of the opportunity to appoint representatives to the Task Force and on March 22, 2011 staff issued a press release and advertised the need for citizen and business member volunteers; and

**WHEREAS**, the designated groups have appointed representatives to serve on the Task Force and citizens have either applied or been nominated to serve, and

**WHEREAS**, Mayor Jeremy Ferguson has reviewed the list of applicants and recommends that the initial members of the Task Force be appointed,

**NOW, THEREFORE, BE IT RESOLVED** that the City Council:

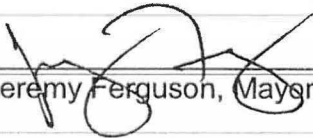
1. Appoints the initial members of the Library Expansion Task Force as follows:
  - a. Library Board – Mark Docken
  - b. Library Board – Tom Hogan
  - c. City Council – Greg Chaimov
  - d. Library Foundation – Ed Zumwalt
  - e. Budget Committee – Jon Stoll
  - f. Planning Commission – Lisa Batey

Resolution No.50-2011

- g. Local Business person – ODS representative
- h. NDA Position A – Scott Churchill
- i. NDA Position B – Paul Klein
- j. Citizen At Large Position A – Christie Schaeffer
- k. Citizen At Large Position B – Kathi Schroeder


Introduced and adopted by the City Council on 5/3/2011

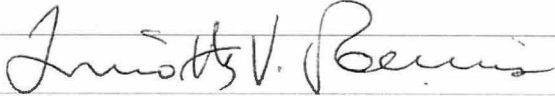
This resolution is effective on 5/3/2011.

  
Jeremy Ferguson, Mayor

ATTEST:

APPROVED AS TO FORM:  
Jordan Schrader Ramis PC

  
Pat DuVal, City Recorder

  
City Attorney

Document2 (Last revised 09/18/07)

Resolution No 50-2011

## Attachment 3

RESOLUTION NO. 10-2012

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, REVISING THE LIBRARY EXPANSION TASK FORCE AND APPOINTING MELISSA PERKINS TO THE TASK FORCE.**

**WHEREAS**, on March 15, 2011, the Milwaukie City Council passed Resolution No. 35-2011 creating the Library Expansion task Force; and

**WHEREAS**, the Task Force was appointed and is comprised of representatives from the citizens at large, the neighborhood district associations, the Library Board, the Council, the Planning Commission, the Budget Committee and the local business community, with the assistance of the Library Director and staff from the Planning Department and Finance department as ex officio members; and

**WHEREAS**, the Task Force has met regularly since June, 23, 2011 and has made significant progress assessing the needs and interests of the community to expand the library; and

**WHEREAS**, the Task force continues to function well and has not had the opportunity to complete its assigned tasks; and

**WHEREAS**, there has been one resignation from the Task Force and one or more additional members could be lost if their terms on City boards, commissions, or committees cease;

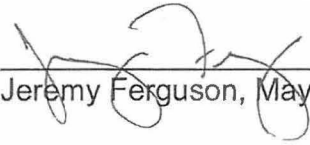
**WHEREAS**, the intent of the City Council is to maintain continuity of the task Force so the Task Force can produce the best possible work product and recommendations.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council:

1. Modifies resolution No. 35-2011 to:
  - a. Acknowledge that the Task Force's work will continue until the four tasks stated in Resolution No. 35- 2011 is completed.
  - b. Accept that an appointee who has represented the Ledding Library Board on the Task Force who become term limited and no longer serves on the Ledding Library Board may continue as a member of the Task Force.
  - c. Melissa Perkins, a member of the Ledding Library Board, is appointed to fill a vacancy on the Task Force caused by the resignation of Mark Docken, a member of the Ledding Library Board

Introduced and adopted by the City Council on 2/21/12.

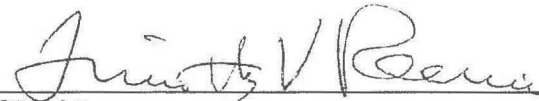
This resolution is effective on 2/21/12.

  
\_\_\_\_\_  
Jeremy Ferguson, Mayor

ATTEST:

APPROVED AS TO FORM:  
Jordan Ramis PC

  
\_\_\_\_\_  
Pat DuVal, City Recorder

  
\_\_\_\_\_  
City Attorney

## Attachment 4

RESOLUTION NO. 63-2012

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, REVISING MEMBERSHIP TO THE LIBRARY EXPANSION TASK FORCE.

