

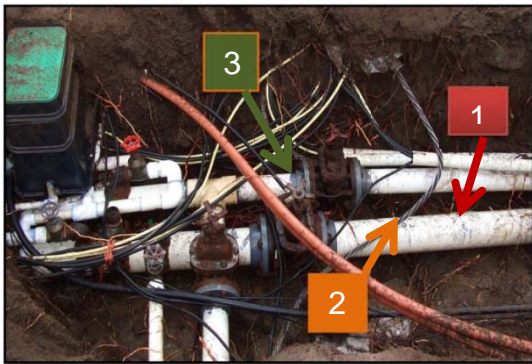
(Former) Juniper Utility – General Information

1. Why was the system condemned by the City of Bend?

Around 2001 the water utility service provided by Juniper Utility became wholly inadequate. Complaints describing egregious deficiencies in water pressure started to be heard. Basic necessities such as filling a bathtub or washing machine or taking a decent shower became impossible. There was not adequate water pressure to provide any fire protection. The Juniper Utility Company did not have the resources, nor was it motivated to help the residents. They had no cash reserves, profits, retained earnings or any other source of funds available to cover the operation and maintenance costs. In 2001, residents served by the Juniper Utility Co. appealed to the Bend City Council to take action and on September 19, 2001, the Bend City Council passed Resolution no. 2322 declaring a public necessity and their intent to acquire the utility.

2. What is wrong with the system?

- Substandard materials
- Substandard installation



1 Transmission pipes for water, sewer, and irrigation lines are not marked. There is danger of cross contamination. This installation does not follow industry or city standards

2 Pipes are made of sub-standard materials. They are thin-walled PVC pipes. Over time these have become very brittle.

3 Utilities are comingled. Gas lines, electrical and communication lines are all in one trench. This is a potentially dangerous situation for maintenance workers. Any maintenance requires special equipment.

This system is not sized for fire protection which is a primary design criterion when designing and operating a water system.

The systems have reached the end of their design life for this type of material. In many cases the systems are many years beyond the design life of the materials used. The irrigation system is failing faster than the domestic drinking water lines, in large part due to pressure fluctuations. When the irrigation lines break they often erode the soils around the domestic drinking water line causing that line to break as well. Removing the use of the irrigation line will hopefully allow a longer life from the domestic drinking water line.

3. What are the structural deficiencies in the irrigation systems?

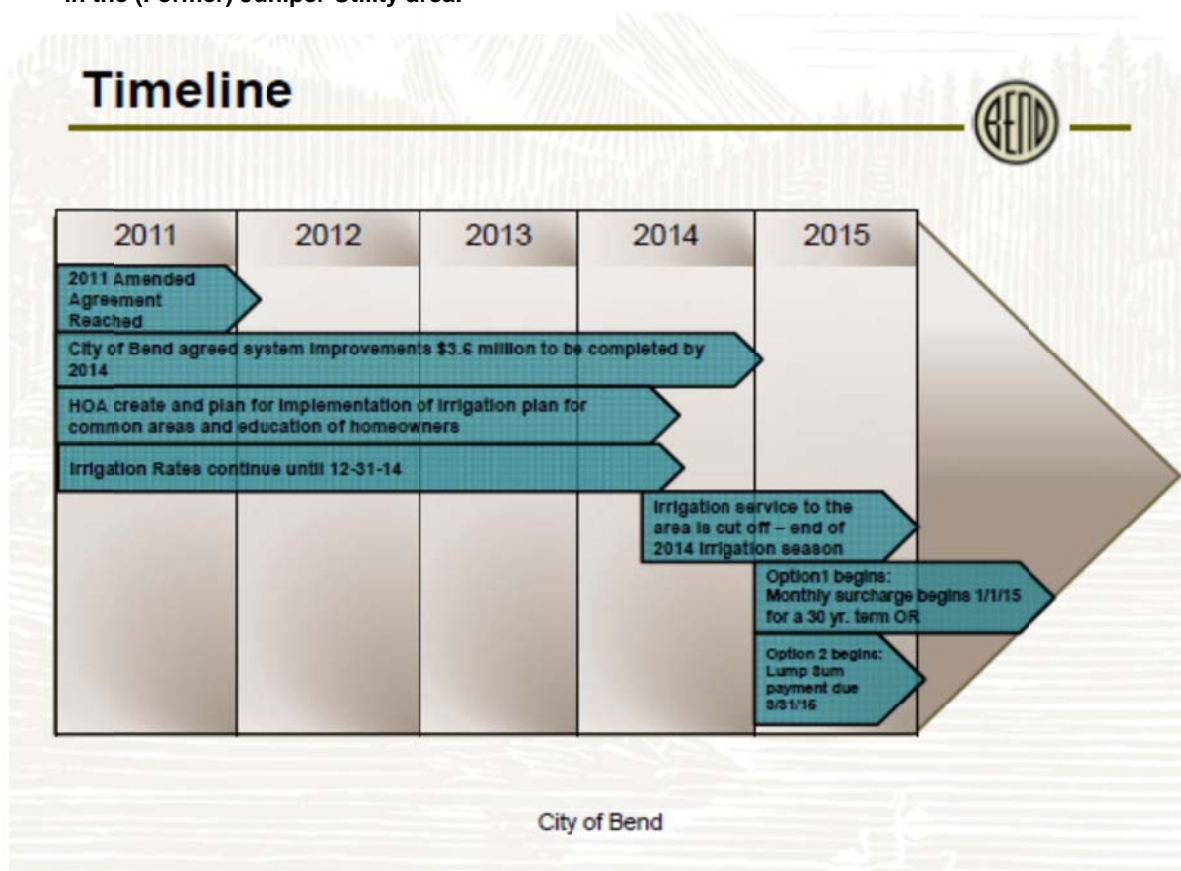
As stated in question #2 of the (Former) Juniper Utility FAQs, the Juniper Utility lines were subject to substandard installation practices and are comprised of substandard materials for a municipal water system. Due to these facts, the system is near the end of its useful life.

