

Public

1. Residential: about 11.3% of total water sales

The consultant explicitly states:

"Total residential consumption reflects 11.3% of overall water sales..."

So if total annual system volume is ~1.8–1.9 billion gallons, residential is roughly:

- 11.3% of 1.85B \approx **209 million gallons/year**

That is nowhere near the industrial side.

Also:

- Residential winter average use \approx **5,880 gallons/month per account**

So residents are not driving peak demand — irrigation and industrial loads are.

✓ 2. Industrial/Port Wholesale: 62% of total volume

The memo states:

Port wholesale purchases represent approximately **62% of the City's total water volume**

Using your annual total estimate:

- 62% of 1.85B \approx **1.15 billion gallons/year**

That is the number you were reaching for.

So the City's own analysis implies:

Industrial/Port uses over 1.1 billion gallons/year

✓ 3. Commercial / "Other" Users: the missing middle (~27%)

If:

- Residential = 11.3%
- Port Wholesale = 62%

Then the remainder is:

- $100\% - 73.3\% = 26.7\%$

That remaining 26.7% is:

- City commercial accounts
- Schools
- City facilities
- Other non-residential metered customers
- Irrigation/non-inside uses

And here's the key:

The City does not provide a clean published breakdown of this middle category.

That is exactly what you should demand.

4. The City admits the rate structure is inequitable for low users

From the February 2026 workshop summary:

Low-users subsidize high-users... Best practice: use volumetric rates for all water used

So you are not making this up.

The consultant is acknowledging:

- Current structure masks who pays for what
- A true cost-of-service model should separate customer classes

Summary:

City of Boardman Resolution No. 2-2026 accepts the net sale proceeds of **\$2,906,438** from the City's sale of the "Tower Road" property (sold for **\$3,067,100**) and directs the funds be deposited and accounted for in the appropriate City fund(s). The City Council then allocates and appropriates **\$1,000,000** of those proceeds to the Water Reserve for **capital outlay on the Kunze Well project**, and retains the remaining **\$1,906,438** in the General Fund to be considered for appropriation in the next fiscal year through the regular budget process under Oregon Local Budget Law (ORS Chapter 294). The resolution is effective immediately upon adoption, and Exhibit A includes the property's legal description.

Attachment:

Resolution 2-2026
Kunze Well Preliminary Cost Estimate

Budget/Fiscal Impact:

Revenue proceeds of \$3,067,100
Expenditures of \$ 1,000,000
Net Balance of \$1,906,438

Recommendation: Approve

Proposed Council Motion:

**CITY OF BOARDMAN, OREGON
KUNZE WELL
PRELIMINARY COST ESTIMATE
December 30, 2025**

Section 9, Item C.

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
1	Mobilization/Demobilization	LS	\$ 72,660	All Req'd	\$ 72,660
2	Project Safety/Security	LS	15,000	All Req'd	15,000
4	General Surface Restoration	LS	25,000	All Req'd	25,000
7	Drilling for 20-inch Surface Casing	LF	500	25	12,500
8	Furnishing and Installing 20-inch Surface Casing	LF	130	25	3,250
9	Drilling for 16-inch Casing	LF	450	375	168,750
10	Furnishing and Installing 16-inch Casing	LF	220	402	88,440
11	Drilling for 12-inch casing (Lower Hole)	LF	380	200	76,000
12	Furnish and Installing 12-inch Casing	LF	200	170	34,000
13	Furnish and Installing 12-inch Screen	LF	400	40	16,000
14	Stainless Steel Weld Rings	EA	300	4	1,200
15	Grout Seal for Surface Casing	LF	200	25	5,000
16	Grout Seal for 16-inch Casing	LF	125	400	50,000
17	Well Development	Hour	1,000	18	18,000
18	Test Pump Installation	LF	130	400	52,000
19	Pump Test	Hour	700	24	16,800
20	Television Inspection	LF	4	600	2,400
21	Plumbness/Alignment Test	LS	20,000	All Req'd	20,000
22	Disinfection	LS	5,000	All Req'd	5,000
23	Standby Time	Hour	1,000	24	24,000
24	Hourly Work	Hour	1,000	16	16,000

NONDISCLOSURE AGREEMENT (AGENCY)

AGENCY: Complete BOX below and provide signed copy to your Amazon contact.

