



CITY OF BEND

Septic to Sewer Conversion Program
2025 Neighborhood Extension Program Selection Meeting

Teresa Findley, Program Manager
Jason Suhr, P.E., Principal Engineer

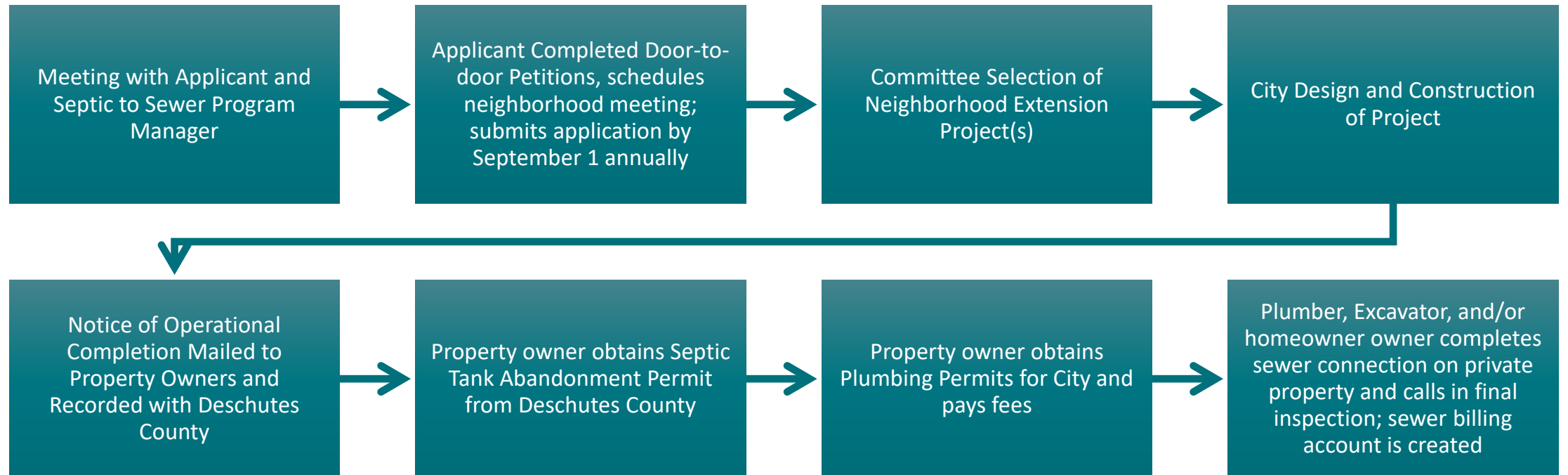
October 27, 2025

Agenda

- Introductions
 - Committee Members
 - Megan Perkins – Mayor Pro Term
 - Ariel Mendez – Councilor
 - Gina Franzosa – Councilor
 - Russ Grayson – Chief Operations Officer
 - Ryan Oster – Engineering Director/City Engineer
 - Eric Forster – Assistant City Engineer
 - Engineering, Legal, and Budget Support Staff
 - Teresa Findley – Program Manager
 - Jason Suhr – Principal Engineer
 - Mike Gaffney– Senior Assistant City Attorney
 - Corey Johnson – Engineering Business Manager
- Program Overview
- Applications for Consideration
- Staff Scoring and Recommendation
- Discussion and Vote



