**UMATILLA CITY COUNCIL MEETING**

August 15, 2023 at 6:00 PM

Council Chambers, 1 S. Central Avenue, Umatilla, Florida 32784

**AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**AGENDA REVIEW**

**MINUTES REVIEW**

1. Approval of Meeting Minutes
   - August 1, 2023 CRA Board Minutes
   - August 1, 2023 Regular City Council Minutes

**PRESENTATIONS**

2. Fiscal Year 2021-2022 Annual Comprehensive Financial Report Presentation

**PUBLIC COMMENT**

*At this point in the meeting, the Umatilla City Council will hear questions, comments and concerns from the public.*

*Please write your name and address on the paper provided at the podium. Zoning or code enforcement matters which may be coming before the Council at a later date should not be discussed until such time as they come before the Council in a public hearing. Comments, questions, and concerns from the public regarding items listed on this agenda shall be received at the time the Council addresses such items during this meeting. Public comments are generally limited to three minutes.*

**CONSENT AGENDA**

3. UCF Voluntary Cooperation and Operational Mutual Aid Agreement

**PUBLIC HEARING / ORDINANCES / RESOLUTIONS**

4. Resolution 2023-14 Florida Rural Water - Drinking Water Asset Management Plan
5. First Reading of Ordinance No. 2023-12 Hatfield Family Revocable Trust Annexation
6. First Reading of Ordinance No. 2023-13, Hatfield Family Revocable Trust Small-Scale Comp Plan Amendment
7. First Reading of Ordinance No. 2023-14 Hatfield Family Revocable Trust Rezoning
8. First Reading of Ordinance No. 2023-15 Hatfield Family Revocable Trust Special Exception Use Permit

9. First Reading of Ordinance No. 2023-16 Fletcher Grove Assisted Living Facility Small Scale Comp Plan Amendment
10. First Reading of Ordinance 2023-17 Fletcher Grove Assisted Living Facility Rezoning

**NEW BUSINESS**

11. RFP 2023-06 Umatilla Industrial Park and Lake Ferns Road Improvement Project BID Award

**REPORTS**

12. Staff Report

**ADJOURNMENT**

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352)669-3125. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any invocation that may be offered before the official start of the Council meeting is and shall be the voluntary offering of a private citizen to and for the benefit of the Council pursuant to Resolution 2014-43. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent their individual religious beliefs, nor are the views or beliefs expressed intended to suggest allegiance to or preference for any particular religion, denomination, faith, creed, or belief by the Council or the City. No person in attendance at this meeting is or shall be required to participate in any invocation and such decision whether or not to participate will have no impact on his or her right to actively participate in the public meeting.

**The City of Umatilla is an equal opportunity provider and employer.**

# UMATILLA CRA BOARD MEETING

August 01, 2023 at 6:00 PM

Council Chambers, 1 S. Central Avenue, Umatilla, FL 32784

**MINUTES**

## CALL TO ORDER

Having been duly advertised as required by law Chair Adcock led the pledge of alliance, the invocation and called the CRA Board Meeting to order at 6:00 P.M. in the Umatilla City Council Chambers.

## ROLL CALL

**MEMBERS PRESENT**

Kent Adcock, Chair

Chris Creech, Vice-Chair

Katherine Adams, Board Member

John Nichols, Board Member

Brian Butler, Board Member

**Not Present**

Adam Bolton, Chief of Police

Vaughan Nilson, Public Works Director

**ALSO PRESENT**

Scott Blankenship, City Manager

Jessica Burnham, City Clerk

Kevin Stone, City Attorney

Aaron Mercer, Development and Public Services Director

Regina Frazier, Finance Director

Amy Stultz, Library Director

Sherie Lindh, Land Planner

Misti Lambert, Assistant to the City Manager

## AGENDA REVIEW

## MINUTES REVIEW

**PRESENTATIONS**

**PUBLIC COMMENT**

Mayor Adcock opens public comment

No one spoke

Mayor Adcock closed public comment

**PUBLIC HEARING / ORDINANCES / RESOLUTIONS**

**ACTION ITEMS / DISCUSSION ITEMS**

1. CRA Matching Grant Application NAPA A&M Auto Parts

Misti Lambert, Assistant to the City Manager, stated the application from Chris Merrill, owner of NAPA A&M Auto Parts located at 180 N. Budd Avenue, is for replacement of the existing storefront sign and exterior paint. All aspects of the project are qualified for reimbursement and the property is in the CRA District as required for consideration.

Chris Merrill, owner of NAPA, spoke to the council about the quotes that he received form the different sign companies and painting companies.

**MOTION BY BOARD MEMBER NICHOLS TO APPROVE THE CRA MATCHING GRANT APPLICATION FOR NAPA A&M AUTO PARTS; SECOND BY VICE CHAIR CREECH; MOTION APPROVED BY UNANIMOUS VOICE VOTE.**

**ADJOURNMENT**

With no further business for discussion, meeting adjourned at approximately 6:08 p.m.