		City Center Circle, PO Box 229 Boardman, Oregon 97818
		#81-3244
Title: <u>City Council President</u>	Email Address: <u>baumgartnerche@cityofboardman.com</u>	
Date Signed: <u>5-2-2023</u>		

This Nondisclosure Agreement (this "Agreement") is entered into by Agency for the benefit of Amazon.com, Inc. and its Affiliates ("Amazon"). In connection with Amazon's evaluation of various sites for operations and businesses, Agency may receive information on Amazon's operations and businesses. In consideration of the receipt of such information, Agency agrees as follows:

1. **Confidential Information.** "Affiliate" means, with respect to any entity, any other entity that directly or indirectly controls, is controlled by or is under common control with that entity, and "Confidential Information" means all nonpublic information relating to Amazon or disclosed by Amazon to the above-referenced agency, its Affiliates or agents of any of the foregoing (collectively, "Agency") that is designated as confidential or that, given the nature of the information or the circumstances surrounding its disclosure, reasonably should be considered as confidential.
2. **Exclusions.** Confidential Information excludes information that (i) is or becomes publicly available without breach of this Agreement, (ii) can be shown by documentation to have been known to Agency at the time of its receipt from Amazon, (iii) is disclosed to Agency from any third party who did not acquire or disclose such information by a wrongful or tortious act, or (iv) can be shown by documentation to have been independently developed by Agency without reference to any Confidential Information.
3. **Use of Confidential Information.** Agency may use Confidential Information only in pursuance of its business relationship with Amazon. Except as provided in this Agreement, Agency will not disclose Confidential Information to anyone without Amazon's prior written consent. Agency will take all reasonable measures to avoid disclosure, dissemination or unauthorized use of Confidential Information, including, at a minimum, those measures it takes to protect its own confidential information of a similar nature.
4. **Agency Personnel.** Agency will restrict the possession, knowledge and use of Confidential Information to each of its employees who (i) has a need to know the Confidential Information, and (ii) is legally obligated to protect the Confidential Information to the same or greater degree as required under this Agreement. Agency will ensure that its employees comply with this Agreement.
5. **Permitted Disclosures.** Agency may disclose Confidential Information as required to comply with applicable public disclosure or open records laws (collectively, "Laws"). Prior to making any such disclosure, however, Agency shall (i) give Amazon prior written notice sufficient to allow Amazon to seek a protective order or other remedy (except to the extent that Agency's compliance would cause it to violate any Laws), and (ii) disclose only such information as is required under those Laws.
6. **Ownership of Confidential Information.** All Confidential Information will remain the exclusive property of Amazon. Amazon's disclosure of Confidential Information will not constitute an express or implied grant to Agency of any rights to or under Amazon's patents, copyrights, trade secrets, trademarks or other intellectual property rights. Agency will not use any trade name, trademark, logo or any other proprietary rights of Amazon in any manner without prior written authorization of such use by a Vice President of Amazon.com, Inc. (or its applicable Affiliate).
7. **Notice of Unauthorized Use.** Agency will notify Amazon immediately upon discovery of any unauthorized use or disclosure of Confidential Information or any other breach of this Agreement. Agency will cooperate with Amazon in every reasonable way to help Amazon regain possession of such Confidential Information and prevent its further unauthorized use and disclosure.
8. **Return of Confidential Information.** Agency will return or destroy all tangible materials embodying Confidential Information (in any form and including, without limitation, all summaries, copies and excerpts of Confidential Information) promptly following Amazon's written request.
9. **Injunctive Relief.** Agency acknowledges that a breach of its obligations under this Agreement could cause irreparable harm to Amazon as to which monetary damages may be difficult to ascertain or an inadequate remedy. Agency agrees that Amazon will have the right, in addition to its other rights and remedies, to seek injunctive relief for any violation of this Agreement.
10. **Scope; Termination.** This Agreement covers Confidential Information received by Agency prior and subsequent to the date hereof. This Agreement is effective as of the date Confidential Information is first received and will continue for 3 years, after which it automatically renews unless either party terminates this Agreement by providing at least 90 days prior written notice to the other party, provided, that Agency's obligations with respect to Confidential Information will survive for 5 years following termination of this Agreement, and Sections 5, 6, 9, 10, and 11 will survive indefinitely and the confidentiality obligations of this Agreement will continue to apply to the Confidential Information for as long as the information continues to constitute a trade secret or does not otherwise fall within an exclusion described in Section 2.
11. **Miscellaneous.** This Agreement constitutes the entire agreement between the parties relating to the matters discussed herein and may be amended, modified, or waived only with the mutual written consent of the parties. Agency may not assign this Agreement without Amazon's written consent. If a provision of this Agreement is held invalid under applicable law, such invalidity will not affect any other provision of this Agreement that can be given effect. This Agreement