NEP Application Process



NEP Selection Criteria



COST OF PROJECT



**NUMBER OF PROPERTIES TO
CONNECT**



**PROXIMITY TO CITY-PLANNED
PROJECTS**



**PERCENTAGE OF
SIGNATURES**



**AGE & STATUS OF SEPTIC
SYSTEM**

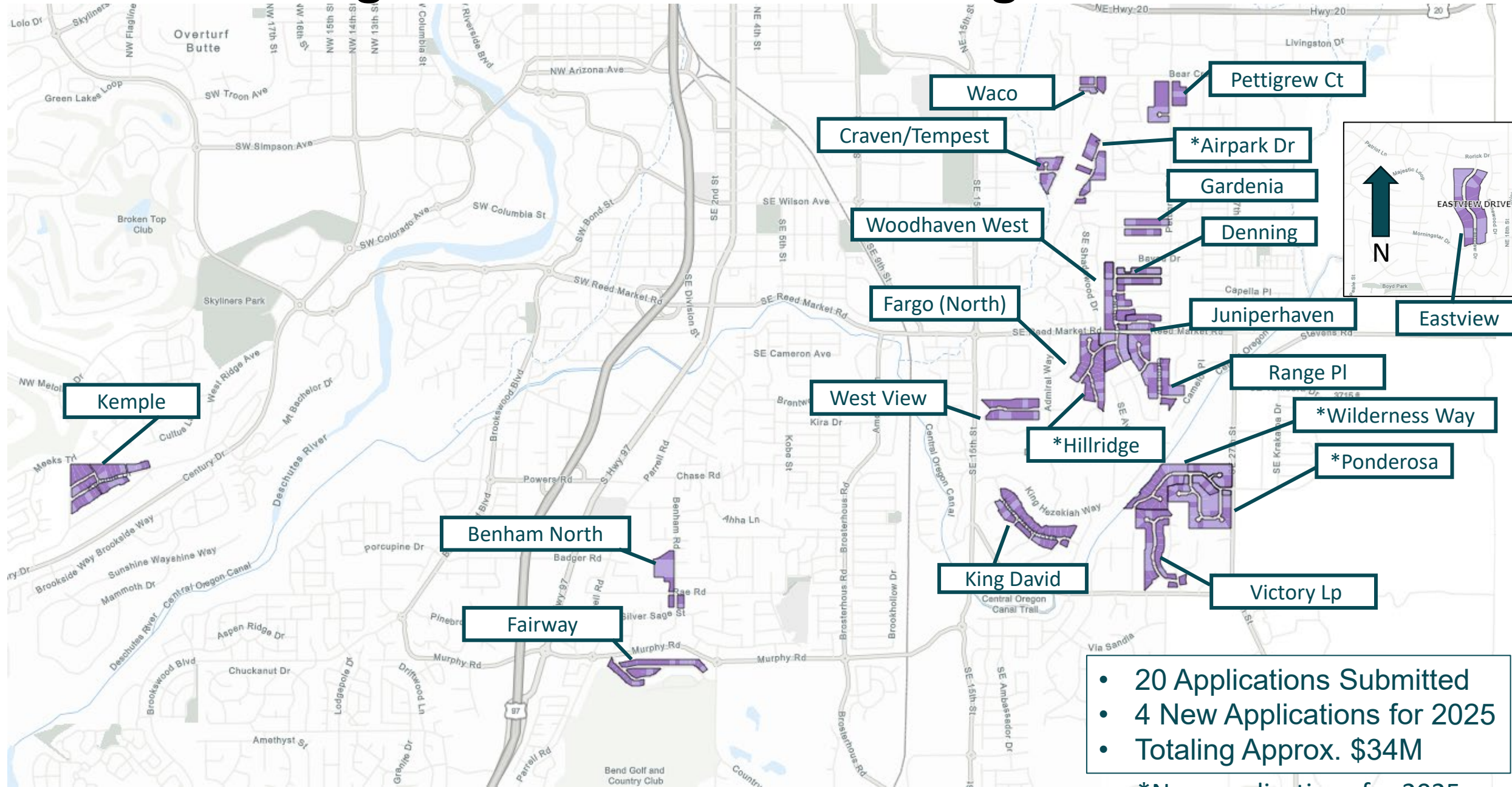


OTHER FACTORS



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2025 Neighborhood Extension Program Selection