4. What are the City Standards for a water system?



Construction of the new 2013 Improvements in the (Former) Juniper Utility area.

City of Bend standards stipulate that mainlines are separated at least ten (10) feet from all other utilities; at an appropriate depth of at least three (3) feet; and made from rigid ductile iron. There are no other utilities in this trench.



5. Who do I call to complain at the City about water issues?

Water and Sewer Billing	(541) 388-5515
Leaks, related emergencies* (*for serious emergencies that threaten life or health call 911)	(541) 317-3000
Sewer Problems	(541) 317-3000

Irrigation

6. Why can't we use the existing irrigation line and pay for the irrigation water usage?

The serious potential for cross contamination and the structural deficiencies in the irrigation system makes the cost of bringing the irrigation water distribution system up to acceptable standards prohibitive and beyond the capacity of the City or its ratepayers to absorb. Cross contamination can expose you to water-borne pathogens in non-potable ditch water. Some of these pathogens can cause very serious illness.

7. Why do we have to give up the irrigation water?

As described above, the existing system is in poor shape and has constant failures every year. Those failures will get worse and worse. The system creates a substantial risk of cross-contamination. The cost of bringing the system into conformance is too high. The City of Bend is in the business of providing potable water. Aside from the Juniper Utility area, the City does not distribute irrigation water anywhere else within its service boundary. City utility staff are certified in the distribution of potable water only.

8. Is the city going to reconfigure our current irrigation systems for the common areas or for the individual homeowner?

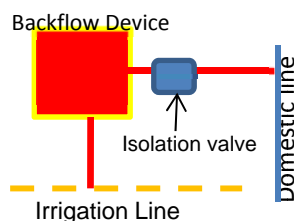
No. Homeowners with individual irrigation systems can connect their irrigation system to their domestic service line on the homeowner side of the water meter. A backflow preventer is required at that location. HOAs can connect their common area irrigation to the City domestic water infrastructure. These connections are subject to applicable City connection standards including a water meter and backflow prevention standards. Coordination with the City is encouraged when selecting a connection point for common area irrigation service.

9. How do I get my irrigation changed over?

This depends. First, determine if your irrigation system is an "individual system" (servicing only your property) or a "community irrigation system". Community irrigation systems have common irrigation lines that service several different lots.

Community irrigation system – You will need to coordinate with your neighbors or the HOA to connect the system at key locations through a new meter and backflow device.

Individual irrigation systems- Connect your irrigation system to the domestic water supply and install a backflow device downstream of your current water meter.



Caution: There is a potential for cross contamination not only for your house but also your neighbors. Coordination with the City is imperative.

There are many water-borne pathogens in non-potable ditch water. Some of these pathogens can cause very serious illness.

This type of irrigation work **requires** a plumbing permit prior starting any work on your system as well as a call to the Utility Notification Center (dial 811) to ensure your safety. To begin the permit process you can call City of Bend Building Safety Division at 541-388-5570 or visit their website: <http://www.bendoregon.gov/index.aspx?page=529> . This step is essential to alert the City of your plans to alter your current irrigation system and to reduce the potential for personal and public safety hazards. Potential safety hazards may include a mix of utility services lines including electrical, phone, cable and gas within close proximity of your water lines, as well a risk of contaminating of your domestic drinking water.

10. When will the irrigation water be turned off?

The City will discontinue irrigation water at the end of the 2014 irrigation season. The separate charge for irrigation water will discontinue no later than December 2014.

11. What is a backflow?

This is a device that allows water to flow in only one direction. This prevents the backflow of water of an unknown quality from flowing back into the community water system.

12. Do I have to pay for a new meter?

Individual users can use their existing meters.

New connections for common area irrigation are subject to the City's connection standards which include a new meter, backflow device, valves, and a meter box. This cost is the responsibility of the HOA.

13. When will the irrigation water be turned off?

The City will discontinue irrigation water at the end of the 2014 irrigation season. The separate charge for irrigation water will discontinue no later than December 2014.

14. Why do I have to use a city approved contractor to work on my irrigation system?

It is not necessary to have a city approved contractor work on your private irrigation lines. The city requires prior approval of a contractor only when there is a connection to the City-owned main water line. There are plumbing codes that will need to be adhered to regarding the connection of irrigation lines to the domestic water line on private property.

15. Are we going to be forced into xeriscaping landscape?

No. Decisions regarding your sub-division common area landscaping will be made by the homeowners of the individual HOAs. However, the City encourages conservation.

16. What will happen to the water that Arnold irrigation currently supplies to Former Juniper Utility Area if we don't use it?

In 2002, the City declared a "public necessity" and the intent to acquire the utility property including the water rights to provide water and waste water utility services to the area. The City has not determined how these will be utilized.

17. Why doesn't the City hook up to existing irrigation connections for our common areas?

In accordance with the 2011 Agreement and Amendment, the connection of the common area irrigation systems is the responsibility of the HOAs.

- 18. We have been told about the possibility of cross contamination from sanitized non-potable pipes and potable pipes. What is the risk for cross contamination? It has not happened in 40 years.**

Cross contamination between irrigation pipes and domestic pipes is a significant concern for the City. Running domestic water through existing irrigation pipes does reduce the cross contamination risk when compared to the current system. However, transmission pipes for domestic water, sewer, and irrigation are not delineated as required in the current city standards and are in close proximity underground. Additionally, using the exact same type of pipe for each use exacerbates the likelihood of a physical pipe connection between systems. Direct and indirect cross contamination incidents have occurred multiple times over the last ten years. There are many water-borne pathogens in non-potable ditch water. Some of these pathogens can cause very serious illness.