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[Redacted]		: 200 City Center Circle, PO Box 229 Boardman, Oregon 97818	
Printed Name: [Redacted]	Brandon Hammond	Fax No.: [Redacted]	
Title:	City Manager	Email Address:	hammond@cityofboardman
Date Signed:	8/1/2023		

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- A. Appoint Park Advisory Committee
- B. Appoint Youth Advisory Committee
- C. Appoint Housing Capacity Analysis Public Advisory Committee
- D. Adopt Emergency Action Plan

11. OTHER PUBLIC COMMENT

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

12. DOCUMENT SIGNATURES

13. REPORTS, CORRESPONDENCE, AND DISCUSSION

- A. Police Report
- B. Building Department Report
- C. Public Works Department Report
- D. Planning Department
- E. Committee Reports - Housing Advisory Committee, MIRL
- F. City Manager - CIP Discussion
- G. Councilors
- H. Mayor

14. ADJOURNMENT

Zoom Meeting Link: <https://us02web.zoom.us/j/2860039400?omn=89202237716>

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

The meeting location is accessible to persons with disabilities. Upon request of an individual who is deaf or hard of hearing, accommodations such as sign language or equipment for the hearing impaired must be requested at least 48 hours prior to the meeting. To make your request, please contact the City Clerk at 541-481-9252 (voice), or by e-mail at city.clerk@cityofboardman.com.



CITY COUNCIL MEETING

February 03, 2026 at 7:00 PM

Boardman City Hall Council Chambers

AGENDA

1. CALL TO ORDER

2. FLAG SALUTE

3. ROLL CALL/EXCUSED ABSENCES

4. APPROVAL OF MINUTES

A. City Council Meeting Minutes January 6, 2026

B. City Council Special Meeting Minutes January 13, 2026

5. FINANCIAL REPORT

A. Financial Report - December 2026

6. FORMAL PROCEEDINGS

A. Public Hearing - Economic Opportunity Analysis

The request is to adopt the Economic Opportunities Analysis as a guidance document for a planned update to the City of Boardman Comprehensive Plan to inform Goal 9 Economics. Criteria for approval are found at the Boardman Development Code Chapter 4.1 Types of Applications and Review Procedures, specifically 4.1.600 Type IV Procedure (Legislative). It is being processed as a Type IV decision, with the final hearing before the City Council.

B. Public Hearing - Surplus Real Property 4N 25E 09CB TL4600

This hearing is to receive public comment regarding the declaration of surplus real property located below: 4N 25E 09CB TL 4600. Citizens and affected parties of the City of Boardman are invited to appear at the hearing and be heard on the above-mentioned question.

7. PUBLIC COMMENT

A. Prearranged Presentation - Morrow County Schools, Boardman

B. Other Public Comment - Chamber/BCDA Report

8. ACTION ITEMS - ORDINANCES

A. Ordinance 3-2026 Economic Opportunities Analysis Adoption

An Ordinance Adopting the City of Boardman Economic Opportunities Analysis.

9. ACTION ITEMS - RESOLUTIONS

A. Resolution 5-2026 Surplus Real Property (4N 25 E09 CB TL4600)

B. Resolution 6-2026 Authorize Opening a Non-Interest Bearing Account for the U.S. Small Business Administration Funds


10. ACTION ITEMS - OTHER BUSINESS

FW: Water Audit

From Brandon Hammond <HammondB@cityofboardman.com>

Date Mon 8/4/2025 1:04 PM

To Amanda Mickles <micklesa@cityofboardman.com>

 1 attachment (33 KB)

Updated Total Water Usage By Month.xlsx;

From: Mike Lees <mlees@andersonperry.com>

Sent: Wednesday, July 2, 2025 3:29 PM

To: Brandon Hammond <hammondb@cityofboardman.com>; Roy Drago Jr. <dragojr@cityofboardman.com>; Luis Campos <camposl@cityofboardman.com>

Subject: Water Audit

Good afternoon,

Attached is the water audit where we have some large discrepancies between water pumped from the collector wells (Combined Diversion) and the amount metered in the distribution system (Total Usage). Some of the reasons for the discrepancies can be attributed to following:

1. Pumping CW3 to the river
2. Reservoir testing
3. Billing or reading certain water meters periodically (i.e., annually)
4. Unmetered water usage

Regardless, the annual totals are within 10-percent which is compliant with state standards.