*New applications for 2025

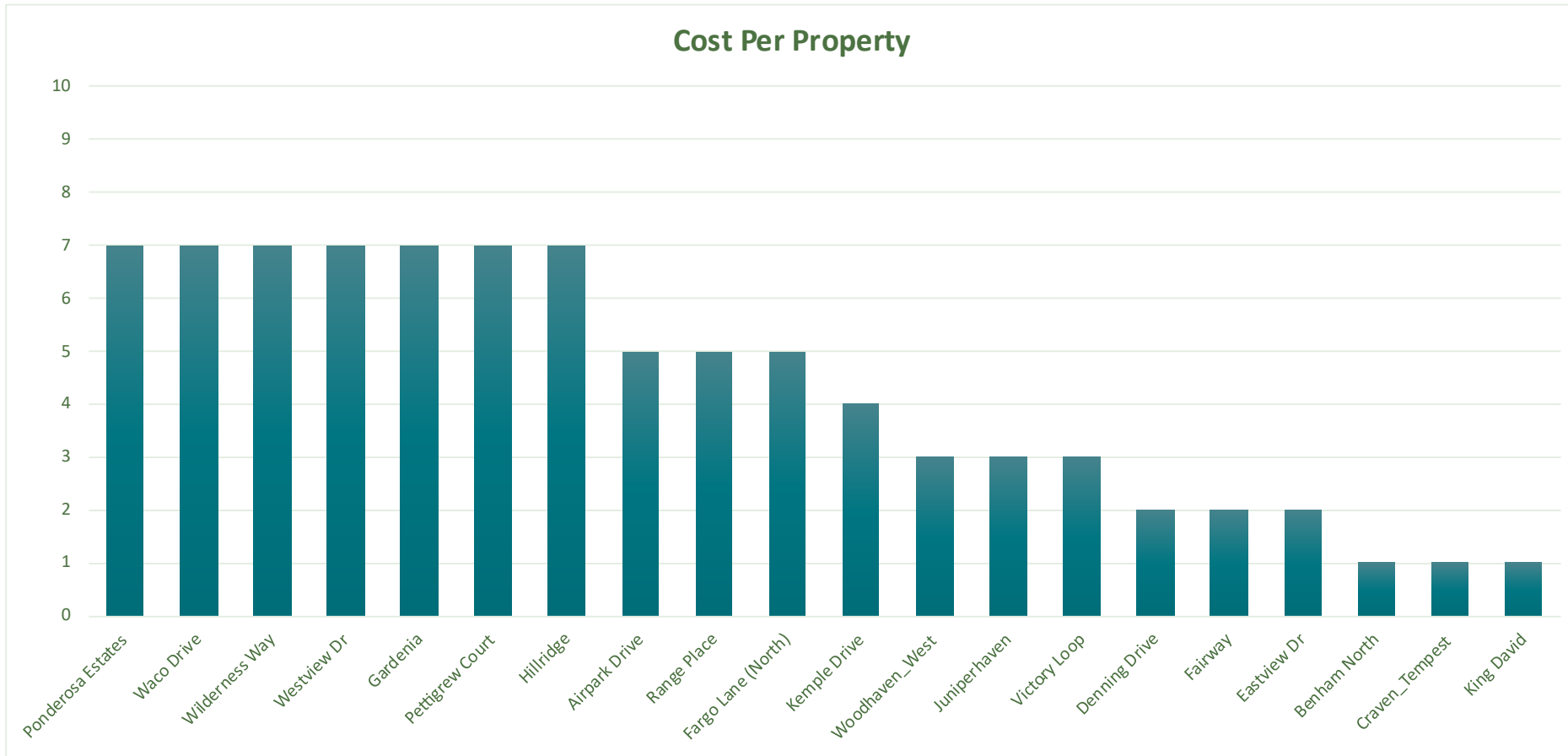
Scoring Summary – Raw Data

Application Name	Cost Including Design	Length (Linear Feet)	No. of Properties Benefitted	Total Cost Per Property (A/C)*	No. Properties Signed	Percent Signed (E/C)*	Fees to City within 2 Years of NOC (E*\$11,000)*	Adjusted Cost Per Property ([A-G]/C)*	Avg. Age of Septic	No. Failing Septic	Percent of Failing Septic (J/C)*
Benham North	\$ 1,182,775	1,210	11	\$ 107,525	4	36%	\$ 44,000.00	\$ 103,525.00	39	0	0%
Denning Drive	\$ 1,304,963	1,335	15	\$ 86,998	7	47%	\$ 77,000.00	\$ 81,864.17	45	1	7%
Fargo Lane (North)	\$ 894,413	915	12	\$ 74,534	9	75%	\$ 99,000.00	\$ 66,284.38	30	0	0%
Gardenia	\$ 605,475	810	10	\$ 60,548	4	40%	\$ 44,000.00	\$ 56,147.50	39	0	0%
Juniperhaven	\$ 733,125	750	9	\$ 81,458	3	33%	\$ 33,000.00	\$ 77,791.67	35	2	22%
Kemple Drive	\$ 2,521,950	2,580	33	\$ 76,423	10	30%	\$ 110,000.00	\$ 73,089.39	32	0	0%
King David	\$ 2,590,375	2,650	26	\$ 99,630	4	15%	\$ 44,000.00	\$ 97,937.50	40	0	0%
Pettigrew Court	\$ 909,075	930	15	\$ 60,605	7	47%	\$ 77,000.00	\$ 55,471.67	27	0	0%
Range Place	\$ 2,194,488	2,245	30	\$ 73,150	13	43%	\$ 143,000.00	\$ 68,382.92	38	0	0%
Victory Loop	\$ 2,320,700	2,460	29	\$ 80,024	7	24%	\$ 77,000.00	\$ 77,368.97	35	0	0%
Waco Drive	\$ 508,300	520	8	\$ 63,538	4	50%	\$ 44,000.00	\$ 58,037.50	34	2	25%
Westview Dr	\$ 1,119,238	1,145	18	\$ 62,180	4	22%	\$ 44,000.00	\$ 59,735.42	46	0	0%
Woodhaven West	\$ 2,605,038	2,665	32	\$ 81,407	13	41%	\$ 143,000.00	\$ 76,938.67	38	2	6%
Fairway	\$ 2,732,113	2,795	33	\$ 82,791	8	24%	\$ 88,000.00	\$ 80,124.62	41	2	6%
Eastview Dr	\$ 1,820,450	1,980	21	\$ 86,688	10	48%	\$ 110,000.00	\$ 81,450.00	34	1	5%
Craven_Tempest	\$ 1,221,875	1,250	13	\$ 93,990	6	46%	\$ 66,000.00	\$ 88,913.46	49	0	0%
Ponderosa Estates	\$ 3,457,418	3,537	53	\$ 65,234	40	75%	\$ 440,000.00	\$ 56,932.41	33	0	0%
Airpark Drive	\$ 1,046,500	1,400	14	\$ 74,750	7	50%	\$ 77,000.00	\$ 69,250.00	43	2	14%
Wilderness Way	\$ 2,727,225	2,790	43	\$ 63,424	20	47%	\$ 220,000.00	\$ 58,307.56	34	0	0%
Hillridge	\$ 1,609,138	1,825	27	\$ 59,598	6	22%	\$ 66,000.00	\$ 57,153.24	39	0	0%
Total** \$ 34,104,630											



Scoring – Adjusted Cost per Property

([Cost Including Design – Fees to City within 2 Years of NOC]/# of Properties Benefitted)



<\$45,000 = 10 pts;

\$45,001-50,000 = 9 pts;

\$50,001-55,000 = 8 pts;

\$55,001-60,000 = 7 pts;

\$60,001-65,000 = 6 pts;

\$65,001-70,000 = 5 pts;

\$70,001-75,000 = 4 pts;

\$75,001-80,000 = 3 pts;

\$80,001-85,000 = 2 pts;