- 19. With the unknown likelihood of cross contamination and the desire to minimize any large annual expenditure by the HOA, would the city be willing to continue supplying water from the existing source at the new higher rates? This would allow HOAs to do incremental connections to the potable system, spreading the costs over time.**

The likelihood of cross contamination is high and has occurred in the past. Per the 2011 Amended Agreement, irrigation water will be unavailable after the 2014 irrigation season.

The City recognizes that the existing irrigation mainline infrastructure has value in delivering water to the individual HOA common areas. The City will allow the individual HOAs to reuse segments of the existing mainline irrigation system provided the individual HOA makes connection(s) to the potable system that are in accordance with current City standards, and the individual HOA enters into an agreement with the City that defines how the system will be used and what the protocols are established to repair and maintain the irrigation system. This agreement will also provide criteria as to when the irrigation line(s) shall be replaced. The City will not be responsible for maintenance, repair, nor replacement of irrigation facilities

- 20. If HOAs hook up to an existing potable water pipes that is subsequently replaced, will the City incur the cost to connect to the new pipe?**

Yes, if there is an existing connection to the pipe, all of the existing connections will be replaced.

- 21. We read that there is a concern about water pressure throughout the city. Will switching our irrigation from the current source to the City's potable system affect that problem?**

No. Water pressure throughout the City is more than adequate. Minimum pressure required by the state is 20 psi. The City maintains various pressures well above 20 psi depending on what pressure zone a customer may reside in.

- 22. Can the existing potable pipes within these subdivisions, which won't be replaced within the next year, handle the increased volume of water?**

Yes. The analysis for capacity was based to provide adequate fire flow. This is higher than the demand for irrigation.

23. Can we dig a well and supply our own water?

The HOAs can look at the potential to develop a well and all related infrastructure if they so choose. There still would remain an issue of cross contamination; chlorinated water versus non-chlorinated water instead of potable versus ditch water. Therefore, the City would require a separation of the irrigation lines from the existing domestic service lines.

24. Can we buy water from Arnold, Roats or Crown Villa (Crown Villa is digging a well)?

HOAs can look at all alternatives. If any of these entities are able to provide water they must provide all related infrastructure. In addition, they must ensure it meets chlorinated drinking water standards if they are going to utilize the irrigation lines which share the common trench with the potable water.

25. If the city takes our irrigation water and it is much cheaper than city water, shouldn't we be compensated? It makes no sense to me to put chlorinated water all over our lawns.

The City is not a purveyor of irrigation water nor does it maintain irrigation systems, these responsibilities must be shifted to the homeowners . There is nowhere else in the City where irrigation service is provided. As a municipal water provider the City must make decisions that are equitable city-wide to all rate-payers. The City intends on meeting the terms of the 2011 Agreement and Amendment to the 2044 Settlement Agreement for Juniper Utility. No compensation to the HOAs or the residents was stipulated.

26. What is the City going to do with the pump they remove from the West Pond in Tillicum Village?

The city owns this pump. Prior to its removal staff will make the appropriate determination as to its future status.

27. The City is planning on removing the pump infrastructure from the Tillicum Village West Park. Why not leave it, and continue to supply water to the Village?

The City is not a purveyor of irrigation water nor does it maintain irrigation systems, These responsibilities must be shifted to the homeowners . As a municipal water provider the City of Bend must make decisions that are equitable city-wide to all rate-payers.

28. Would the City, if they remove the infrastructure from West Park (in Tillicum Village), connect to a water line to minimize the rebuild cost for the citizens of Tillicum Village?

In accordance with the 2011 Agreement and Amendment the connection of the common area irrigation system and all relative decisions will be made by each of the HOAs.

Finances

29. When will I start paying the \$26.06 surcharge?

The surcharge will begin on January 1, 2015 for a thirty (30) year term.

30. Is the City going to keep coming back to the former Juniper Utility homeowners and impose ‘special’ fees and/or surcharges for improvements or maintenance costs that the city will spend beyond the \$3.6 million (\$3.6 million of infrastructure improvements is identified in January 2011 Final Technical Memorandum prepared by Murray Smith & Associates)?

Other than the surcharge the City will not seek to impose additional charges for water service on properties within the subdivisions associated with additional infrastructure provided or needed to the area. The settlement agreement restricts the City’s ability to impose higher charges other than the \$26.06 surcharge. The additional cost of improvements will be shared by all city water customers.

31. How are the HOAs expected to pay System Development Charges (SDCs) for the new meters?

Water SDCs are normally payable when a new water meter is installed. The transition from the current dual system to the single domestic water system will require the installation of new water meters for irrigation of the common areas. Because SDCs are based on increase in demand on the water system the City agrees that it will not charge SDCs if the responsible HOA demonstrates through an irrigation plan (both physical layout and operations) that it will reduce the use of irrigation water from the 2010 base year. We anticipate that SDCs will **not** be imposed in connection with the new meters.

32. How much is this going to cost each homeowner?

- Each homeowner will be charged monthly for their domestic water usage. The rate charged will be the same as the rest of the city and will be based on the amount of water used.
- Each homeowner will be charged a surcharge of \$26.06 for a term of thirty years (30), starting January 1, 2015, or they may elect the one-time payment option of \$5,142.86 (due by March 31, 2015).
- Each homeowner may incur additional costs for irrigation system modifications for their own property, and other costs associated to the sub-divisions modifications to the irrigation system for irrigation of the common areas. Those costs will need to be determined by each HOA.

33. How much will my water bill be?

See Attachment 1A thru 1F for an itemization of your utility bill using current rates, estimated consumption amounts and estimated number of meters. The attached estimates were reviewed in detail with a representative from your HOA Board. If you have questions about the assumptions, please discuss with your HOA Board representative

34. What has the city done with the irrigation fees that it has been collecting over the years from the (former) Juniper Utility customers?