Thanks,



Mike Lees, P.E. | Project Manager

541-963-8309 office | 541-605-9704 cell/text

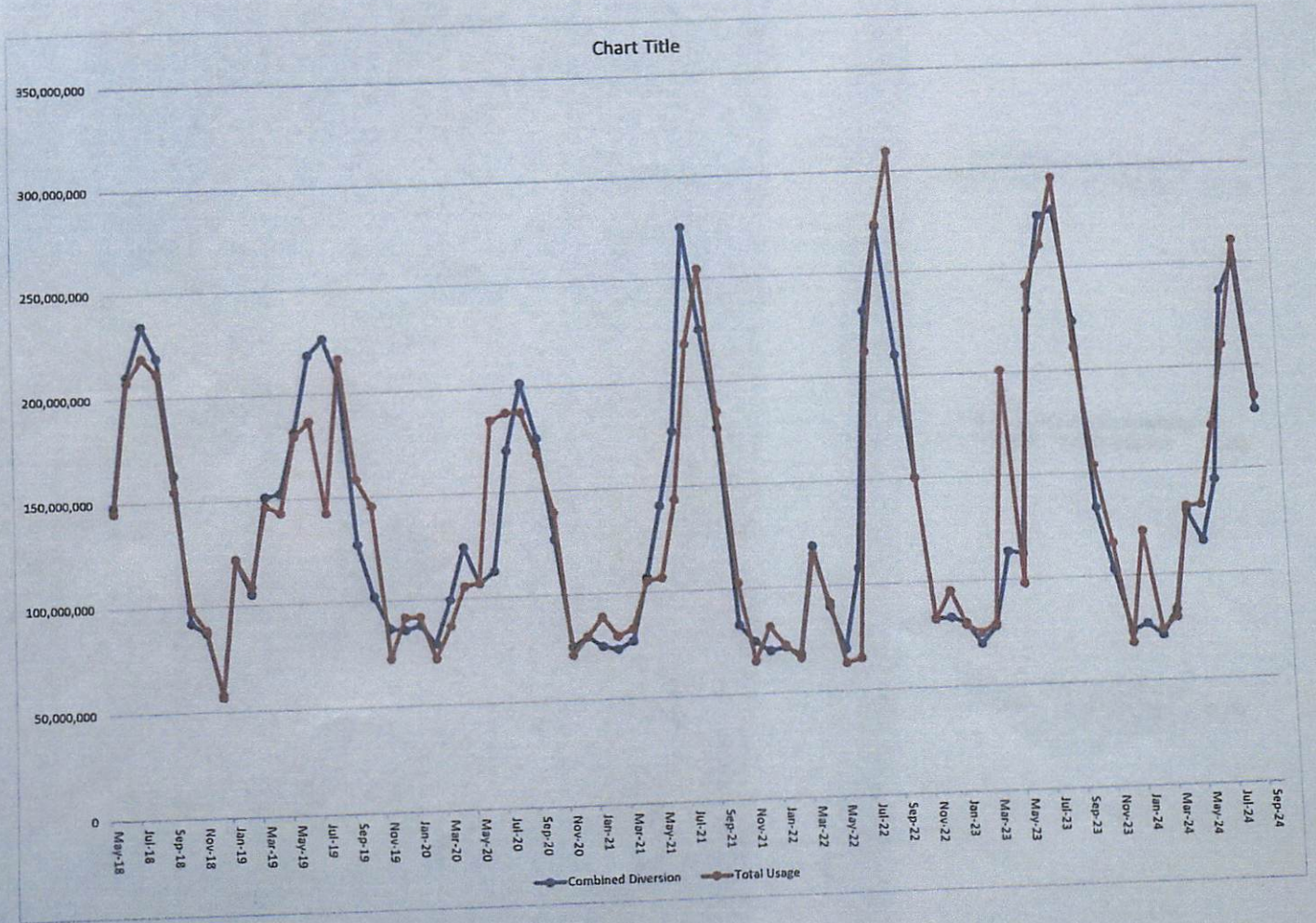
ENGINEERING • SURVEYING • NATURAL RESOURCES • GIS