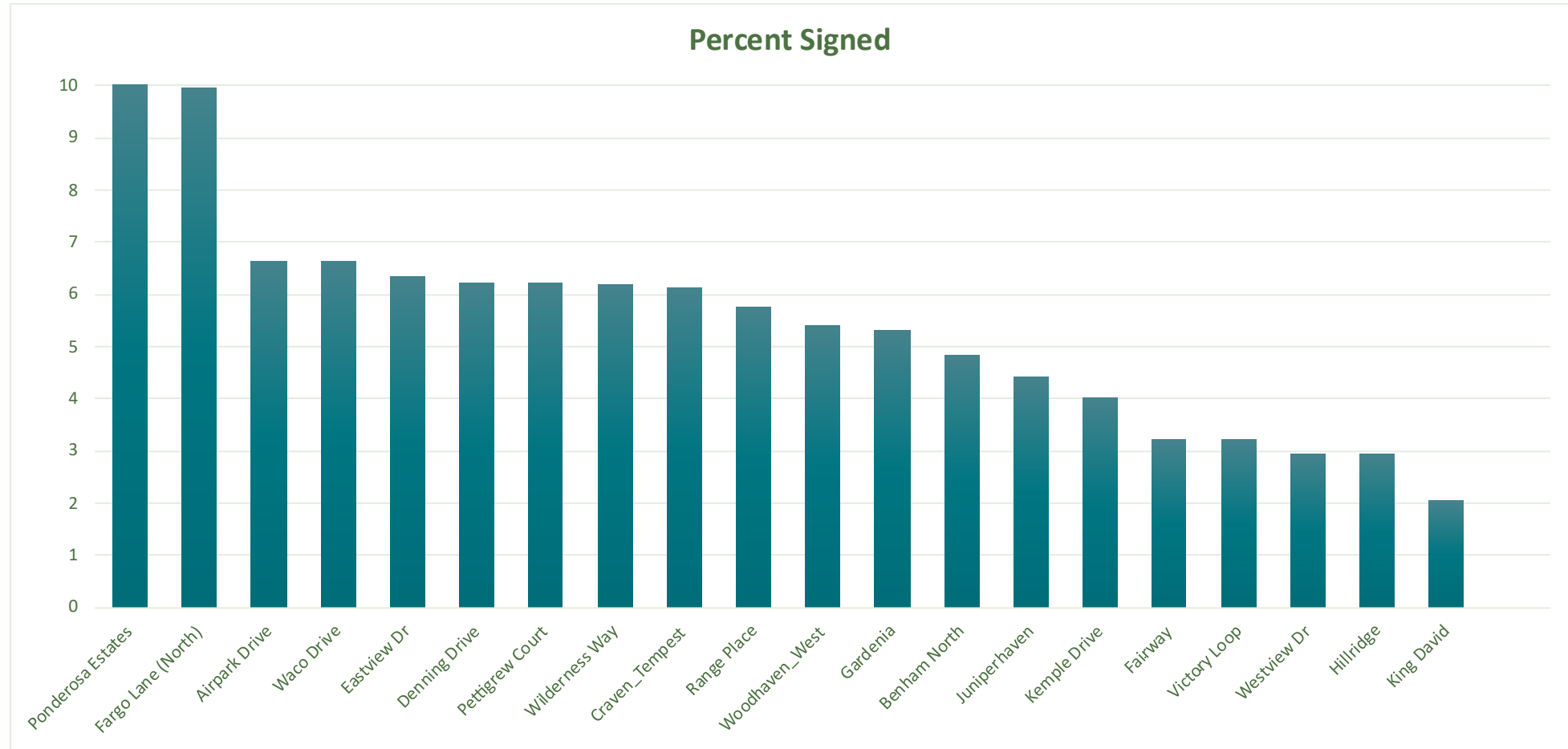
>\$85,001 = 1 pt



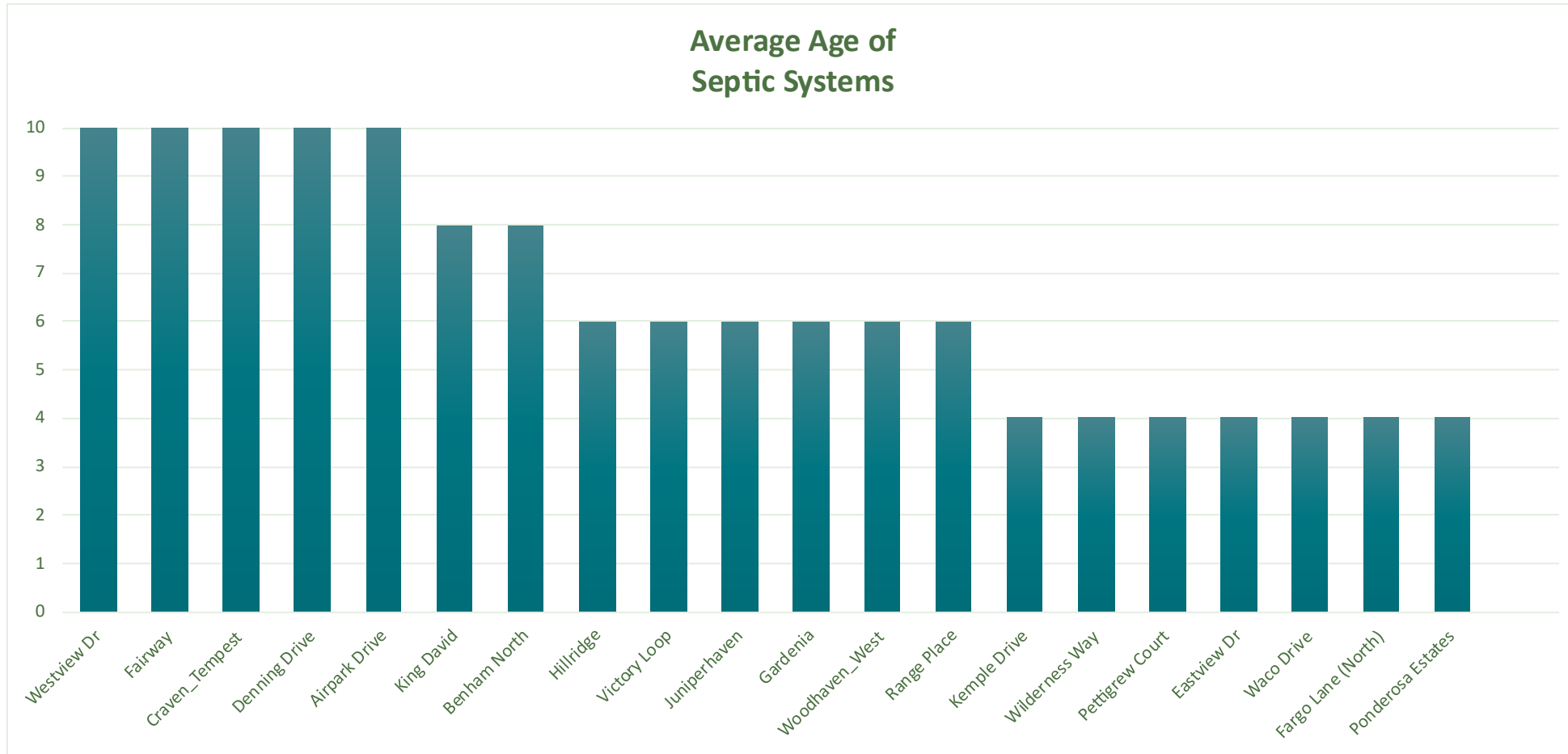
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Scoring – Percent Signed

(# of Properties Signed/# of Properties Benefitted)*(Weighted Factor)