_____
Kent Adcock, Chair

_____
Jessica Burnham
City Clerk

# UMATILLA CITY COUNCIL MEETING

August 01, 2023 at 6:00 PM

Council Chambers, 1 S. Central Avenue, Umatilla, Florida 32784

**MINUTES**

## CALL TO ORDER

Having been duly advertised as required by law Mayor Adcock called the Regular City Council Meeting to order at 6:00 P.M. in the Umatilla City Council Chambers.

## ROLL CALL

**MEMBERS PRESENT**

Kent Adcock, Mayor

Chris Creech, Vice-Mayor

Katherine Adams, Council Member

John Nichols, Council Member

Brian Butler, Council Member

**Not Present**

Adam Bolton, Chief of Police

Vaughan Nilson, Public Works Director

**ALSO PRESENT**

Scott Blankenship, City Manager

Jessica Burnham, City Clerk

Kevin Stone, City Attorney

Aaron Mercer, Development and Public Services Director

Regina Frazier, Finance Director

Amy Stultz, Library Director

Misti Lambert, Assistant to the City Manager

## AGENDA REVIEW

**MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE AGENDA; SECONDED BY COUNCIL MEMBER BUTLER. MOTION APPROVED BY UNANIMOUS VOICE VOTE.**

**MINUTES REVIEW**

1. Approval of Meeting Minutes
   - July 18, 2023 Land Planning Agency Minutes
   - July 18, 2023 Regular City Council Minutes

**MOTION BY VICE MAYOR CREECH TO APPROVE THE MINUTES; SECONDED BY COUNCIL MEMBER NICHOLS; MOTION APPROVED BY UNANIMOUS VOICE VOTE.**

**PRESENTATIONS**

**PUBLIC COMMENT**

Mayor Adcock opened public comment

No one spoke

Mayor Adcock closed public comment

**CONSENT AGENDA**

**PUBLIC HEARING / ORDINANCES / RESOLUTIONS**

**The following items (2-3) were heard together*

2. Final Reading of Ordinance No. 2023-10, Avenue Real Estate Holdings LLC Small-Scale Comp Plan Amendment
3. Final Reading of Ordinance No. 2023-11, Avenue Real Estate Holdings LLC, Rezoning

Attorney Stone read the Ordinance 2023-10 by title only.

**ORDINANCE 2023-10**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE LAND**

**USE DESIGNATION OF 0.694 ± ACRES OF LAND DESIGNATED AS COMMERCIAL TO MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY AVENUE REAL ESTATE HOLDINGS, LLC LOCATED NORTH OF LONE STAR STREET AND EAST OF SR 19; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**

Attorney Stone read the Ordinance 2023-11 by title only

**ORDINANCE 2023-11**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 0.694 ± ACRES OF LAND ZONED NEIGHBORHOOD COMMERCIAL (C-1) TO THE DESIGNATION OF MULTI-FAMILY MEDIUM DENSITY RESIDENTIAL (MF-8) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY AVENUE REAL ESTATE HOLDINGS, LLC LOCATED NORTH OF LONE STAR STREET AND EAST OF SR 19; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

Attorney Stone Swore in the witness providing testimony for these agenda items and reminded council that the testimony from the Land Planning Agency and the last City Council meeting which were held on July 18, 2023 would be carried forward to this meeting.

Sherie Lindh, Land Planning Group, stated the testimony from the Land Planning Agency and City Council from July 18, 2023 would be carried forward.

Mayor Adcock opened public comment

No one spoke

Mayor Adcock closed public comment

**MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE FINAL READING OF ORDINANCE 2023-10, AVENUE REAL ESTATE HOLDINGS LLC SMALL-SCALE COMP**

**PLAN AMENDMENT; SECONDED BY VICE MAYOR CREECH. MOTION PASSED BY ROLL CALL VOTE.**

| | |
|---|---|
| **Council Member Nichols** | **YES** |
| **Vice Mayor Creech** | **YES** |
| **Council Member Butler** | **YES** |
| **Council Member Adams** | **YES** |
| **Mayor Adcock** | **YES** |

**MOTION BY COUNCIL MEMBER BUTLER TO APPROVE THE FINAL READING OF ORDINANCE NO. 2023-11, AVENUE REAL ESTATE HOLDINGS LLC, REZONING; SECONDED BY COUNCIL MEMBER NICHOLS. MOTION PASSED BY ROLL CALL VOTE.**

| | |
|---|---|
| **Council Member Butler** | **YES** |
| **Council Member Nichols** | **YES** |
| **Council Member Adams** | **YES** |
| **Vice Mayor Creech** | **YES** |
| **Mayor Adcock** | **YES** |

**NEW BUSINESS**

4. ARPA Funds Expenditures

Ms. Frazier provided the council with a summary of ARPA funds.

5. Agreement for General Airport Consultant Services with AVCON Inc.

City Manager Blankenship provided council with an overview of the item and mentioned that the RFQ Committee reviewed the respondents' qualifications and recommends that Avcon, Inc. be awarded the Professional General Engineering Consulting Services Contract for the Umatilla Municipal Airport.