The City collects approximately \$300,000 annually in irrigation fees from former Juniper Utility customers. These irrigation fees are used primarily to cover the costs of maintaining the irrigation system which totals approximately \$300,000 annually. Total cost of water line replacements and rehabilitations for the Juniper Utility area are currently estimated to total \$14 million for the domestic water supply. Under the City’s amended agreement with the HOAs, Juniper Utility customers are paying \$3.6 million (25.7%) of these costs through the monthly surcharge of \$26.06. The remaining \$10.4

million of infrastructure costs will be paid for by the City utilizing rate revenue collected from system rate payers city-wide.

35. Why do rate payers only within the former Juniper Utility Area have to pay a \$26.06 surcharge for a thirty year term? When the city replaces waterlines in other areas the costs are shared on a citywide basis.

For local infrastructure improvements that benefit only specific properties in a certain area, the cost of the improvements are typically assessed to those benefitted properties. Waterline replacements where the costs are shared on a city-wide basis usually benefit the entire water system as well as properties in certain areas. Benefits to the entire water system may include increasing capacity in the system.

The surcharge of \$26.06 to be paid for by the Juniper Utility Area covers only \$3.6 million of the \$14 million costs of replacing and rehabilitating water lines in the Juniper Utility Area. All city rate payers will be paying for the remaining \$10.4 Million in infrastructure costs for the Juniper Utility area.

Under the 2004 Settlement Agreement: Homeowners in the Juniper Utility Area were obligated under a 2004 settlement agreement with the City to replace the entire water distribution system within the Juniper Utility system. This agreement established separate rates for domestic water and irrigation services established to recover 100% of the costs including:

- Direct Cost
- Applicable indirect costs
- General overhead
- Fixed asset recovery

There would have been extremely large rate increases without the ability to spread the cost over multiple years.

Under the NEW 2011 Amended Agreement: The 2011 Amended Agreement limited the increase to a specific amount (\$3.6 million). This will be paid through the \$26.06 surcharge. This approach provides certainty and clarity for homeowners eliminating the potential for fluctuating and accelerating rate increases.

36. Do new irrigation meters have a monthly fee that will be charged to the HOA?

Yes, new irrigation meters have a monthly fee based on meter size that will be charged to the HOA. During the non-irrigation months the user can opt to pay a nominal disconnect fee and have the service closed. In preparation for the next irrigation season the user can again have service reactivated.

37. What are the options for paying the surcharge?

Option 1 – Beginning January 1, 2015, pay a surcharge of \$26.06 per month for a term of thirty years (30).

Option 2 - Prepay the present value of the surcharge by making a lump sum payment of \$5,142.86 by March 31, 2015 (this is within 90 days of the effective date of the surcharge)

After March 31, 2015 properties are subject to the monthly surcharge with no option of prepayment.

38. Can we form an LID for this?

A Local Improvement District (LID) is a method by which a group of property owners can share in the cost of infrastructure improvements. It is not necessary to form an LID for the Juniper Utility Area because there is already a binding agreement to assess a monthly surcharge of \$26.06 for the \$3.6 million in water infrastructure improvements.

Construction of Improvements

39. Is the city going to fix the roads that they will be working in?

The City will be placing most of the new lines in the street and will provide appropriate street cut patches. The City is not required to perform full-street resurfacing or reconstruction, but will work with our contractors to provide the smoothest asphalt patching possible.

Current Construction Schedule <i>Subject to Change</i>	
Nottingham	Improvements will be installed on a “need basis”.
Timber Ridge	High Lead transmission line completed August 2013
Mt. High	The western leg of Mtn. High Loop was completed in 2013 as well as select cul-de-sacs that are connected to the western leg of Mtn. High Loop. Additional select cul-de-sacs have been identified for waterline improvements as well as a portion of Mtn. High Drive for the 2014 construction season
Tillicum	No new improvements in 2013. Select cul-de-sacs have been identified for replacement in 2014.

All current improvements were associated with the 2011 Amended Agreement as part of the \$3.6 million dollars in improvements

40. Will the city replace the trees and flowerbeds that they will be working around?

The city will make every effort to avoid any disturbance to flowerbeds or structures while installing improvements. However, the city has no obligation to replant or otherwise restore vegetation or structures disturbed by such installation but will leave neat and properly graded.

Domestic Service Lines

If your current water meter is located in the back of your house the following applies to you.

41. My water meter is located at the back of the house. What is going to happen?

To meet current City standards your water meter must be moved to the front of the house. This will require the City to work in these specific lots to reroute the domestic waterline to the front of the house. The City will be in contact with every affected homeowner to address concerns and assure homeowners understands the work to be done
(see attachment 2)

Legal

42. Who represented the homeowners during the negotiations for the 2011 amended agreement?

When the City and four homeowner associations (HOAs) entered into discussions about the 2004 agreement, the City requested that they work with a representative group in an organized fashion, rather than ad hoc individuals, to which the HOAs agreed. The Juniper Water Board members, who included members from all the HOAs, were the key negotiators, but the City understood they were constantly talking to their HOAs and membership. They were knowledgeable and comprehensive, and had many hard and fair questions for the City in negotiating the amended agreement. The negotiators and their attorneys ultimately persuaded the City that it needed to base any increase or surcharge on a very limited amount of improvements, rather than trying to get payment for all the improvements the City has made and needs to make to bring the system up to acceptable standards. They also understood the uncertainty and cost risk inherent in the 2004 agreement. The Juniper Water Board and HOAs were legally represented by Neil Bryant and Bob Lovlien of Bryant, Lovlien & Jarvis, P.C., who attended the HOA meetings on the adoption of the amended agreement. At the encouragement of their attorneys, the HOAs also included articles about the amendments to the agreement in their newsletters.