Scoring – Average Age of Septic Systems

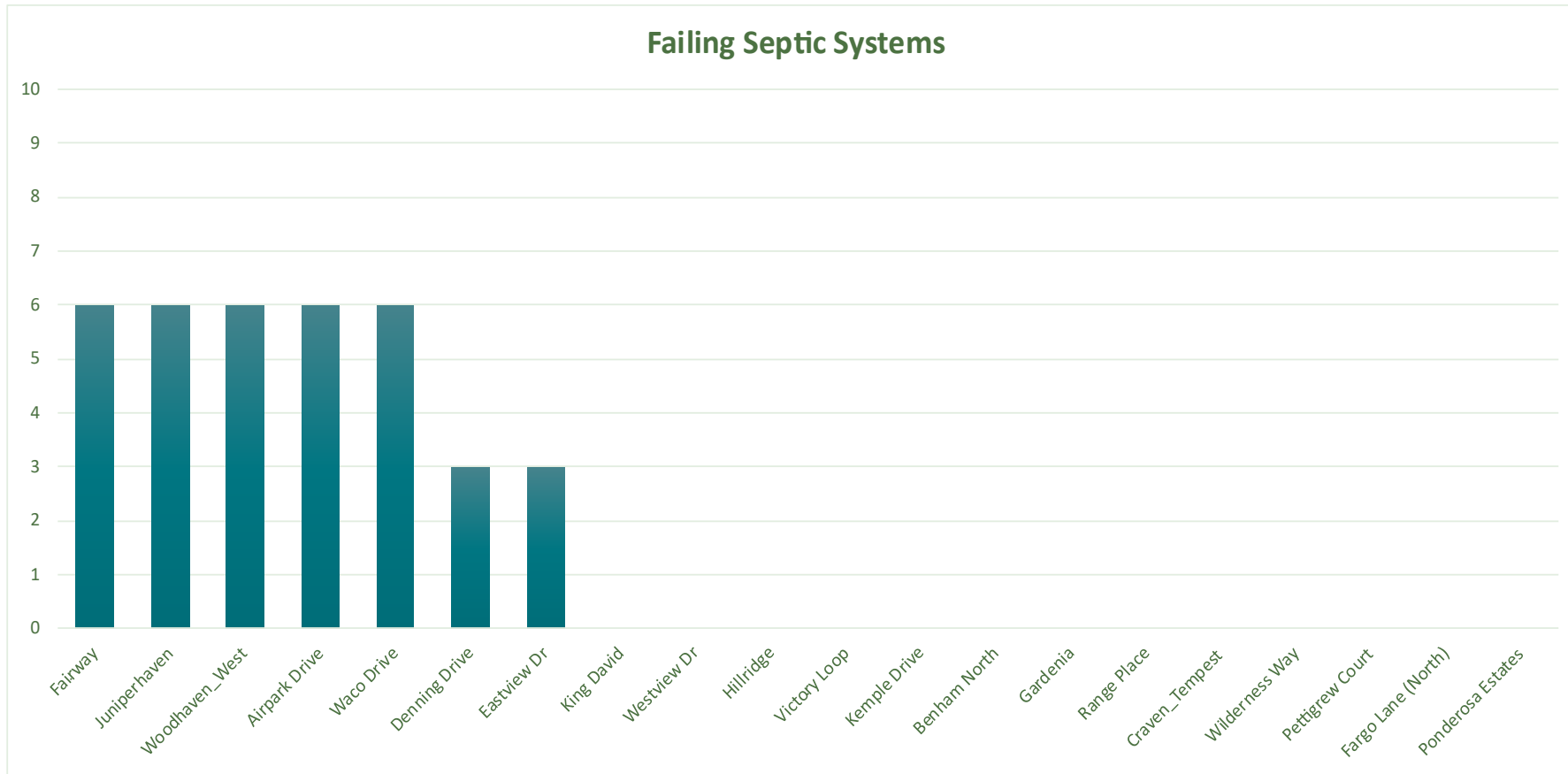


0-29 yrs = 4 pts;
30-34 yrs = 6 pts;
35-39 yrs = 8 pts;
40+ yrs = 10 pts



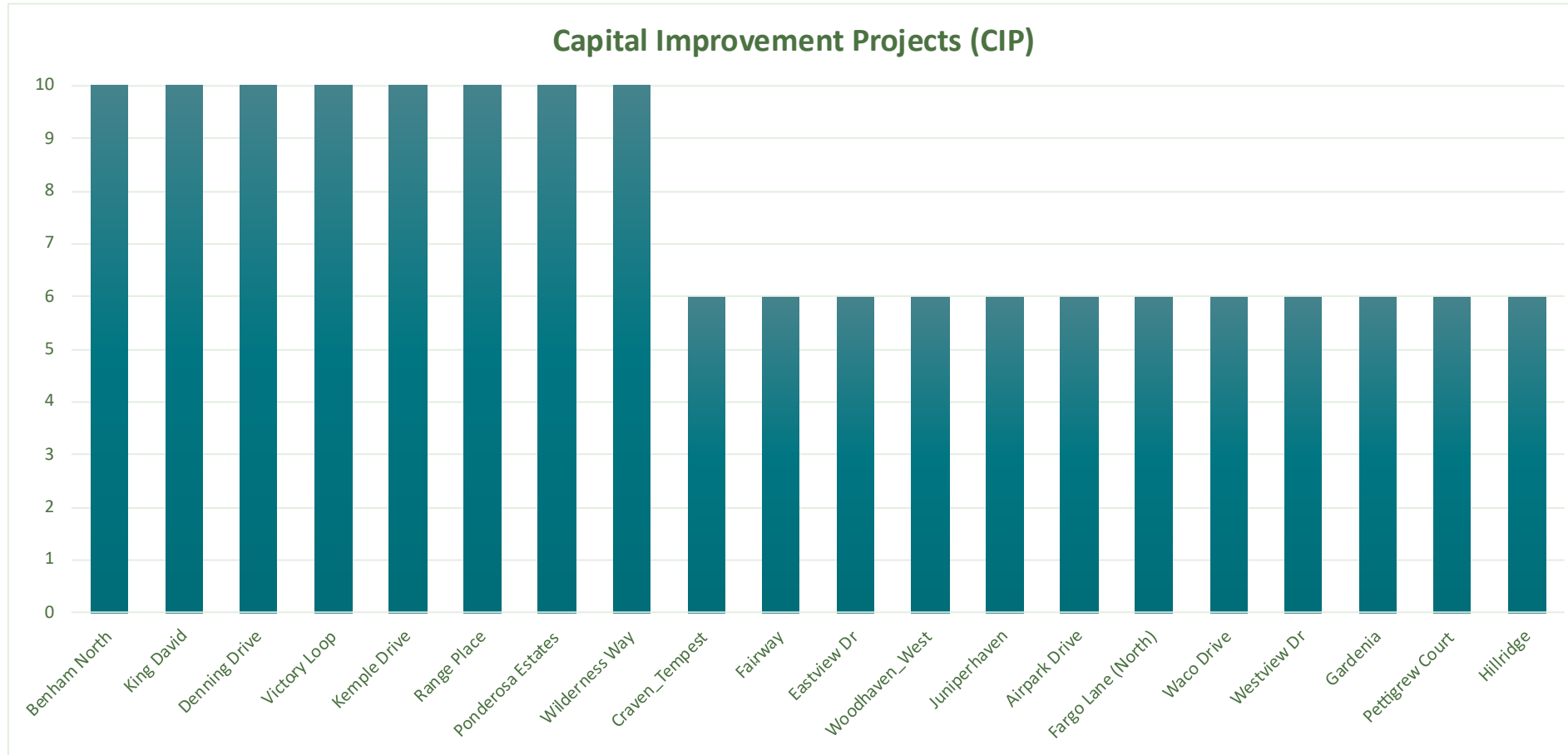
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Scoring – Number of Failing Systems



- 0 = 0 pts;
- 1 = 3 pts;
- 2 = 6 pts;
- 3+ = 10 pts

Scoring – Capital Improvement Projects (CIP)



- Project may be addressed by a future capital improvement project = 3 pts;
- Project is isolated and does not facilitate construction of sewer in other areas = 6 pts;
- Project facilitates construction of sewer in other areas = 10 pts