**MOTION BY COUNCIL MEMBER NICHOLS TO APPROVE THE RANKING AND AWARD THE PROFESSIONAL GENERAL ENGINEERING CONSULTING SERVICES CONTRACT FOR THE UMATILLA MUNICIPAL AIRPORT TO AVCON, INC.; SECONDED BY VICE MAYOR CREECH. MOTION APPROVED BY UNANIMOUS VOICE VOTE.**

**REPORTS**

6. Staff Reports

City Attorney Stone had nothing to report.

City Manager Blankenship had nothing to report.

Ms. Frazier mentioned the website has now updated to the utility payments.

Mr. Mercer had nothing to report.

Ms. Lambert had nothing to report.

Ms. Stultz had nothing to report.

Council Member Adams thanked the police department for all their hard work and inquired about the termites at the museum.

Council Member Nichols mentioned that the new terminal at the airport looks great.

Council Member Butler had nothing to report.

Vice Mayor Creech had nothing to report.

Mayor Adcock mentioned the breakfast for educators is on August 8th and inquired about having a five-minute parking sign in front of the new Bear and Bagels store to help with parking issues.

**ADJOURNMENT**

With no further business for discussion, meeting adjourned at approximately 6:35 p.m.

_____

Kent Adcock, MAYOR

_____

Jessica Burnham
City Clerk

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

**DATE: August 8, 2023** **MEETING DATE: August 15, 2023**

**SUBJECT: UCF Voluntary Cooperation and Operational Mutual Aid Agreement**

**BACKGROUND SUMMARY:**

The University of Central Florida has offered an opportunity for Officers of the Umatilla Police Department to assist in providing law enforcement presence and security during sporting and other events. These assignments will be off-duty events and all compensation to the officers and equipment fees will be paid by the event organizer, as per the fee schedule established by the City. These events will be voluntary for officers of the Umatilla Police Department. This MOU must be signed prior to officers being assigned to an event detail.

**RECOMMENDATIONS:**

Approve the signing of the UCF Voluntary Cooperation and Operational Mutual Aid Agreement

**FISCAL IMPACTS:**

N/A

**ATTACHMENTS:**

1. Voluntary Cooperation and Operational Assistance Mutual Aid Agreement

# VOLUNTARY COOPERATION AND OPERATIONAL ASSISTANCE
# MUTUAL AID AGREEMENT

**The University of Central Florida Board of Trustees**
**on behalf of its Police Department**
**and**
**The City of Umatilla, Florida**

**Whereas**, the subscribing law enforcement agencies are so located in relation to each other that it is to the advantage of each to receive and extend mutual aid in the form of law enforcement services and resources to adequately respond to:

1) Intensive situations including, but not limited to, emergencies as defined under Section 252.34, F.S.; and

2) Continuing, multi-jurisdictional law enforcement problems, so as to protect the public peace and safety, and preserve the lives and property of the people; and,

**Whereas**, the City of Umatilla and the President of the University of Central Florida have the authority pursuant to Section 23.1225, F.S. et seq., the Florida Mutual Aid Act, to enter into a combined Mutual Aid Agreement for law enforcement service that:

1) Permits voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines; and,

2) Provides for rendering of assistance in a law enforcement emergency as defined in Section 252.34, F.S.

Now, therefore, the parties agree as follows:

**SECTION I. PROVISIONS FOR REQUESTED OPERATIONAL ASSISTANCE**
The City of Umatilla and the President of the University of Central Florida hereby approve and enter into this agreement whereby each of the agencies so represented my request and render law enforcement assistance to the other to include, but not necessarily be limited to, dealing with civil disturbances, large protest demonstrations, aircraft disasters, fires, natural or manmade disasters, sporting events, concerts, parades, and incidents requiring utilization of specialized units.

**SECTION II. PROVISIONS FOR VOLUNTARY COOPERATION**

A. Both of the subscribed agencies hereby approve and enter into this agreement whereby either of the agencies may request and/or render law enforcement assistance to the other in dealing with any violations of Florida Statutes to include, but not necessarily limited to, investigating homicides, sex offenses, robberies, assaults, burglaries, larcenies, gambling, motor vehicle thefts, drug violations, pursuant to Chapter 893, F.S., back up services during patrol activities, school resource officers on official duty out of their jurisdiction, and interagency task forces and/or joint investigations.
B. If an officer is in the jurisdiction of the other and observes a violation of Florida Law that is placing the public in immediate danger of harm or violence, the officer, representing his or her agency is empowered to take such law enforcement action as is immediately necessary to protect the victims of the community from the perpetrator of said crime, without first obtaining permission from the other party of this agreement. If an officer is empowered to take law enforcement action by law and this agreement they shall immediately, prior to

initiating any action, notify their Communications Center. In an emergency situation requiring immediate law enforcement action, these notifications may be made after the situation has stabilized. The officer rendering aid in accordance with law and this agreement is responsible for concluding the incident as he or she deems appropriate (e.g., UTC, arrest, Baker Act transport) and documenting it in either an arrest or incident report. The Communications Center for the agency rendering aid shall immediately inform the Communications Center of the agency receiving aid.