City staff also had many separate meetings with HOA board members and/or individual homeowners when requested during this time and after the agreement was approved. Prior to signing the 2011 Agreement, City legal and engineering staff attended numerous meetings with HOA membership upon request, including informational meetings on-site about the proposed amended agreement.

Each HOA went through its own board or other approval process, (including straw polls of their memberships), depending on its own bylaws, which was not controlled or governed by the City. Whether HOAs had separate legal representation was left to the discretion of the individual HOAs.

43. What does it mean that the surcharge will “run with the land”?

It means that unless the surcharge is paid upfront during the pre-payment option time period specified in the agreement for full payment (\$5,142.86 by March 31, 2015, which is within 90 days of the effective date of the surcharge), the surcharge will be added to the bill for the property and paid by the owner or other person responsible for the water bill during the 30-year term of the agreement, whether it is the current owner or a subsequent owner.

44. I have heard the 2004 Agreement is not legally recognized; if that is true how can the City enforce the 2011 Amended Agreement?

The 2004 Agreement was signed by the Juniper Water Company and all the Homeowner Associations on behalf of its members. The Agreement warranted and represented that the Agreement was valid and binding. The Agreement also required that the Circuit Court judicially examine the Settlement Agreement pursuant to ORS 33.710(2). On October 18, 2004, at a duly noticed hearing, the court examined (1) the authorization of the Settlement Agreement; (2) the validity of the Settlement Agreement; and (3) the decision of the City, Juniper Water Co., and all the HOAs to enter into it, and entered a judgment that provided: **“The authorization of the Settlement Agreement, the validity of Settlement Agreement, and the decision of the Settlement Agreement were and are regular and legal.”**

In addition, the court enforced the agreement when it awarded the City compensation and awarded the condemned property to the City in the general judgment in the condemnation action.

As a separate matter, the City has general utility authority to create a different rate classification whether or not there is an agreement, as long as there is a rational basis and the structure is reasonable and justified by the costs of providing service. The City has a rational basis for charging more in the Juniper Utility area based on the higher costs of providing service in that area, including the cost of bringing the deficiencies up to City standards.

45. Does the surcharge include any costs for the condemnation lawsuit involving Juniper Utility?

No, none of the costs that the City paid to Jan Ward as part of the condemnation action are included in the monthly surcharge of \$26.06 (which represents the total limit of 3.6 million of the \$14 million for infrastructure costs for replacing the system spread among all the HOAs). All the costs of the condemnation, including the value of the system and attorney’s fees as determined by the court, and also paid by the City in settlement after the appeal, are being absorbed by all the water utility ratepayers of the City of Bend.

46. What are the advantages of the 2011 agreement over the 2004 agreement?

The City has spent in excess of \$3-4 million dollars already to upgrade and replace the defective system. Based on engineering studies, the estimated amount for future upgrades to repair and replace the system is \$14 million (this is in addition to the over \$12 million spent to condemn the system). The cost to upgrade the system, including all applicable direct costs, indirect costs of domestic water and irrigation water service to customers inside the Subdivisions, and a fixed asset recovery expense for a new domestic water main until the later of nine years from 2003 or the year in which such new domestic water main was placed in service, as defined by the 2004 Agreement, could have been charged to such customers through water rates. This created great uncertainty, and could have resulted in an extremely large rate increase once new lines

were placed in service without the ability to spread the cost over multiple years. Furthermore, the number of customers could increase or decrease over the years, creating additional uncertainty.

Homeowners, HOAs and the City were getting inquiries and concern from realtors, title companies, prospective purchases and attorneys about this uncertainty, and the potential for fluctuating and potentially accelerating rate increases. By locking in the fixed rate amount and basing it on the 3.6 million (which represents about \$3.218 million for infrastructure improvements plus financing and bonding costs based on the 700 current customers), the City and the HOAs intended to create certainty and a reasonable amount that would not change. Even though more has been and will be spent on infrastructure for this area, the resident's rates cannot be increased to account additional expenditures under the new agreement. The 30 year term was intended to keep the amount reasonable, with the ability to allow for the option of a one-time payment upfront.

47. There are homes with in these subdivisions that are not members of the HOAs. Have they been informed of the changes coming and will they be subject to the same costs as the other 161 homes?

The City is working on a plan for other (not part of the HOA) homeowners, but has not made a final decision on how to approach that issue. The City does have the authority to set rates based on cost of service to a particular area.

48. How can Jan Ward get millions of dollars and the Juniper Water users get stuck with paying for all the upgrades he should have done?

The City did pay Mr. Ward a substantial amount for the system, but the system still had significant deficiencies that needed and still need to be fixed. The ratepayers in the area are paying for some of the costs of upgrading to acceptable standards; the ratepayers in the City as a whole are paying for the rest.

49. The West Park (in Tillicum Village) is owned by the Public. Have they approved the changes to it?

The public is not a specific entity. It has no way of taking action. The City administers some property on behalf of the public, but the City's view is that it does not administer the park property. The City has easement rights in the area, which gives it authority to take certain actions in connection with the easement.

50. There are some HOAs that have funds for this transition. One option considered is selling some acreage for new homes but we have been told we can't due to sewer limitations. Is this still the case?

HOAs are encouraged to look at all alternatives. There are sewer capacity issues in this area. However, these are looked at in a case-by-case basis.