Application Scores

Application Name	Cost Per Property	Percent Signed	Average Age of Septic Systems	Failing Septic Systems	Capital Improvement Projects (CIP)	Score	Funding Required*	Selection Cycles
Airpark Drive	5.0	6.7	10.0	6.0	6.0	33.7	\$ 1,046,500	0
Denning Drive	2.0	6.2	10.0	3.0	10.0	31.2	\$ 1,304,963	4
Ponderosa Estates	7.0	10.0	4.0	0.0	10.0	31.0	\$ 3,457,418	0
Waco Drive	7.0	6.7	4.0	6.0	6.0	29.7	\$ 508,300	4
Fairway	2.0	3.2	10.0	6.0	6.0	27.2	\$ 2,732,113	2
Wilderness Way	7.0	6.2	4.0	0.0	10.0	27.2	\$ 2,727,225	0
Range Place	5.0	5.8	6.0	0.0	10.0	26.8	\$ 1,975,039	6
Woodhaven West	3.0	5.4	6.0	6.0	6.0	26.4	\$ 2,605,038	5
Westview Dr	7.0	3.0	10.0	0.0	6.0	26.0	\$ 1,007,314	4
Juniperhaven	3.0	4.4	6.0	6.0	6.0	25.4	\$ 733,125	5
Fargo Lane (North)	5.0	10.0	4.0	0.0	6.0	25.0	\$ 894,413	6
Gardenia	7.0	5.3	6.0	0.0	6.0	24.3	\$ 605,475	3
Benham North	1.0	4.8	8.0	0.0	10.0	23.8	\$ 1,182,775	5
Pettigrew Court	7.0	6.2	4.0	0.0	6.0	23.2	\$ 909,075	3
Craven_Tempest	1.0	6.1	10.0	0.0	6.0	23.1	\$ 1,221,875	1
Victory Loop	3.0	3.2	6.0	0.0	10.0	22.2	\$ 2,320,700	4
Kemple Drive	4.0	4.0	4.0	0.0	10.0	22.0	\$ 2,521,950	6
Hillridge	7.0	3.0	6.0	0.0	6.0	22.0	\$ 1,609,138	0
Eastview Dr	2.0	6.3	4.0	3.0	6.0	21.3	\$ 1,820,450	1
King David	1.0	2.0	8.0	0.0	10.0	21.0	\$ 2,331,338	3

*Previous design costs have been incurred; amount shown is balance to complete

Recommendation – Option A (Traditional)

Application Name	Cost Per Property	Percent Signed	Average Age of Septic Systems	Failing Septic Systems	Capital Improvement Projects (CIP)	Score	Funding Required*
Airpark Drive	5.0	6.7	10.0	6.0	6.0	33.7	\$ 1,046,500
Denning Drive	2.0	6.2	10.0	3.0	10.0	31.2	\$ 1,304,963
Ponderosa Estates	7.0	10.0	4.0	0.0	10.0	31.0	\$ 3,457,418
Waco Drive	7.0	6.7	4.0	6.0	6.0	29.7	\$ 508,300
Fairway	2.0	3.2	10.0	6.0	6.0	27.2	\$ 2,732,113
Wilderness Way	7.0	6.2	4.0	0.0	10.0	27.2	\$ 2,727,225
Range Place	5.0	5.8	6.0	0.0	10.0	26.8	\$ 1,975,039
Woodhaven West	3.0	5.4	6.0	6.0	6.0	26.4	\$ 2,605,038
Westview Dr	7.0	3.0	10.0	0.0	6.0	26.0	\$ 1,007,314
Juniperhaven	3.0	4.4	6.0	6.0	6.0	25.4	\$ 733,125
Fargo Lane (North)	5.0	10.0	4.0	0.0	6.0	25.0	\$ 894,413
Gardenia	7.0	5.3	6.0	0.0	6.0	24.3	\$ 605,475
Benham North	1.0	4.8	8.0	0.0	10.0	23.8	\$ 1,182,775
Pettigrew Court	7.0	6.2	4.0	0.0	6.0	23.2	\$ 909,075
Craven_Tempest	1.0	6.1	10.0	0.0	6.0	23.1	\$ 1,221,875
Victory Loop	3.0	3.2	6.0	0.0	10.0	22.2	\$ 2,320,700
Kemple Drive	4.0	4.0	4.0	0.0	10.0	22.0	\$ 2,521,950
Hillridge	7.0	3.0	6.0	0.0	6.0	22.0	\$ 1,609,138
Eastview Dr	2.0	6.3	4.0	3.0	6.0	21.3	\$ 1,820,450
King David	1.0	2.0	8.0	0.0	10.0	21.0	\$ 2,331,338



Recommendation – Option B (Alternative)

Application Name	Cost Per Property	Percent Signed	Average Age of Septic Systems	Failing Septic Systems	Capital Improvement Projects (CIP)	Score	Funding Required*
Airpark Drive	5.0	6.7	10.0	6.0	6.0	33.7	\$ 1,046,500
Denning Drive	2.0	6.2	10.0	3.0	10.0	31.2	\$ 1,304,963
Ponderosa Estates	7.0	10.0	4.0	0.0	10.0	31.0	\$ 3,457,418
Waco Drive	7.0	6.7	4.0	6.0	6.0	29.7	\$ 508,300
Fairway	2.0	3.2	10.0	6.0	6.0	27.2	\$ 2,732,113
Wilderness Way	7.0	6.2	4.0	0.0	10.0	27.2	\$ 2,727,225
Range Place	5.0	5.8	6.0	0.0	10.0	26.8	\$ 1,975,039
Woodhaven West	3.0	5.4	6.0	6.0	6.0	26.4	\$ 2,605,038
Westview Dr	7.0	3.0	10.0	0.0	6.0	26.0	\$ 1,007,314
Juniperhaven	3.0	4.4	6.0	6.0	6.0	25.4	\$ 733,125
Fargo Lane (North)	5.0	10.0	4.0	0.0	6.0	25.0	\$ 894,413
Gardenia	7.0	5.3	6.0	0.0	6.0	24.3	\$ 605,475
Benham North	1.0	4.8	8.0	0.0	10.0	23.8	\$ 1,182,775
Pettigrew Court	7.0	6.2	4.0	0.0	6.0	23.2	\$ 909,075
Craven_Tempest	1.0	6.1	10.0	0.0	6.0	23.1	\$ 1,221,875
Victory Loop	3.0	3.2	6.0	0.0	10.0	22.2	\$ 2,320,700
Kemple Drive	4.0	4.0	4.0	0.0	10.0	22.0	\$ 2,521,950
Hillridge	7.0	3.0	6.0	0.0	6.0	22.0	\$ 1,609,138
Eastview Dr	2.0	6.3	4.0	3.0	6.0	21.3	\$ 1,820,450
King David	1.0	2.0	8.0	0.0	10.0	21.0	\$ 2,331,338