**WHEREAS**, the Library Expansion Task Force was established by Resolution 35-2011 to assist the Board and Council to assist in evaluation and development of alternatives; and

**WHEREAS**, the Task Force is comprised of representatives from the citizens at large, the neighborhood district associations (NDAs), the Library Board, the Council, the Planning Commission, the Budget Committee and the local business community, with the assistance of the Library Director and staff from the Planning and Finance department as ex officio members; and

**WHEREAS**, Council stipulated that the citizen at large members and the NDA representatives should be appointed to represent the areas on either side of Highway 224, as follows - position A. the Lake Road, Historic Milwaukie and Island Station NDAs and position B. Hector Campbell, Ardenwald, Linwood, and Lewelling NDAs; and

**WHEREAS**, on May 3, 2011 the City Council passed Resolution 50-2011 appointing members to the task force; and

**WHEREAS**, Greg Chaimov, who currently represents the Task Force City Council position, will no longer be eligible to fill this role due to his departure from Council December 31, 2012, but is a resident of the Island Station NDA; and

**WHEREAS**, Scott Churchill has been serving as the NDA Position A but was elected to take office on City Council January 2, 2013 and is eligible to serve as the Council representative on the Task Force; and

**WHEREAS**, Council desires that both individuals remain on the Task Force to provide for continuity of progress towards expansion of the library and proposes to switch these member positions; and

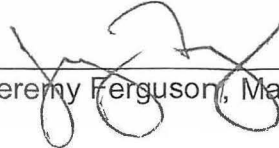
**WHEREAS**, on November 28, 2012, the NDA leadership group concurred with this change in the Council and NDA Position A representatives.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council revises the following Task Force positions effective January 1, 2013:

- a. City Council – Scott Churchill
- b. NDA Position A – Greg Chaimov


Introduced and adopted by the City Council on December 18, 2012.


This resolution is effective on December 18, 2012.

  
\_\_\_\_\_  
Jeremy Ferguson, Mayor

ATTEST:

APPROVED AS TO FORM:  
Jordan Ramis PC

  
\_\_\_\_\_  
Pat DuVal, City Recorder

  
\_\_\_\_\_  
City Attorney





MILWAUKIE CITY COUNCIL  
**STAFF REPORT**

Agenda Item: WS 4.  
Meeting Date: 9-16-14

To: Mayor and City Council

Through: Bill Monahan, City Manager

Subject: **Proceeding with the ESCO Process**

From: Gary Parkin, Public Works Director

Date: September 8, 2014

### **ACTION REQUESTED**

Informational meeting about the ESCO process and proposed direction for City participation.

### **HISTORY OF PRIOR ACTIONS AND DISCUSSIONS**

None

### **BACKGROUND**

The Oregon Department of Energy has pre-qualified Energy Services Companies (ESCO) to assist Oregon state agencies and other public agencies like the City in selecting a company for the purpose of entering into an Energy Savings Performance Contract (ESPC). The ESPC is a public contract between a contracting agency and a qualified energy service company for the identification, evaluation, recommendation, design and construction of energy conservation measures, including a design-build contract, that guarantee energy savings or performance (ORS 279A.010(g)). It provides a means for the City to accomplish projects and use operational savings and enhanced revenue that result from the project to pay for project costs and reduce on-going maintenance and operational costs.

At its core, an energy savings performance contract is a “design-build” contract with some highly tailored specializations. The owner uses the energy cost savings to reimburse the ESCO and to pay off the loan that financed the energy conservation projects. The ESCO provides an array of services:

- Conducts a facility energy study
- Identifies cost-effective projects
- Designs all aspects of the chosen projects
- Hires subcontractors
- Manages the project installation
- Assists in structuring and securing the financing for the project

If the City chooses, the selected ESCO will guarantee savings so that if utility savings are less than the cost of the lease, the ESCO will pay the difference to the City.

Several years ago, Clackamas County was attempting to gather public agencies within the County into a group that would work through the ESCO process together. The City was in the process of looking into the County proposal when it learned about the ESCO process from Joe

O'Donnell, one of the ESCO representatives. The County eventually dropped their effort and the City did not pursue the ESCO process on its own.

Recently Joe O'Donnell, now representing the company Ameresco, approached the City with some new ideas related to the ESCO process. He offered to initiate the process with a feasibility study to determine if there are potential projects that should be developed. Ameresco, one of the six State approved ESCOs has performed the feasibility study (an initial part of the process that is done without cost to the City) and determined that there are some projects worth looking at further including some electrical improvements to Wastewater and Water Pump Stations and Facility lighting improvements. The most significant project recommended for further study is the replacement of the City's water meters.