ATTACHMENT 1 A

Timber Ridge Estimates for Post-Flat Rate Irrigation Billing

Assumes all irrigation remains common and billed through HOA

Timber Ridge Homeowner Average Monthly Bill Using 13/14 Rates	Estimates Based on 13/14 Rates		
	Current Charges	Estimated Charges Irrigation Months	Estimated Charges Non-Irrigation Months
Minimum Usage (Domestic Meter-Includes 400 cu. ft.)	\$21.29	\$21.29	\$21.29
Consumption Per Cubic Foot (Est. Additional 400 cu. ft.)	\$6.40	\$6.40	\$6.40
Water Franchise Fee	\$0.83	\$0.83	\$0.83
Flat Rate Irrigation Charge	\$33.08	N/A	N/A
Flat Rate Irrigation Franchise Fee	\$0.94	N/A	N/A
Wastewater Charge	\$44.37	\$44.37	\$44.37
Wastewater Franchise Fee	\$1.33	\$1.33	\$1.33
Stormwater Fee	\$4.00	\$4.00	\$4.00
Monthly Infrastructure Surcharge	N/A	\$26.06	\$26.06
Total Monthly Homeowner Bill for City of Bend Utilities	\$112.24	\$104.28	\$104.28

Timber Ridge HOA Average Monthly Bill Using 13/14 Rates	Estimates Based on 13/14 Rates		
	Current Charges	Estimated Charges Irrigation Months	Estimated Charges Non-Irrigation Months
Minimum Usage (Domestic Meter-Includes 400 cu. ft.)	\$21.29	\$21.29	\$21.29
Consumption Per Cubic Foot (Est. Additional 100 cu. ft.)	\$1.60	\$1.60	\$1.60
Water Franchise Fee	\$0.69	\$0.69	\$0.69
Flat Rate Irrigation Charge	\$363.88	N/A	N/A
Flat Rate Irrigation Franchise Fee	\$10.92	N/A	N/A
Irrigation Minimum Usage (Includes 400 cu. ft. per meter)	N/A	\$1,201.52	N/A
**Estimating four 3 inch Irrigation Meters			
Irrigation Consumption Per Cubic Feet	N/A	\$13,440.00	N/A
**Using 2013 Cons. = 840,000 cu. ft. per month			
Irrigation Franchise Fee	N/A	\$439.25	N/A
Wastewater Charge	N/A	N/A	N/A
Wastewater Franchise Fee	N/A	N/A	N/A
Meter Surcharge Fee	\$5.34	\$5.34	\$5.34
Monthly Infrastructure Surcharge	N/A	\$104.24	\$104.24
Total Monthly HOA Bill for City of Bend Utilities	\$403.71	\$15,213.92	\$133.16
Monthly Cost to Homeowners if divided evenly by 87 Homes	N/A	\$174.87	\$1.53
Total Monthly Cost to Homeowners w/ Regular Bill Plus HOA	N/A	\$279.15	\$105.81

Current Average Annual Cost to Homeowner	\$1,400.00
Estimated New Average Annual Cost to Homeowner	\$2,300.00

These billing numbers are an estimate and may not reflect the actual consumption or meter configuration for each homeowner or the HOA.

ATTACHMENT 1 B

Nottingham Estimates for Post-Flat Rate Irrigation Billing

Assumes all irrigation remains common and billed through HOA

Nottingham Homeowner Average Monthly Bill Using 13/14 Rates	Current Charges	Estimates Based on 13/14 Rates	
		Estimated Charges Irrigation Months	Estimated Charges Non-Irrigation Months
Minimum Usage (Domestic Meter-Includes 400 cu. ft.)	\$21.29	\$21.29	\$21.29
Consumption Per Cubic Foot (Est. Additional 400 cu. ft.)	\$6.40	\$6.40	\$6.40
Water Franchise Fee	\$0.83	\$0.83	\$0.83
Flat Rate Irrigation Charge	\$33.08	N/A	N/A
Flat Rate Irrigation Franchise Fee	\$0.94	N/A	N/A
Wastewater Charge	\$44.37	\$44.37	\$44.37
Wastewater Franchise Fee	\$1.33	\$1.33	\$1.33
Stormwater Fee	\$4.00	\$4.00	\$4.00
Monthly Infrastructure Surcharge	N/A	\$26.06	\$26.06
Total Monthly Homeowner Bill for City of Bend Utilities	\$112.24	\$104.28	\$104.28

Estimated Consumption

Nottingham HOA Average Monthly Bill Using 13/14 Rates	Current Charges	Estimates Based on 13/14 Rates	
		Estimated Charges Irrigation Months	Estimated Charges Non-Irrigation Months
Minimum Usage (Domestic Meter-Includes 400 cu. ft.)	\$21.29	\$21.29	\$21.29
Consumption Per Cubic Foot (Est. 0 Additional Consumption)	N/A	N/A	N/A
Water Franchise Fee	\$0.64	\$0.64	\$0.64
Flat Rate Irrigation Charge	\$562.36	N/A	N/A
Flat Rate Irrigation Franchise Fee	\$16.87	N/A	N/A
Irrigation Minimum Usage (Includes 400 cu. ft. per meter)	N/A	\$1,879.56	N/A
**Estimating four 4 inch Irrigation Meters			
Irrigation Consumption Per Cubic Feet	N/A	\$12,320.00	N/A
**Using 2013 Cons. = 770,000 cu. ft. per month			
Irrigation Franchise Fee	N/A	\$425.99	N/A
Wastewater Charge	\$44.37	\$44.37	\$44.37
Wastewater Franchise Fee	\$1.33	\$1.33	\$1.33
Stormwater Fee	\$4.00	\$4.00	\$4.00
Monthly Infrastructure Surcharge	N/A	\$104.24	\$104.24
Total Monthly HOA Bill for City of Bend Utilities	\$650.86	\$14,801.42	\$175.87
Monthly Cost to Homeowners if HOA Bill Divided Evenly by 163 Homes	N/A	\$90.81	\$1.08
Total Monthly Cost to Homeowners w/ Regular Bill Plus HOA Portion	N/A	\$195.09	\$105.36

Estimated Number of Meters & Consumption

Current Average Annual Cost to Homeowner	\$1,400.00
Estimated New Average Annual Cost to Homeowner	\$1,800.00

These billing numbers are an estimate and may not reflect the actual consumption or meter configuration for each homeowner or the HOA.