C. If an officer of one party to the agreement is working a "Special Event" in the Jurisdiction of the other party to this agreement, the sponsor of the "special event" i.e., The Arena or the UCFAA is responsible for paying the salary of the officer(s) working the special event. Neither party to this agreement shall be responsible for paying the salary of officers of the other party to this agreement assigned to work a "special event" unless the other party is the actual sponsor of the "special event."

## SECTION III. PROCEDURE FOR REQUESTING ASSISTANCE

A. In the event that a party to this agreement is in need of assistance as set forth above, such party shall notify the agency from which such assistance is required. The party whose assistance is sought shall evaluate the situation and the available resources, and the respond in a manner deemed appropriate.
B. The agency that is rendering assistance may determine for how long such assistance is authorized and for what purpose such authority is granted. This authority may be granted either verbally or in writing as the particular situation dictates.
C. Neither party in the agreement shall be empowered under this agreement to operate in the other agency's geographical jurisdiction without prior approval of the agency with normal jurisdiction.

## SECTION IV. COMMAND AND SUPERVISORY RESPONSIBILITY

A. The resources of facilities that are assigned by the assisting agency shall be under the immediate command of a supervising officer designated by the assisting agency. Such supervising officer shall be under the direct supervision and command of the agency requesting assistance.
B. Conflicts
Whenever rendering assistance to this agreement, the party shall abide by and be subject to the rules and regulations, personnel policies, general orders, and standard operation procedures of his own employer. If any such rule, regulation, personnel policy, general order, or standard operating procedure is contradicted, contravened, or otherwise in conflict with a direct order of a superior officer of the requesting agency, then such rule, regulation, policy, general order, or procedure shall control and shall supersede the direct order.
C. Handling Complaints
Whenever there is cause to believe that a complaint has arisen as a result of a cooperative effort as it may pertain to this agreement, the agency head or his designee of the requesting agency shall be responsible for the documentation of said complaint to ascertain, at a minimum:
    1. The identity of the complainant.
    2. An address where the complaining party can be contacted.
    3. The specific allegation.
    4. The identity of the employees accused without regard as to agency affiliation. If it is determined that the accused is an employee of the assisting agency, the above information with all pertinent documentation gathered during the receipt and processing of the complaint, shall be forwarded without delay to the agency head of his/her designee of the assisting agency or administrative review. The requesting agency may conduct a

review of the complaint to determine if any factual basis for the complaint exists and/or whether any of the employees of the requesting agency violated any of their agency's policies or procedures.

**SECTION V. LIABILITY**

Each party engaging in any mutual cooperation and assistance pursuant to this agreement agrees to assume responsibility for the acts, omissions, or conduct of such party's own employees while engaged in rendering such aid pursuant to this agreement, subject to the provisions of Section 768.28, F.S., where applicable.

**SECTION VI. POWERS, PRIVILEGES, IMMUNITIES, AND COSTS**

A. Employees of each participating agency, when engaging in mutual cooperation and assistance outside of their jurisdictional limits under the terms of this agreement, shall, pursuant to the provisions of Section 23.137(1), F.S., have the same powers, duties, rights, privileges, and immunities as if the employee were performing duties inside the employee's normal jurisdiction.
B. Each party agrees to furnish necessary equipment, resources, and facilities, and to render services to each other party to the agreement as set forth above; provided, however, that no party shall be required to deplete unreasonably its own equipment, resources, facilities, and services in furnishing such mutual aid.
C. The agency that furnishes equipment to this part must bear the cost of loss or damage to that equipment and must pay any expense incurred in the operation and maintenance of that equipment.
D. The agency furnishing aid pursuant to this section shall compensate its appointees/employees during the time such aid is rendered and shall defray the actual travel and maintenance expenses of its employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such employees are engaged in rendering such assistance.
E. The privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, workers' compensation, salary, death, and other benefits that apply to the activity of an employee of an agency when performing the employee's duties within the territorial limits of the employee's agency apply to the performance of the employee's duties extraterritorially under the provisions of this agreement. The provisions of this section shall apply within equal effect to paid, volunteer, and reserve employees.
F. Nothing herein shall prevent the requesting agency from requesting supplemental appropriations from the governing authority having budgeting jurisdiction to reimburse the assisting agency from any actual costs or expenses incurred by the assisting agency performing hereunder.

**SECTION VII. EFFECTIVE DATE**

This agreement shall take effect upon execution and approval by the hereinafter-named officials and shall continue in full force and effect until December 31, 2026. Under no circumstances may this agreement be renewed, amended, or extended except in writing.

**SECTION VIII. CANCELLATION**

Either party may cancel their participation in this agreement upon delivery of written notice to the other parties. Cancellation will be at the direction of either subscribing party.