The City has not replaced meters at a rate sufficient to maintain a meter age of less than 20 years. As meters wear, they increasingly under-read the water flowing through them. Replacing the meters at one time would eliminate the under-read (estimated at an overall rate of 4%) and correct inconsistency between meters. Additionally, remote read capability could be added with the new meters providing improved monitoring of the system and some savings in meter reading.

Staff recommends moving on to the next step in the ESCO process which is to issue a RFP/RFQ to select one of the approved ESCO companies to perform the Technical Energy Audit/Project Development which will identify all measures, costs, savings, incentives and financing to the City of Milwaukie.

There is a cost as the City would be committed to the Technical Energy Audit/Project Development which is estimated to be \$20-30K, mostly to test a statistically relevant portion of the water meters to determine their actual accuracy. Should the City move forward with implementation the development costs can be rolled into the total cost of the project.

The project would be funded primarily through the Water fund with a small portion coming from the Facility and Wastewater funds to determine the amount of electrical savings possible.

### **CONCURRENCE**

The Public Works department worked on the feasibility study with help from the Finance department.

The CUAB heard a presentation from Ameresco and supports the water meter conversion with some concern that the City would enter into a contract with an ESCO before determining the capacity to do the work in-house.

### **FISCAL IMPACTS**

A nine year payback is anticipated of an initial \$3.5 to \$4 million investment for water meter replacement and various building facility improvements.

### **WORK LOAD IMPACTS**

Contracting by an ESCO relieves the City with much of the effort. The meter change out may involve a significant amount of water crew time if the City chooses to do the work in-house and a lesser amount of time if it is contracted out.

## **ALTERNATIVES**

Don't do it - Continue to use old meters, replacing them on a pay-as-you-go method over an extended period of time.



Postpone it – also postpone likely savings.

## **ATTACHMENTS**

1. Presentation

City of Milwaukie

City Council Work Session  
September 16th, 2014



**MILWAUKIE**  
*Dogwood City of the West*

AGENDA

1. Common Challenges
2. What is Energy Savings Performance Contracting?
3. The Roadmap
4. The Feasibility
5. Water Meters
6. Funding, Financing & Accountability



## What we do

Help our clients reduce their operating costs while improving their infrastructure in a budget neutral or cash flow positive manner.

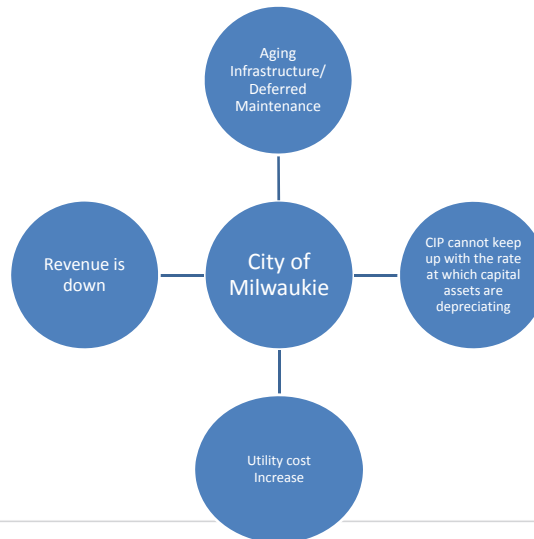


[ameresco.com](http://ameresco.com)

3



## Challenges



[ameresco.com](http://ameresco.com)



### Proven Program

- Make facility & infrastructure improvements
- Reduce energy use and associated expenses
- Your savings and recovered water loss finance your improvements
- ESCO guarantees savings, performance of equipment and cost of improvements

The diagram illustrates a cycle where 'Improvements' (Modernization, Optimization, Energy Management) lead to 'Savings' (Energy Usage, Operation, Energy Supply). These savings are used to 'Finance' further improvements. A central 'Success Guarantee' box is linked to both the improvements and savings stages. The top arrow is labeled 'Generate' and the bottom arrow is labeled 'Finance'.