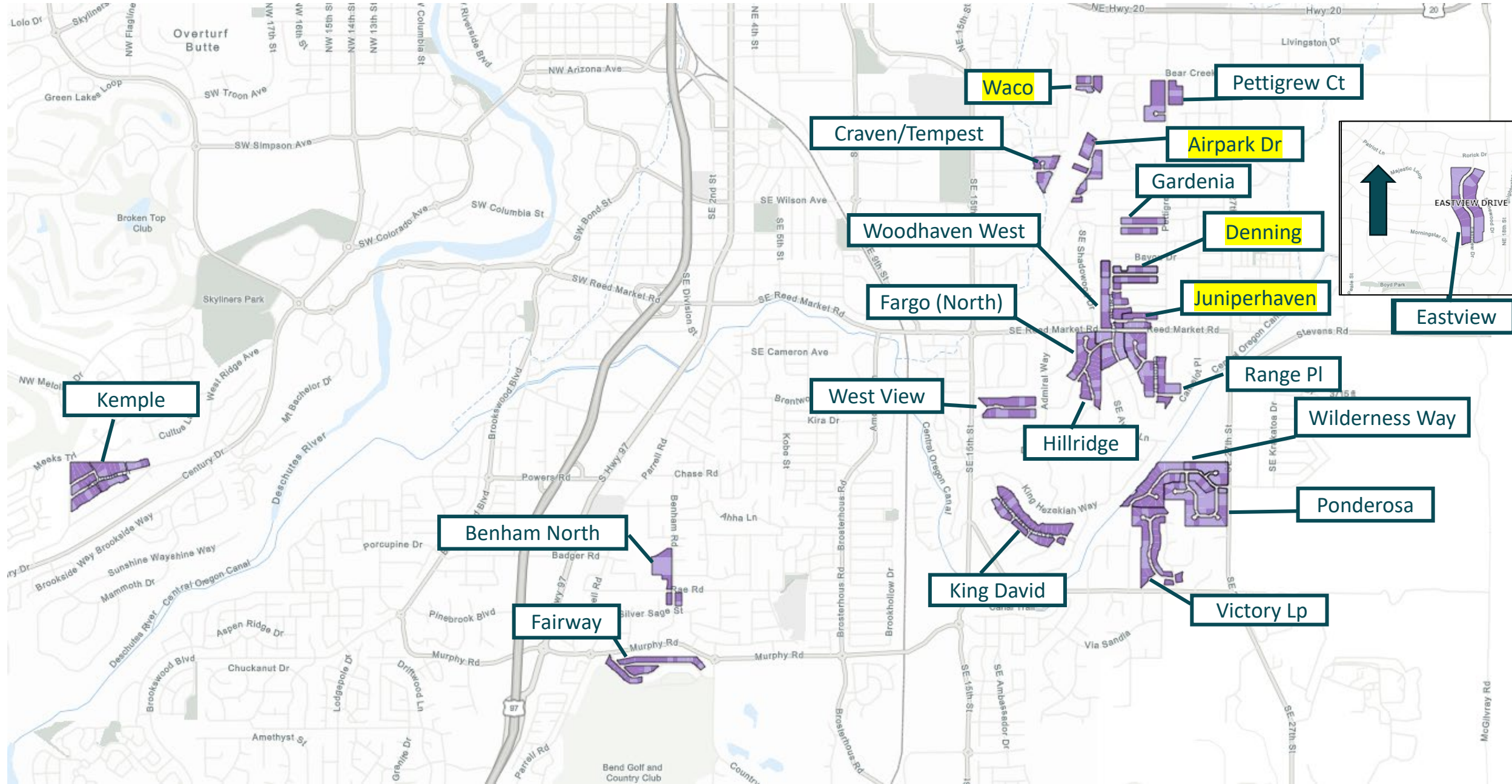


Recommendation – Options A & B

	Application Name	Cost Per Property	Percent Signed	Average Age of Septic Systems	Failing Septic Systems	Capital Improvement Projects (CIP)	Score	Funding Required*
A & B →	Airpark Drive	5.0	6.7	10.0	6.0	6.0	33.7	\$ 1,046,500
A & B →	Denning Drive	2.0	6.2	10.0	3.0	10.0	31.2	\$ 1,304,963
	Ponderosa Estates	7.0	10.0	4.0	0.0	10.0	31.0	\$ 3,457,418
A →	Waco Drive	7.0	6.7	4.0	6.0	6.0	29.7	\$ 508,300
	Fairway	2.0	3.2	10.0	6.0	6.0	27.2	\$ 2,732,113
	Wilderness Way	7.0	6.2	4.0	0.0	10.0	27.2	\$ 2,727,225
	Range Place	5.0	5.8	6.0	0.0	10.0	26.8	\$ 1,975,039
B →	Woodhaven West	3.0	5.4	6.0	6.0	6.0	26.4	\$ 2,605,038
	Westview Dr	7.0	3.0	10.0	0.0	6.0	26.0	\$ 1,007,314
A →	Juniperhaven	3.0	4.4	6.0	6.0	6.0	25.4	\$ 733,125
	Fargo Lane (North)	5.0	10.0	4.0	0.0	6.0	25.0	\$ 894,413
	Gardenia	7.0	5.3	6.0	0.0	6.0	24.3	\$ 605,475
	Benham North	1.0	4.8	8.0	0.0	10.0	23.8	\$ 1,182,775
	Pettigrew Court	7.0	6.2	4.0	0.0	6.0	23.2	\$ 909,075
	Craven_Tempest	1.0	6.1	10.0	0.0	6.0	23.1	\$ 1,221,875
	Victory Loop	3.0	3.2	6.0	0.0	10.0	22.2	\$ 2,320,700
	Kemple Drive	4.0	4.0	4.0	0.0	10.0	22.0	\$ 2,521,950
	Hillridge	7.0	3.0	6.0	0.0	6.0	22.0	\$ 1,609,138
	Eastview Dr	2.0	6.3	4.0	3.0	6.0	21.3	\$ 1,820,450
	King David	1.0	2.0	8.0	0.0	10.0	21.0	\$ 2,331,338



2025 Neighborhood Extension Program Selection – Option A



This map of Bend, Oregon, displays various neighborhoods highlighted in purple. The neighborhoods are labeled with callouts: Kemple, Benham North, Fairway, Woodhaven West, West View, Hillridge, King David, Victory Lp, Ponderosa, Wilderness Way, Range Pl, Juniperhaven, Denning, Gardenia, Airpark Dr, Pettigrew Ct, Waco, Craven/Tempest, and Fargo (North). The map also shows the Deschutes River, Central Oregon Canal, and major roads like NW Arizona Ave, SW Simpson Ave, and SE Division St. An inset map in the top right corner shows the location of Bend within the larger context of the region, with an arrow pointing to the main map.