IN WITNESS WHEREOF, THE PARTIES HERETO CAUSE THESE PRESENTS TO BE SIGNED ON THE DATE SPECIFIED:

Carl Metzger

Signed: Thursday, July 20, 2023

| | |
|---|---|
| Carl A. Metzger<br>Associate Vice President of Public Safety and<br>Chief of Police, University of Central Florida | Date |
| Adam Bolton<br>Chief of Police, Umatilla, Florida | Date |
| Scott Blankenship<br>City Manager, City of Umatilla, Florida | Date |

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

**DATE: August 8, 2023** **MEETING DATE: August 15, 2023**

**SUBJECT: Resolution 2023-14 Florida Rural Water - Drinking Water Asset Management Plan**

**BACKGROUND SUMMARY:**

Mr. George Glover with the Florida Rural Water Association (FRWA) is pleased to submit the Drinking Water System Asset Management and Fiscal Sustainability (AMFS) plan to the Umatilla City Council. FRWA prepared this Plan in partnership with the FDEP Drinking Water State Revolving Fund (SDWSRF) Program to identify our system's most urgent and critical needs.

Water systems represent critical infrastructure designed to protect the public health and the environment. This report assesses the current conditions of your water fixed capital assets (e.g. water production facilities, distribution system, hydrants and valves), and more importantly provides recommendations, procedures and tools to assist with long range asset protection and water utility reinvestment. FRWA will be available to support Umatilla's AMFS plan recommendations and implementation.

**RECOMMENDATIONS:**

Approval of Resolution 2023-14 Florida Rural Water - Drinking Water Asset Management Plan

**FISCAL IMPACTS:**

No immediate impact. Future impact based on actions taken related to recommended maintenance and improvements.

**ATTACHMENTS:**

1. Resolution 2023-14 Florida Rural Water - Drinking Water Asset Management Plan
2. Drinking Water System Asset Management and Fiscal Sustainability Plan

**RESOLUTION NO. 2023-14**

**A RESOLUTION OF THE CITY OF UMATILLA, APPROVING THE WATER SYSTEM ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN; AUTHORIZING THE CITY MANAGER AND DEVELOPMENT AND PUBLIC SERVICES DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Florida Statutes provide for financial assistance to local government agencies and public systems to finance construction of utility system improvements; and

**WHEREAS**, the Florida Department of Environmental Protection State Revolving Fund (SRF) has designated the City of Umatilla's drinking water system improvements, identified in the Asset Management and Fiscal Sustainability Plan, as potentially eligible for available funding; and

**WHEREAS**, as a condition of obtaining funding from the SRF, the system is required to implement an Asset Management and Fiscal Sustainability Plan for the system's Water System Improvements; and

**WHEREAS**, the Umatilla City Council has determined that approval of the attached Asset Management and Fiscal Sustainability Plan for the proposed improvements, in order to obtain necessary funding in accordance with SRF guidelines, is in the best interest of the System.

**NOW, THEREFORE, BE IT RESOLVED BY THE Umatilla City Council** the following:

**Section 1**. That the Umatilla City Council hereby approves the Umatilla Drinking Water System Asset Management and Fiscal Sustainability Plan, attached hereto and incorporated by reference as a part of this Resolution.

**Section 2**. That the City Manager and Development and Public Services Director are authorized to take all actions necessary to effectuate the intent of this Resolution and to implement the Water System Asset Management and Fiscal Sustainability Plan in accordance with applicable Florida law and Board direction in order to obtain funding from the SRF.

**Section 3**. That the Umatilla City Council will annually evaluate existing rates to determine the need for any increase and will increase rates in proportion to the System's needs as determined by the Council in its discretion.

**Section 4.** That this Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** on this _____ day of_____, 2023.

**City of Umatilla, Florida**

_____
Kent Adcock, Mayor

**ATTEST:**

_____
Jessica Burnham, City Clerk

**APPROVED AS TO FORM:**

_____
Kevin Stone, City Attorney

# FLORIDA RURAL WATER ASSOCIATIO

2970 WELLINGTON CIRCLE • TALLAHASSEE, FL 32309-7813

(850) 668-2746





*EMAIL*
*frwa@frwa.net*

*WEBSITE*
*www.frwa.net*


June 6, 2023

Mr. Aaron Mercer
Director of Development and Public Services
P.O. Box 2286, 1 South Central
Umatilla, FL 32784

Mr. Mercer,

The Florida Rural Water Association (FRWA) is pleased to submit the Drinking Water System Asset Management and Fiscal Sustainability (AMFS) plan to the City of Umatilla. FRWA prepared this Plan in partnership with the FDEP Drinking Water State Revolving Fund (SDWSRF) Program to identify your system's most urgent and critical needs.

Water and wastewater systems represent critical infrastructure designed to protect the public health and the environment. This report assesses the current conditions of your water fixed capital assets (e.g. water production facilities, distribution system, hydrants and valves), and more importantly provides recommendations, procedures and tools to assist with long range asset protection and water utility reinvestment. FRWA will be available to support Umatilla's AMFS plan recommendations and implementation.

The following report is considered a living document with tools for your use which must be updated at least annually (quarterly updates are recommended) by the system's utility management. FRWA will provide electronic copies for your use and future modification and will remain available to assist in updating and revising the system's AMFS plan.

As a valued FRWA member, it is our goal to help make the most effective and efficient use of your limited resources. This tool is an unbiased, impartial, independent review and is solely intended for achievement of drinking water system fiscal sustainability and maintaining your valuable utility assets. Florida Rural Water Association has enjoyed serving you and wishes your system the best in all its future endeavors.