ameresco.com **AMERESCO**  
Green • Clean • Sustainable

### How it is Funded

This Savings funds improvements

**Utility**


Category	Percentage	Amount
Utility Spend	80%	\$333,000
Savings	20%	

■ Utility Spend  
■ Savings

ameresco.com **AMERESCO**


### What is Energy Savings Performance Contracting

- A partnership built on mutually agreed upon goals
- A Financing Vehicle
- Form of Procurement – Design Build/Collaborative
- Risk Mitigation
- ESCO will Guarantee
  - Performance of Equipment
  - Guarantee the Savings
  - Guarantee the Cost of Measures


[ameresco.com](http://ameresco.com) 

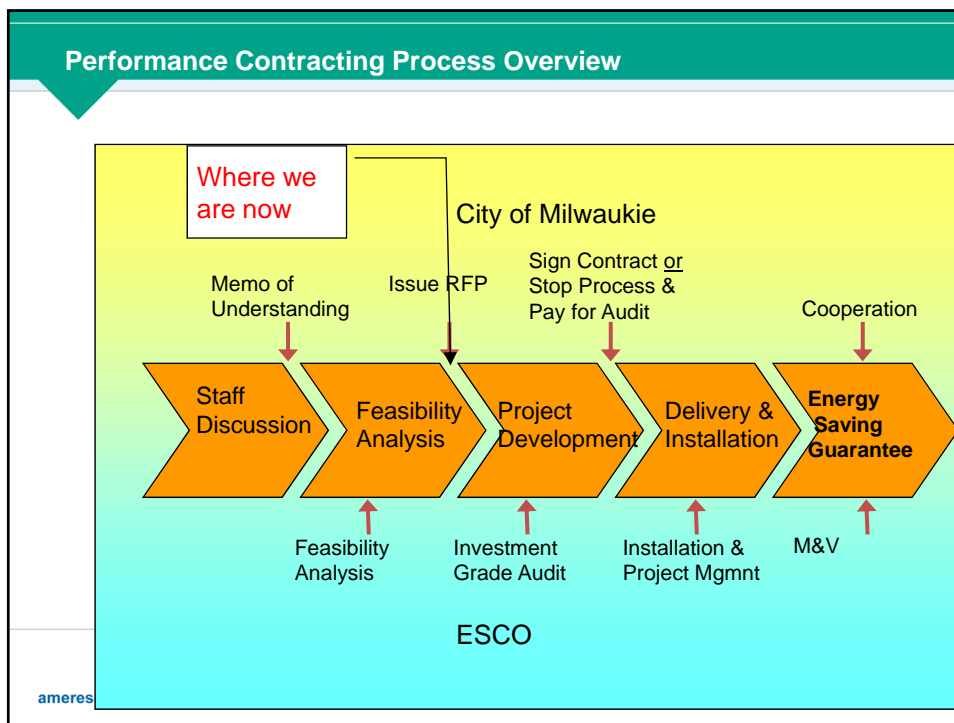
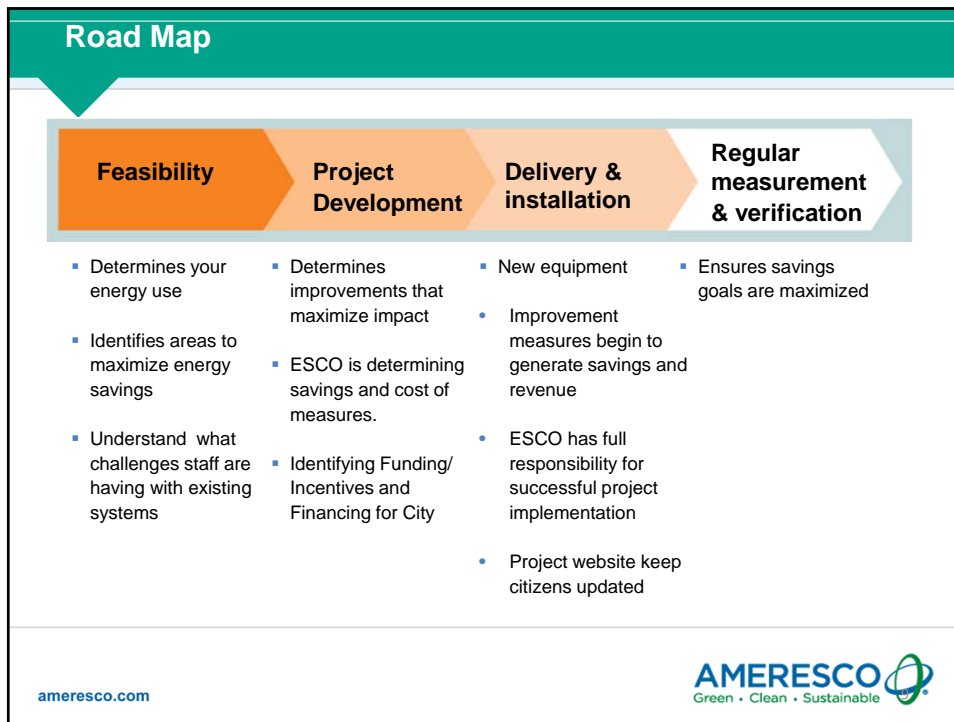
### Self Funded Projects\*