Staff Recommendation

Septic to Sewer Program Budget

Applications	Option A – Traditional	Option B – Alternative
Airpark Drive	\$1,046,500	\$1,046,500
Denning	\$1,304,963	(Included w/n Woodhaven)
Waco	\$508,300	-
Woodhaven West (Inc. Denning)	-	\$2,605,038
Juniperhaven	\$733,125	-
Total	\$3,592,888	\$3,651,538
Annual Program Budget	\$3,500,000	







Application Area Maps – Option A



NEIGHBORHOOD EXTENSION APPLICATIONS

WACO DRIVE

Properties

- Not Signed
- Signed

Roads

- Highway
- Major Roads
- Local Roads
- Railroad

Boundaries

- Taxlots
- Urban Growth Boundary
- City Limits

Collections System

- Pressurized Main
- Force Main
- Vacuum Main
- Active Gravity Main
- Proposed Gravity Main
- Gravity Manhole
- Access Port
- Clean Out Manhole
- Pressure Manhole

0 25 50 100 Feet

Map prepared by: City of Bend
Print Date: Oct 16, 2025
Sources: City of Bend, Deschutes County



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This map is for reference purposes only. Care was taken in the creation of this map, but it is provided "AS IS." Please contact the City of Bend to verify map information or to report any errors.



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Application Area Maps – Option A

NEIGHBORHOOD EXTENSION APPLICATIONS *JUNIPERHAVEN*

Properties

- Not Signed
- Signed

Roads

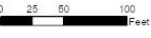
- Highway
- Major Roads
- Local Roads
- Railroad

Boundaries

- Taxlots
- Urban Growth Boundary
- City Limits

Collections System

- Pressurized Main
- Force Main
- Vacuum Main
- Active Gravity Main
- Proposed Gravity Main
- Gravity Manhole
- Access Port
- Clean Out Manhole
- Pressure Manhole



Map prepared by: City of Bend
Print Date: Oct 16, 2025
Sources: City of Bend, Deschutes County



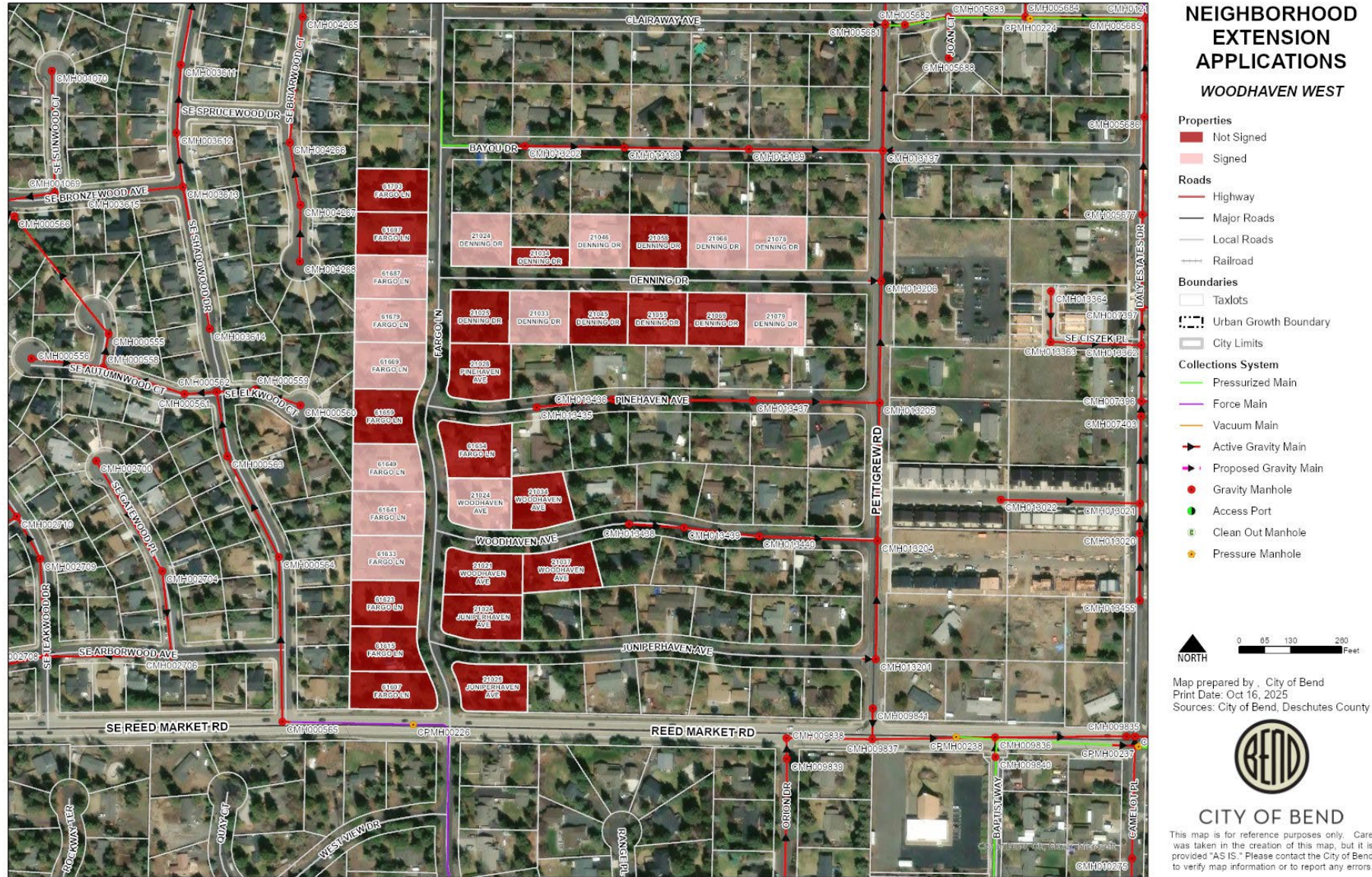
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CITY OF BEND

Application Area Maps – Option B



Staff Recommendation

Septic to Sewer Program Budget

Applications	Option A – Traditional	Option B – Alternative
Airpark Drive	\$1,046,500	\$1,046,500
Denning	\$1,304,963	(Included w/n Woodhaven)
Waco	\$508,300	-
Woodhaven West (Inc. Denning)	-	\$2,605,038
Juniperhaven	\$733,125	-
Total	\$3,592,888	\$3,651,538
Annual Program Budget	\$3,500,000	



Discussion / Q & A / Vote



Language Assistance Services & Accommodation Information for People with Disabilities



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Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad

Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto con Teresa Findley en tfindley@bendoregon.gov o 541-388-5578. Los usuarios del servicio de retransmisión deben marcar el 7-1-1