Sincerely,

*George Glover*

FRWA Utility Asset Management Team

Copy: Eric Myers, Drinking Water State Revolving Fund
Gary Williams, Florida Rural Water Association, Executive Director

# Drinking Water Asset Management & Fiscal Sustainability Plan

Prepared for:
City of Umatilla
PWS #3351402

Prepared by:
FLORIDA RURAL WATER ASSOCIATION
Asset Management Program

In partnership with
Florida Department of Environmental Protection
&
State Revolving Fund Program

# Table of Contents

# Executive Summary

## Asset Management Plan Defined

**Asset Management Plan (AMP):** The International Infrastructure Management Manual defines an asset management plan as a "plan developed for the management of one or more infrastructure assets that combines multi-disciplinary management techniques (including technical and financial) over the life cycle of the asset in the most cost effective manner to provide a specific level of service."

Lowest life cycle cost refers to the best appropriate cost for rehabilitating, repairing, or replacing an asset. While the level of service is determined by the utility consisting of its staff, customers, board members and regulators. Asset management is implemented through an asset management program and includes a written asset management plan.

## Benefits of an AMP

Implementing and maintaining an active Asset Management Plan will provide numerous benefits to the Utility and its Customers, such as:

- Prolonging asset life and aiding in rehabilitation/repair/replacement decisions.
- Increased operational efficiencies.
- Informed operational and management decisions.
- Increased knowledge of asset criticality.
- Meeting consumer demands with a focus on system sustainability and improved communication.
- Setting rates based on sound operational and financial planning.
- Budgeting by focusing on activities critical to sustained performance.
- Meeting system service expectations and regulatory requirements.
- Improving responses to emergencies.
- Improving security and safety of assets.
- Capital improvement projects that meet the true needs of the system and community.
- Provides an impartial unbiased report to help explain rate sufficiency to the community.

## State Revolving Fund Requirement

An active Asset Management Plan (AMP) is a requirement for participation in the State Revolving Fund Program (SRF). Asset Management and Fiscal Sustainability (AMFS) program details are identified in Rulemaking Authority FS. Law Implemented 403.8532 (FS. History– New 4-7-98, Amended 8-10-98, 7-17-17) and in Florida Administrative Code (FAC) 62-503.700(7).

To be accepted for the interest rate adjustment and to be eligible for reimbursement, an asset management plan must be adopted by ordinance or resolution and written procedures must be in place to not only implement the plan, but to do so in a timely manner.

The plan must include each of the following:

- Identification of all assets within the project sponsor's system;
- An evaluation of the current age, condition, and anticipated useful life of each asset;
- The current value of the assets;
- The cost to operate and maintain all assets;
- A capital improvement plan based on a survey of industry standards, life expectancy, life cycle analysis, and remaining useful life;
- An analysis of funding needs;
- An analysis of population growth and drinking water use projections, as applicable, for the sponsor's planning area, and a model, if applicable, for impact fees; commercial, industrial and residential rate structures;
- The establishment of an adequate funding rate structure;
- A threshold rate set to ensure the proper operation of the utility; if the sponsor transfers any of the utility proceeds to other funds, the rates must be set higher than the threshold rate to facilitate the transfer and proper operation of the utility; and,
- A plan to preserve the assets; renewal, replacement, and repair of the assets, as necessary; and a risk-benefit analysis to determine the optimum renewal or replacement time.

## AMP Development Stakeholders

The development of this AMFS plan involved the collective efforts of system Management and Staff, the Florida Department of Environmental Protection State Revolving Fund (FDEP-SRF), and the Florida Rural Water Association (FRWA). Resources included Engineers (technical and financial), Certified Operators (operation and maintenance), Rate Sufficiency Analysts and utility staff with first-hand experience with the system.

## Critical Assets and Priority Action List

Based on Critical Assets and Processes that were found to need Capital and/or Operational funding and the State requirements for participation in the State Revolving Fund Program (SRF), a Priority Action List was developed to help Umatilla prioritize action items and establish target dates for timely completion. The Priority Action List is found on the following page.