ATTACHMENT 1C

Mountain High Willow Creek & Aspen Villages Estimates for Post-Flat Rate Irrigation Billing

Assumes 25.5% of Total Mountain High Irrigation Consumption all Billed as Common Through the HOA

Estimates Based on 13/14 Rates

Mountain High Homeowner Average Monthly Bill Using 13/14 Rates (Two Villages)	Current Charges	Estimated Charges Irrigation Months	Estimated Charges Non-Irrigation Months
Minimum Usage (Domestic Meter-Includes 400 cu. ft.)	\$21.29	\$21.29	\$21.29
Consumption Per Cubic Foot (Est. Additional 400 cu. ft.)	\$6.40	\$6.40	\$6.40
	Estimated Consumption		
Water Franchise Fee	\$0.83	\$0.83	\$0.83
Flat Rate Irrigation Charge	\$33.08	N/A	N/A
Flat Rate Irrigation Franchise Fee	\$0.94	N/A	N/A
Wastewater Charge	\$44.37	\$44.37	\$44.37
Wastewater Franchise Fee	\$1.33	\$1.33	\$1.33
Stormwater Fee	\$4.00	\$4.00	\$4.00
Monthly Infrastructure Surcharge	N/A	\$26.06	\$26.06
Total Monthly Homeowner Bill for City of Bend Utilities	\$112.24	\$104.28	\$104.28

Estimates Based on 13/14 Rates

Mountain High HOA Average Monthly Bill Using 13/14 Rates Current Charges	Estimated Charges Irrigation Months	Estimated Charges Non-Irrigation Months
Flat Rate Irrigation Charge	\$926.24	N/A
Flat Rate Irrigation Franchise Fee	\$27.79	N/A
Irrigation Minimum Usage (Includes 400 cu. ft. per meter)	N/A	\$458.28
**Estimating four 2 inch Irrigation Meters	Estimated Number of Meters & Consumption	
Irrigation Consumption Per Cubic Feet	N/A	\$9,600.00
**Using 2013 Cons. = 600,000 cu. ft. per month		
Irrigation Franchise Fee	N/A	\$301.75
Structures and Buildings	\$109.52	N/A
Structures and Buildings Franchise Fee	\$3.29	N/A
Stormwater Fee	\$4.00	\$4.00
Monthly Infrastructure Surcharge	N/A	\$104.24
Total Monthly HOA Bill for City of Bend Utilities (Two Village)	\$1,070.83	\$10,468.27
Monthly Cost to Homeowners if divided evenly by 99 Homes w/out Individual Irrigation (includes charges from non village common area)	N/A	\$123.06
Total Monthly Cost to Homeowners w/ Regular Bill Plus HOA	N/A	\$227.34

Current Average Annual Cost to Homeowner	\$1,400.00
Estimated New Average Annual Cost to Homeowner	\$2,000.00

These billing numbers are an estimate and may not reflect the actual consumption or meter configuration for each homeowner or the HOA.

ATTACHMENT 1D

Mountain High Alpine Village Estimates for Post-Flat Rate Irrigation Billing

Assumes 74.5% of total Mountain High irrigation with 90% is billed to homeowners and 10% of the irrigation remains common and billed through HOA

Mountain High Homeowner Average Monthly Bill Using 13/14 Rates	Estimates Based on 13/14 Rates		
	Current Charges	Estimated Charges Irrigation Months	Estimated Charges Non-Irrigation Months
Minimum Usage (Domestic Meter-Includes 400 cu. ft.)	\$21.29	\$21.29	\$21.29
Consumption Per Cubic Foot Estimated Consumption	\$6.40	\$161.60	\$6.40
<small>**Est. Add. 400 cu. ft. in non-irrigation mo. & 10,100 in irr. mo.</small>			
Water Franchise Fee	\$0.83	\$5.49	\$0.83
Flat Rate Irrigation Charge	\$33.08	N/A	N/A
Flat Rate Irrigation Franchise Fee	\$0.94	N/A	N/A
Wastewater Charge	\$44.37	\$44.37	\$44.37
Wastewater Franchise Fee	\$1.33	\$1.33	\$1.33
Stormwater Fee	\$4.00	\$4.00	\$4.00
Monthly Infrastructure Surcharge	N/A	\$26.06	\$26.06
Total Monthly Homeowner Bill for City of Bend Utilities	\$112.24	\$264.14	\$104.28

Mountain High HOA Average Monthly Bill Using 13/14 Rates	Estimates Based on 13/14 Rates		
	Current Charges	Estimated Charges Irrigation Months	Estimated Charges Non-Irrigation Months
Flat Rate Irrigation Charge	\$926.24	N/A	N/A
Flat Rate Irrigation Franchise Fee	\$27.79	N/A	N/A
Irrigation Minimum Usage (Includes 400 cu. ft. per meter)	N/A	\$1,409.67	N/A
<small>**Estimating three 4 inch Irrigation Meters Estimated Number of Meters & Consumption</small>			
Irrigation Consumption Per Cubic Feet	N/A	\$2,816.00	N/A
<small>**Using 2013 Cons. = 176,000 cu. ft. per month</small>			
Irrigation Franchise Fee	N/A	\$126.77	N/A
Structures and Buildings	\$109.52	N/A	N/A
Structures and Buildings Franchise Fee	\$3.29	N/A	N/A
Stormwater Fee	\$4.00	\$4.00	\$4.00
Monthly Infrastructure Surcharge	N/A	\$78.18	\$78.18
Total Monthly HOA Bill for City of Bend Utilities	\$1,070.83	\$4,434.62	\$82.18
Monthly Cost to Homeowners if divided evenly by 256 Homes w/out Individual Irrigation (this cost is added to Mt. High Village Est.)	N/A	\$17.32	\$0.32
Total Monthly Cost to Homeowners w/ Regular Bill Plus HOA	N/A	\$281.46	\$104.60