50 YEARS OF MAKING A DIFFERENCE

Sep-24	109,999,000	68,595,000	178,594,000	185,121,449	-3.53%
Oct-24			117,133,000	91,175,269	28.47%
Nov-24			79,583,000	98,153,260	-18.92%
Dec-24			80,484,000	86,187,861	-6.62%
Jan-25			76,891,000	92,193,807	-16.60%
Feb-25			75,385,000	91,558,427	-17.66%
Mar-25			83,286,000	86,390,140	-3.59%
Apr-25			87,671,000	75,678,606	15.85%

2024-25 Annual Comparison
 1,527,307,000 1,583,104,365 -3.7%



Month/Year	CW1 Diversion	CW2 Diversion	Combined Diversion	Total Usage	% Difference
May-18	82,986,000	64,982,000	147,968,000	145,255,670	1.87%
Jun-18	92,120,000	118,557,000	210,677,000	207,815,900	1.38%
Jul-18	102,223,000	132,359,000	234,582,000	219,240,150	7.00%
Aug-18	108,984,000	110,313,000	219,297,000	211,657,560	3.61%
Sep-18	73,918,000	89,053,000	162,971,000	155,262,270	4.96%
Oct-18	45,086,000	47,103,000	92,189,000	98,537,982	-6.44%
Nov-18	45,428,000	41,894,000	87,322,000	88,589,681	-1.43%
Dec-18	32,495,000	25,350,000	57,845,000	56,842,204	1.76%
Jan-19	58,653,000	63,170,000	121,823,000	121,721,937	0.08%
Feb-19	41,748,000	63,507,000	105,255,000	108,569,134	-3.05%
Mar-19	56,499,000	95,061,000	151,560,000	146,866,240	3.20%
Apr-19	58,234,000	94,710,000	152,944,000	143,508,399	6.57%
May-19	75,398,000	106,647,000	182,045,000	180,103,917	1.08%
Jun-19	90,318,000	128,383,000	218,701,000	186,950,580	16.98%
Jul-19	100,488,000	125,991,000	226,479,000	142,876,730	58.51%
Aug-19	85,389,000	121,452,000	206,841,000	216,669,945	-4.54%
Sep-19	53,814,000	73,639,000	127,453,000	158,584,273	-19.63%
Oct-19	40,952,000	61,419,000	102,371,000	145,499,769	-29.64%
Nov-19	76,626,000	10,182,000	86,808,000	72,519,756	19.70%
Dec-19	65,456,000	20,452,000	85,908,000	91,917,591	-6.54%
Jan-20	56,026,000	32,007,000	88,033,000	91,905,930	-4.21%
Feb-20	44,066,000	35,011,000	79,077,000	72,075,573	9.71%
Mar-20	45,770,000	53,916,000	99,686,000	87,144,503	14.39%
Apr-20	47,604,000	76,811,000	124,415,000	105,734,185	17.67%
May-20	43,659,000	63,256,000	106,915,000	107,176,481	-0.24%
Jun-20	43,435,000	69,036,000	112,471,000	184,601,222	-39.07%
Jul-20	71,591,000	98,512,000	170,103,000	188,187,345	-9.61%
Aug-20	86,167,000	116,085,000	202,252,000	188,074,077	7.54%
Sep-20	73,469,000	102,080,000	175,549,000	167,712,706	4.67%
Oct-20	53,655,000	72,939,000	126,594,000	139,593,634	-9.31%
Nov-20	42,469,000	32,799,000	75,268,000	71,445,753	5.35%
Dec-20	46,575,000	33,242,000	79,817,000	79,764,515	0.07%
Jan-21	42,746,000	32,388,000	75,134,000	88,943,988	-15.53%
Feb-21	42,922,000	30,683,000	73,605,000	79,737,634	-7.69%
Mar-21	40,043,000	37,185,000	77,228,000	82,891,528	-6.83%
Apr-21	39,967,000	66,926,000	106,893,000	105,307,478	1.51%
May-21	72,306,000	68,997,000	141,303,000	106,586,384	32.57%
Jun-21	77,540,000	99,237,000	176,777,000	144,024,640	22.74%
Jul-21	128,629,000	146,789,000	275,418,000	218,448,211	26.08%
Aug-21	82,380,000	142,970,000	225,350,000	254,689,269	-11.52%
Sep-21	46,006,000	131,391,000	177,397,000	185,545,650	-4.39%
Oct-21	43,585,000	65,697,000	82,847,000	102,858,576	-19.46%
Nov-21	42,577,000	32,239,000	74,816,000	65,584,425	14.08%