<p><b>1. Buildings/ Parks</b></p> <ul style="list-style-type: none"><li>- Lighting Upgrades</li><li>- HVAC Upgrades</li><li>- Control Systems</li><li>- Plumbing Upgrades (fixtures &amp; irrigation)</li><li>- Electrical Upgrades</li><li>- Trash Compactor/Garbage</li></ul> <p><b>2. Utilities</b></p> <ul style="list-style-type: none"><li>- Street Lighting</li><li>- Automated Water Meters</li><li>- Water Treatment and Pumping</li><li>- Waste Water Treatment</li></ul>	<p><b>3. Transportation</b></p> <ul style="list-style-type: none"><li>- Compressed Natural Gas &amp; Fleet Conversion</li></ul> <p><b>4. Renewables</b></p> <ul style="list-style-type: none"><li>- Landfill Gas</li><li>- Solar Photovoltaics</li><li>- Solar Hot Water</li><li>- Wind</li><li>- Biomass</li></ul>
---	---




\* Structured as budget-neutral with annual savings  $\geq$  annual costs over the life of equipment.



[ameresco.com](http://ameresco.com) 



### Feasibility is a high level look to determine if ESPC would work



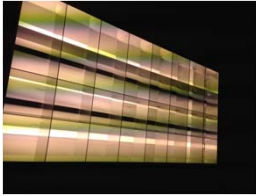


- Public Safety Building
- Public Works
- Library
- Water Meters
- City Hall
- 40<sup>th</sup> & Harvey Building
- 17 Pumps for water and sewer



[ameresco.com](http://ameresco.com) 11 **AMERESCO**  
Green • Clean • Sustainable

### Facilities



- Relocate HVAC Air Intake at JCB
- Replace Main AHU at Library
- Re-roof 40<sup>th</sup> and Harvey Office Bld
- Replace lighting in Fleet Shop at JCB
- Interior Lighting Upgrades at Library & Occupancy Sensors
- Replace Windows at the Library
- Install Emergency Generator at City Hall
- Replace HVAC system at City Hall



[ameresco.com](http://ameresco.com) 12 **AMERESCO**  
Green • Clean • Sustainable


## Water Division

- Motor replacement & Controls for Pumps at Well Sites ( 33 Pumps in City)
- VFD at Well Sites
- Soft Starts
  1. 7 Operating Wells
  2. 2 Booster Pump Stations
  3. 4 Motors and Pumps
- 9 Buildings for Water Department
- Water Meters

[ameresco.com](http://ameresco.com)


13



## Water Meters

- Average life of meter is 20 years
- Eliminate contract labor costs for meter re-reads, inaccurate billings (440 service tickets) which has an impact on Operating Budget (\$65,000)
- Improve the accuracy of the City's meter infrastructure, ensuring that customers are billed for the water they consume.
- Capture water and sewer revenues currently lost due to unregistered water consumption.
- Eliminate contract labor costs for meter reading (\$50,000), and greatly reduce (if not eliminate) manual re-reads, inaccurate billings and other issues associated with the current meter reading system, and
- Dramatically reduce the need for ongoing meter replacement for the next ten years.

[ameresco.com](http://ameresco.com)




## Inventory

**6991 Meters in the City of Milwaukie**


Meter Size	Amount
5/8"	5,682
3/4"	480
1"	282
1 1/2"	130
2"	167
3"	16
4"	7
Unknown	227

[ameresco.com](http://ameresco.com)




## Age of Meters

Quantity	Year of Meter Installed	Age of Meter
3237	1980	35 Years old
57	1986-1995	29 Years to 20 Years old
456	1996	19 Years old
1242	1997	18 Years old
470	1998	17 Years old



[ameresco.com](http://ameresco.com)



### Finding the true accuracy

Age	Amount to be Tested
2010-2014	None
2009-2005	16
2004-2000	16
1999-1995	72
1994-1990	2
1989- Prior	101
<b>Total # of Meters to Be Tested</b>	<b>207</b>