## CITY OF UMATILLA

### DRINKING WATER SYSTEM PRIORITY ACTION LIST

| Action Items | Cost Estimate | Projected Start | Completed | Responsible Parties |
|---|---|---|---|---|
| Adopt DWAMFSP by Resolution | None | June 2023 | | City Council |
| Implement a CMMS tool such as Diamond Maps | $45/Per Month | FY2023 | | Development and Public Services Director, City Council |
| Complete Water Master Plan, Rate and Impact Fee Studies and Implement Any Recommendations | $179,500 | FY2023 | | Halft Engineering, GovRates, Inc. |
| Conduct an Energy Audit, Update every two years | Free By FRWA | FY 2023 | | Development and Public Services Director |
| Replace Failed Blow Off Valve at Winogen Ave. & Seminole St. | $500 | FY 2023 | | Development and Public Services Director |
| Develop/Implement a Fire Hydrant Operating & Maintenance Plan | TBD | FY2024 | | Public Works Director, Utilities Manager, Director of Development and Public Services |
| Repair 11 Poor Fire Hydrants as part of the Fire Hydrant O&M Plan Implementation | $8,000 | FY2024 | | Development and Public Services Director, Public Works Director |
| Tool Clean and Paint 40 Fire Hydrants per Year | $6,000 | FY2024 | | Development and Public Services Director, Public Works Director |
| Locate assess and update Diamond Maps with any missing Drinking Water System assets | Minimal | FY2023 | | Development and Public Services Director, Public Works Director |
| Repair/Replace 3 Failed System Valves and 1 Poor Fire Hydrant Valve | $4,000 | FY2024 | | Development and Public Services Director, Public Works Director |
| Construct a Splash Pad, Install a Lock on the Drain and Seal the Cement Foundation at the Hydro-Tank at WTP #2 | $1,500 | FY2024 | | Development and Public Services Director, Public Works Director |
| Continue Exploring Funding Options for SCADA at WTP #2 | TBD | On Going | | Development and Public Services Director |
| Update the Asset Management Plan Annually | None | Annually | | Development and Public Services Director, Public Works Director |
| Incorporate the Rates and Impact Fee Studies into RevPlan and Up date it Annually to ensure Rates Sufficiencies for system sustainability | None | Annually | | Finance and Administration Director, Development and Public Services Director |

## Fiscal Strategy and AMP Process Recommendations.

Based on this asset management and fiscal sustainability study, **specific recommendations** related to capital expenditures and operating expenditures over the next five years found in the Priority Action List are as follows:

1) Adopt this Asset Management and Fiscal Sustainability Plan (AMFS) study in the form of a Resolution. Appendix A contains a sample Resolution for the City of Umatilla.
2) Engage a Florida Registered Engineer to support the Utility in review, funding, planning, design, permitting, and construction of critical capital and operational action items as recommended in this AMFS study.
3) Consider making funding applications to the following programs/agencies in support of Utility System Upgrades/Improvements as recommended by this AMFS study. A synopsis of water utility funding programs can be found at the following link: http://www.frwa.net/funding.html.

    - FDEP-State Revolving Fund (SRF)
    - Regional Water Management District
    - Florida Department of Economic Opportunity Community Development Block Grant (CDBG)
    - USDA Rural Development Direct Loan/Grant (USDA RD)
    - FDEO Rural Infrastructure Fund Grant (RIF)
    - Local Funding Initiative Requests

4) Continue to evaluate and adopt a utility rate structure that will ensure rate sufficiency as necessary to implement capital improvements.
5) Begin using Diamond Maps for Asset Management Planning (AMP) and Computerized Maintenance Management System (or another CMMS of your choice).
6) Continue to build your asset management program by:

    - Collecting critical field data and attributes on any new or remaining assets;
    - Improving on processes which provide cost savings and improved service;
    - Implementing a checklist of routine maintenance measures;
    - Benchmarking critical processes annually;
    - Develop policies that will support funding improvements;
    - Develop manuals, SOPs and guidelines for critical processes;
    - Identify responsible persons or groups to implement processes to protect critical assets;
    - Attend asset management training annually.

# INTRODUCTION

In accordance with FDEP Rule 62-503.700(7), F.A.C., State Revolving Fund (SRF) recipients are encouraged to implement an Asset Management Plan for all funded assets to promote the utility system's long-term sustainability. To be accepted for the ***financing rate adjustment and to be eligible for principal forgiveness/reimbursement***, an asset management plan must:

Be adopted by Resolution or Ordinance:

- Have written procedures in place to implement the plan;
- Be implemented in a timely manner.

The plan must include each of the following:

- Identification of all assets within the project sponsor's (utility) system;
- An evaluation of the utility system assets' current:
- Age
- Condition
- Anticipated useful life of each asset
- Current value of utility system assets;
- Operation and maintenance cost of all utility system assets;
- A Capital Improvement Program Plan (CIPP) based on a survey of industry standards, life expectancy, life cycle analysis and remaining useful life;
- An analysis of funding needs;
- The establishment of an adequate funding rate structure;
- An asset preservation plan to include renewal, replacement, repair as necessary and a risk assessment to identify risks and consequences of failure as it pertains to replacement.
- An analysis of population growth and water treatment demand projections for the utility's planning area and an impact fee model, if applicable, for commercial, industrial and residential rate structures; and
- A threshold rate set to ensure proper water system operation and maintenance; if the potential exists for the project sponsor to transfer *any* of the system proceeds to other funds, rates must be set higher than the threshold rate to facilitate the transfer and maintain proper operation of the system.

Fiscal Sustainability represents the accounting and financial planning process needed for proper management of system assets. It assists in determining such things as:

- Asset maintenance, repair, or replacement cost
- Accurate and timely capital improvement project budgeting
- Forecasting near and long-term capital improvement needs
- Whether the system is equipped for projected growth
- Whether adequate reserves exist to address emergency operations.