Current Average Annual Cost to Homeowner	\$1,400.00
Estimated New Average Annual Cost to Homeowner	\$2,300.00

These billing numbers are an estimate and may not reflect the actual consumption or meter configuration for each homeowner or the HOA

ATTACHMENT 1E

Tillicum Estimates for Post-Flat Rate Irrigation Billing

Assumes 75 % of irrigation billed to homeowner and 25 % remains common and billed through HOA

Tillicum Homeowner Average Monthly Bill Using 13/14 Rates	Current Charges	Estimates Based on 13/14 Rates	
		Estimated Charges Irrigation Months	Estimated Charges Non-Irrigation Months
Minimum Usage (Domestic Meter-Includes 400 cu. ft.)	\$21.29	\$21.29	\$21.29
Consumption Per Cubic Foot Estimated Consumption	\$6.40	\$76.80	\$6.40
<small>**Est. Add. 400 cu. ft. in non-irrigation mo. & 4800 in irr. mo.</small>			
Water Franchise Fee	\$0.83	\$2.94	\$0.83
Flat Rate Irrigation Charge	\$33.08	N/A	N/A
Flat Rate Irrigation Franchise Fee	\$0.94	N/A	N/A
Wastewater Charge	\$44.37	\$44.37	\$44.37
Wastewater Franchise Fee	\$1.33	\$1.33	\$1.33
Stormwater Fee	\$4.00	\$4.00	\$4.00
Monthly Infrastructure Surcharge	N/A	\$26.06	\$26.06
Total Monthly Homeowner Bill for City of Bend Utilities	\$112.24	\$176.79	\$104.28

Tillicum HOA Average Monthly Bill Using 13/14 Rates	Current Charges	Estimates Based on 13/14 Rates	
		Estimated Charges Irrigation Months	Estimated Charges Non-Irrigation Months
Flat Rate Irrigation Charge	\$694.68	N/A	N/A
Flat Rate Irrigation Franchise Fee	\$20.84	N/A	N/A
Irrigation Minimum Usage (Includes 400 cu. ft. per meter)	N/A	\$458.28	N/A
<small>**Estimating four 2 inch Irrigation Meters</small>			
Irrigation Consumption Per Cubic Feet Estimated Number of Meters & Consumption	N/A	\$5,440.00	N/A
<small>**Using 2013 Cons. = 340,000 cu. ft. per month</small>			
Irrigation Franchise Fee	N/A	\$176.95	N/A
Meter Surcharge Fee	\$5.34	\$5.34	\$5.34
Monthly Infrastructure Surcharge	N/A	\$104.24	\$104.24
Total Monthly HOA Bill for City of Bend Utilities	\$720.86	\$6,184.81	\$109.58
Monthly Cost to Homeowners if divided evenly by 161 Homes	N/A	\$38.41	\$0.68
Total Monthly Cost to Homeowners w/ Regular Bill Plus HOA Portio	N/A	\$215.21	\$104.96

Current Average Annual Cost to Homeowner	\$1,400.00
Estimated New Average Annual Cost to Homeowner	\$1,900.00

These billing numbers are an estimate and may not reflect the actual consumption or meter configuration for each homeowner or the HOA.

ATTACHMENT 1F

City of Bend North East & South East Side

City of Bend East Side Sample Monthly Bill Using 13/14 Rates	North East (Red Oak Dr.-11,682 sq. ft.)		South East (Couples Ln.-9,570 sq. ft.)	
	Irrigation Months	Non-Irrigation Months	Irrigation Months	Non-Irrigation Months
Minimum Usage (Domestic Meter-Includes 400 cu. ft.)	\$21.29	\$21.29	\$21.29	\$21.29
Consumption Per Cubic Foot	\$126.82	\$13.28	\$108.48	\$2.56
	Est. 7,926 cu. ft. add. cons.	Est. 830 cu. ft. add. cons.	Est. 6780 cu. ft. add. cons.	Est. 160 cu. ft. add. cons.
Water Franchise Fee	\$4.44	\$1.04	\$3.89	\$0.72
Wastewater Charge	\$44.37	\$44.37	\$44.37	\$44.37
Wastewater Franchise Fee	\$1.33	\$1.33	\$1.33	\$1.33
Stormwater Fee	\$4.00	\$4.00	\$4.00	\$4.00
Total Monthly Homeowner Bill for City of Bend Utilities	\$202.25	\$85.31	\$183.36	\$74.27

City of Bend North & South West Side

City of Bend West Side Sample Monthly Bill Using 13/14 Rates	North West (Kidd Pl.-19,079 sq. ft.)		South West (River Bluff Trail-45,733 sq. ft.)	
	Irrigation Months	Non-Irrigation Months	Irrigation Months	Non-Irrigation Months
Minimum Usage (Domestic Meter-Includes 400 cu. ft.)	\$21.29	\$21.29	\$21.29	\$21.29
Consumption Per Cubic Foot	\$156.05	\$15.63	\$130.24	\$6.00
	Est. 9,753 cu. ft. add. cons.	Est. 977 cu. ft. add. cons.	Est. 8140 cu. ft. add. cons.	Est. 375 cu. ft. add. cons.
Water Franchise Fee	\$5.32	\$1.11	\$4.55	\$0.82
Wastewater Charge	\$44.37	\$44.37	\$44.37	\$44.37
Wastewater Franchise Fee	\$1.33	\$1.33	\$1.33	\$1.33
Stormwater Fee	\$4.00	\$4.00	\$4.00	\$4.00
Total Monthly Homeowner Bill for City of Bend Utilities	\$232.36	\$87.73	\$205.78	\$77.81

Attachment 2