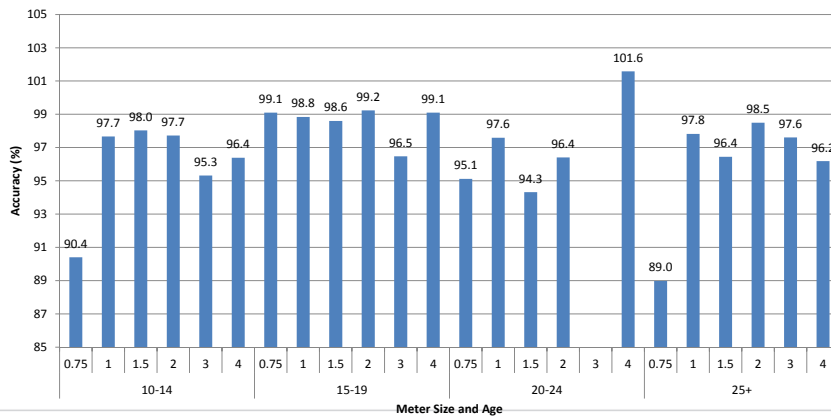


ameresco.com



### Determining the accuracy

Meter Testing Results



ameresco.com




### Accuracy of New Meters pay for Upgrades – Radio Transmission


Fiscal Year	Enhanced Revenue	Reduction of Meter Reader
2014	\$381,390	\$50,000
2015	\$381,390	\$50,000
2016	\$381,390	\$50,000
2017	\$381,390	\$50,000
2018	\$381,390	\$50,000
2019	\$381,390	\$50,000
2020	\$381,390	\$50,000
2021	\$381,390	\$50,000
2022	\$381,390	\$50,000
2023	\$381,390	\$50,000

10 Years of Enhanced Revenue	Estimated Budget for Radio Transmission Meter Reading
\$3,813,900	\$3,800,000

**Based on Meter accuracy improvement of 4%**



[ameresco.com](http://ameresco.com)

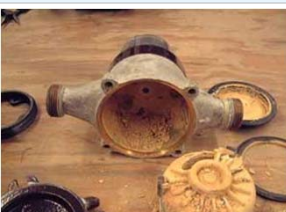


### Accuracy of New Meters pay for Upgrades – Cellular Transmission


Fiscal Year	Enhanced Revenue	Cellular cost *
2014	\$381,390	\$72,196
2015	\$381,390	\$72,196
2016	\$381,390	\$72,196
2017	\$381,390	\$72,196
2018	\$381,390	\$72,196
2019	\$381,390	\$72,196
2020	\$381,390	\$72,196
2021	\$381,390	\$72,196
2022	\$381,390	\$72,196
2023	\$381,390	\$72,196

10 Years of Enhanced Revenue	Estimated Budget for Cellular Transmission Meter Reading
\$3,813,900	\$3,550,000

**\*Cost based on utilizing existing cellular tower infrastructure and rate of .89 cents per month per meter.**



[ameresco.com](http://ameresco.com)



### Budget to upgrade to Radio transmission


Install Data Collectors throughout city for meters to transmit information

CONS

- Additional infrastructure cost (\$250,000)
- Additional annual maintenance cost for data collectors (\$6000)

PROS

- Eliminate cellular cost (\$72,196 annually)



ameresco.com

**AMERESCO**  
Green • Clean • Sustainable

### Budget to upgrade to cellular transmission


Utilize existing cell tower infrastructure throughout city for meters to transmit information

CONS

- \$72,196 annual cost for transmission or increase of \$21,796 ( eliminate annual meter reading cost)

PROS

- No need to install data collectors throughout city
- In the event of a natural disaster or heavy storm, cellular is usually the first communication to come back on line



ameresco.com

**AMERESCO**  
Green • Clean • Sustainable

### Increase is minimal

Current Water	Current Sewer
\$25.35	\$53.10
New Water	New Sewer
\$26.36	\$55.22



TradeKey.com

- Reduction in estimated bills and meter reading errors
- Reduced need to access customer property for re-read
- Conservation enforcement