Dec-21	39,262,000	30,994,000	70,256,000	81,472,456	-13.77%
Jan-22	39,244,000	32,539,000	71,783,000	72,592,763	-1.12%
Feb-22	36,866,000	30,991,000	67,857,000	66,348,603	2.27%
Mar-22	46,711,000	72,530,000	119,241,000	114,982,756	3.70%
Apr-22	39,177,000	50,756,000	89,933,000	92,098,968	-2.35%
May-22	33,367,000	36,544,000	69,911,000	63,272,196	10.49%
Jun-22	42,847,000	65,017,000	107,864,000	65,315,056	65.14%
Jul-22	104,776,000	126,974,000	231,750,000	212,165,641	9.23%
Aug-22	132,032,000	140,995,000	273,027,000	274,037,083	-0.37%
Sep-22	100,198,000	109,955,000	210,153,000	309,751,648	-32.15%
Oct-22	60,851,000	89,682,000	150,533,000	150,254,539	0.19%
Nov-22	35,502,000	47,136,000	82,638,000	82,265,083	0.45%
Dec-22	48,503,000	34,468,000	82,971,000	95,598,181	-13.21%
Jan-23	43,644,000	36,503,000	80,147,000	79,118,328	1.30%
Feb-23	35,680,000	34,443,000	70,123,000	75,095,568	-6.62%
Mar-23	38,102,000	40,101,000	78,203,000	79,206,904	-1.27%
Apr-23	51,796,000	61,755,000	113,551,000	200,998,079	-43.51%
May-23	58,024,000	54,416,000	112,440,000	98,079,274	14.64%
Jun-23	116,712,000	113,521,000	230,233,000	242,188,398	-4.94%
Jul-23	121,767,000	154,453,000	276,220,000	261,599,682	5.59%
Aug-23	131,305,000	147,678,000	278,983,000	294,757,801	-5.35%
Sep-23	120,300,000	103,657,000	223,957,000	210,895,098	6.19%
Oct-23	61,013,000	72,311,000	133,324,000	153,885,299	-13.36%
Nov-23	44,135,000	59,115,000	103,250,000	115,924,256	-10.93%
Dec-23	43,764,000	29,920,000	73,684,000	68,281,229	7.91%
Jan-24	45,297,000	31,816,000	77,113,000	121,241,035	-36.40%
Feb-24	41,505,000	29,868,000	71,373,000	74,344,485	-4.00%
Mar-24	43,160,000	40,190,000	83,350,000	79,762,571	4.50%
Apr-24	58,823,000	72,020,000	130,843,000	132,852,133	-1.51%
May-24	64,061,000	51,675,000	115,736,000	133,311,744	-13.18%
Jun-24	114,170,000	31,168,000	145,338,000	171,321,502	-15.17%
Jul-24	140,261,000	96,308,000	236,569,000	210,362,432	12.46%
Aug-24	136,829,000	113,808,000	250,637,000	261,649,868	-4.21%

2018-19 Annual Comparison
1,744,433,000 1,703,867,127 2.3%

2019-20 Annual Comparison
1,627,817,000 1,551,982,752 4.7%

2020-21 Annual Comparison
1,381,829,000 1,483,436,361 -7.4%

2021-22 Annual Comparison
1,572,978,000 1,505,232,701 4.3%

2022-23 Annual Comparison
1,550,871,000 1,687,078,306 -8.8%

2023-24 Annual Comparison
1,794,770,000 1,853,811,261 -3.3%

I know there is growth but I am wanting quantified answers of where the growth is coming from and where things are at now to better understand how helpful this bond will be at saving taxpayers money compared to a per usage basis that evenly distributes out water to those who use it.

Here are some questions I have now:

1. How many hookups water and sewer are there in the city total? **Water – 914 Sewer - 891**
2. What is our usage for residential and industrial now? Capacity and gallons projected? **In February 2020 Residential – 6,496,210 gallons & Industrial - 63,113,500 gallons**
3. What do we have for storage now? **Approx. 300,000 gallons**
4. How much does residential compared to industrial use usage now (in gallons)? **In February 2020**