ameresco.com




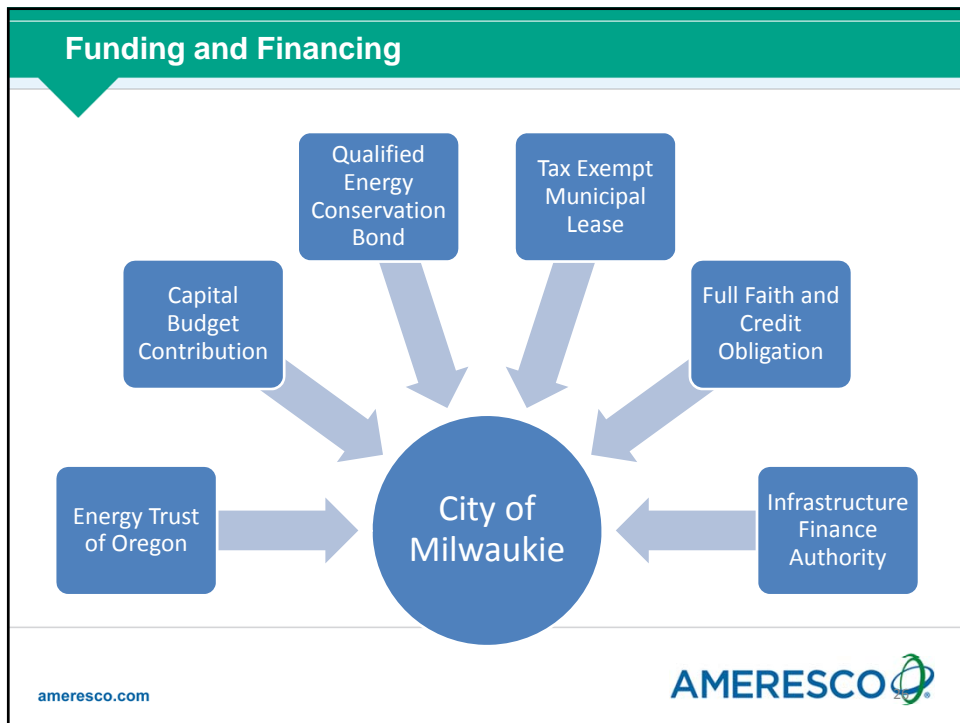
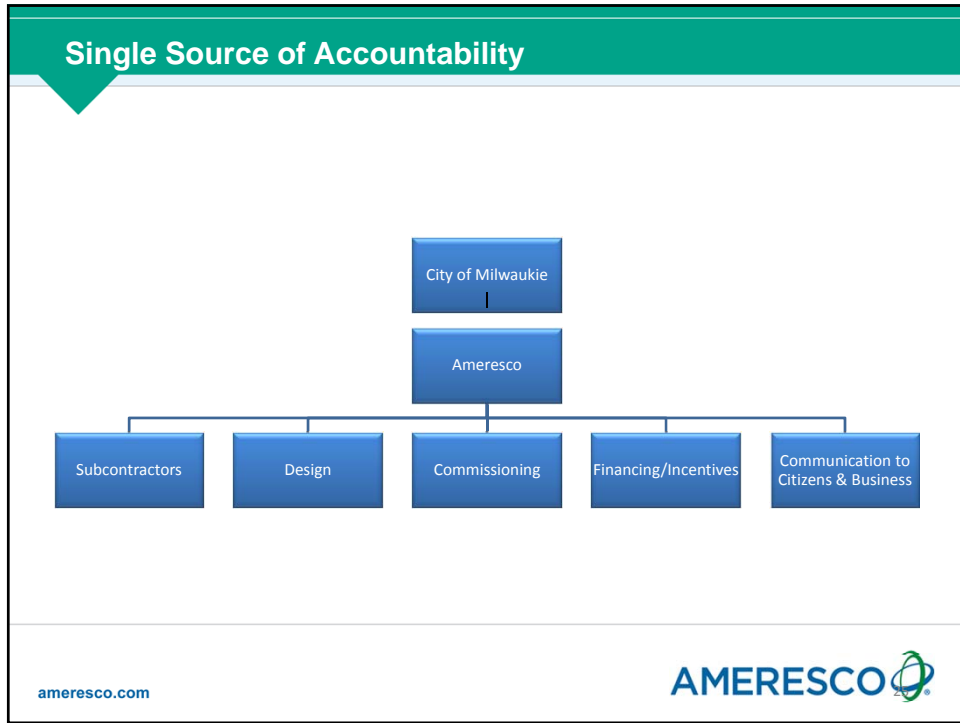
### Process Comparison

Project Detail	Traditional Process	Self-Performed	ESCO Process
Contractor Procurement	Multiple contracts	Multiple Contracts	One contract
Upfront audit costs	High	Maybe	Low
Internal Resource Cost	Medium	High	Low
Single contract	No	No N/A	Yes
Change Orders	Medium	Yes	Low-None
Local Contractors	Yes	Not required	Yes
Measurement and Verify	Not required		Required
Installation cost (Hard Costs)	Medium	No	Medium
Energy Savings Guarantee	No	<b>Cannot determine</b>	Yes
<b>Project Duration</b>	<b>23 months</b>	Low	<b>14 months</b>
Total Project Cost	Medium		Medium

Example: 7 buildings (approximately 700,000 square feet)

ameresco.com



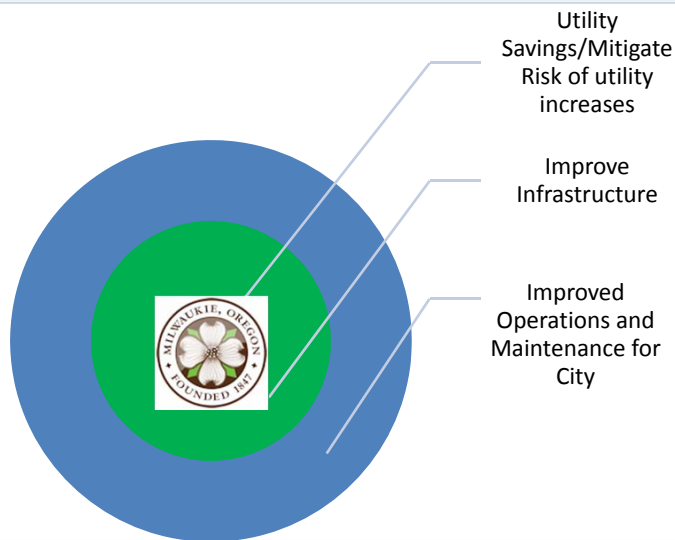


### Selecting an ESCO

- Oregon Department of Energy (ODOE)
- 6 Pre Approved ESCO's
- RFP/RFQ Already Developed by ODOE
- Select and ESCO either based on the written response or after interviewing them



### Why this Program for City of Milwaukie



[ameresco.com](http://ameresco.com)



**City of Milwaukee**


**Sustainability Plan**

1. Reduce energy consumption of electricity and gas consumption by 5% from 2006 levels
2. Reduce Greenhouse gas emissions to 10% below 2007 levels in keeping with US Mayors ' Climate Protection Agreement.

**2014 City Council Goals**

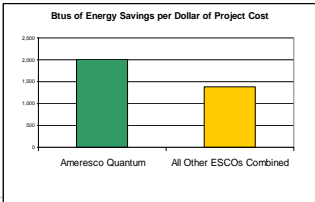
1. Determine other revenue streams ( **Ongoing**)
2. Funding to prevent loss of services (**Ongoing**)
3. Capital infrastructure of public buildings and ongoing maintenance (**Aspirational**)

[ameresco.com](http://ameresco.com)




**Ameresco**

- Only Independent ESCO on Pre- Approved List
- Ability to Provide True Open Book Pricing
- Our Total System Evaluation helps identify higher than average savings = Utility Rebates/ Incentives



Category	Btus of Energy Savings
Ameresco Quantum	~2,000
All Other ESCOs Combined	~1,200

[ameresco.com](http://ameresco.com)



## Experience in the Northwest

City of Redmond

Multnomah County

Reed College 3 Phases of Work

Portland Public Schools 6 Phases of Work

City of Longview

City of Renton

City of Olympia



## Commitment

*"The City of Gallipolis had diverse and complicated needs. Ameresco stayed with us and demonstrated significant commitment to our community. Ameresco showed considerable competence financially allowing us to accomplish more projects, meet our goals and implement a project that was affordable for our community. Ameresco was willing to attend public meetings and help us educate the community and demonstrate the value of the projects being proposed. We were pleased to work with them on this project."*

*– C. Joseph Woodall  
City Manager, City of Gallipolis*

**REFERENCES AVAILABLE**

An energy savings performance contract is an agreement between an energy services company (ESCO) and a building owner. Oregon defines it as a public contract between a state agency and a qualified energy service company for the identification, evaluation, recommendation, design and construction of energy conservation measures, including a design-build contract, that guarantee energy savings or performance. ([ORS 279A.010](#))

[ameresco.com](http://ameresco.com)**AMERESCO**  
Green • Clean • Sustainable 