Fiscal sustainability analysis requires a thorough understanding of the system's assets' current condition and needs. Therefore, fiscal sustainability follows asset management and is improved by sound asset management. Conversely, asset management requires a healthy fiscal outlook, since servicing and care of current assets is not free. Timely expenditures for proper servicing and care of current assets are relatively small when compared to repair and replacement expenditures that inevitably occur with component failure due to neglect.

Having a solid AMFS plan in place will benefit Umatilla in determining which assets are to be insured and for what amount, and to more effectively and efficiently identify its capital improvement needs and solutions. Additionally, the State Revolving Fund (SRF) requires a system to adopt and implement an AMFS plan to qualify for loan interest rate reduction if funding is sought. An AMFS helps a system more effectively and efficiently identify its capital improvement needs and solutions.

This AMFSP's intended approach is to assist Umatilla with conducting a basic inventory and condition assessment of its current assets. It is expected that the System will periodically re-evaluate the condition of its assets, at least annually, to determine asset remaining useful life. A reminder can be established for staff that a given component is nearing time for servicing, repair, or replacement. Furthermore, major capital improvement needs can be reassessed periodically as they are met or resolved. In short, **this plan is not designed to be set in stone, but is intended to be a living, dynamic, evolving document**.

It is recommended that the System conduct at least an annual plan review and revise it as necessary throughout the year, resulting in a practical and useful tool for staff.

# Asset Management Plan

## Asset Management Plan Defined

Asset Management Plan (AMP) - The International Infrastructure Management Manual defines an asset management plan as a "plan developed for the management of one or more infrastructure assets that combines multi-disciplinary management techniques (including technical and financial) over the life cycle of the asset in the most cost effective manner to provide a specific level of service."

Lowest life cycle cost refers to the best appropriate cost for rehabilitating, repairing, or replacing an asset. While the level of service is determined by the utility consisting of its staff, customers, board members and regulators. Asset management is implemented through an asset management program and includes a written asset management plan.

## Characteristics of Asset Management

Asset Management includes building an inventory of the utility's assets, developing and implementing a program that schedules and tracks all maintenance tasks, generally through work orders, and developing a set of financial controls that will help manage budgeted and actual annual expenses and revenue. By performing these tasks, targeting the system's future needs will be much easier.

Asset Management provides documentation that helps the utility understand the assets they have, how long these assets will last, and how much it will cost to maintain or replace these assets. The Plan also provides financial projections which show the utility whether rates and other revenue mechanisms are sufficient to supply the utility's future needs, 5, 10, even 20 years ahead.

Asset Management is made up of five core questions:

1. What is the current status and condition of the utility's assets?
2. What is Level of Service (LOS) required?
3. What assets are considered critical to meeting the required LOS?
4. What are the utility's Capital Improvement Program Plan (CIPP), Operations and maintenance plan (O&M), and asset's Minimum Life Cycle Cost strategies?
5. What is the utility's long term financial strategy?

Ultimately, Asset Management is providing the right information to make the right infrastructure investment in the right place at the right time such as:

- A comprehensive framework that includes the planning, design, construction, operation and maintenance of infrastructure used to provide cost- effective service.
- Supports justification for funding new and existing infrastructure assets.
- A strategy to help allocate available funds and resources amongst the competing needs of assets.
- Enables trade-off analysis and decisions, using a full life cycle approach.
- A living document that must be maintained.

**Remember, Asset Management is not a project; it is a never-ending process that has to be continually refined and expanded.**

## IMPLEMENTATION

In developing this plan, FRWA has collected information on most of the water system assets. The information has been entered into Diamond Maps, a cloud based geographical information system (GIS). FRWA, in partnership with FDEP has contracted with Diamond Maps to develop Asset Management software specifically for small systems at an affordable cost. Continuing with Diamond Maps will cost $20 per month for a single license, or as many licenses as necessary at the rates listed in the following table.

| DIAMOND MAPS | |
|---|---|
| Meter Count | Unlimited-Use Subscription |
| 250 | $15 Per Month |
| 500 | $20 Per Month |
| 1,000 | $30 Per Month |
| 2,000 | $45 Per Month |
| 3,000 | $60 Per Month |
| 4,000 | $75 Per Month |
| 5,000 | $90 Per Month |
| 10,000 | $165 Per Month |

The software is easy to use, as it is set up for small communities and for water/wastewater systems. Since Umatilla has around 1,931 customers, the cost would be around $45 per month for unlimited users.

There is no obligation to continue this service if Umatilla desires to purchase alternative software. Diamond Maps can be explored at http://diamondmaps.com. If the System decides to use Diamond Maps as their asset management tool, it will be easy to move the data collected by FRWA to the system's account.

Having an asset management tool to keep data current is essential for tracking the utility's assets into the future, to assist with planning and funding for asset rehabilitation or replacement, to schedule and track asset maintenance by issuing work orders, and assigning tasks to personnel who will perform the work and update in the system.

In addition to the CMMS tool, Diamond Maps, the Florida Rural Water Association (FRWA) has partnered with the Florida Department of Environmental Protection (FDEP) State Revolving Loan (SRF) program and Raftelis Financial Consultants to create an online financial tracking and revenue sufficiency modeling tool, RevPlan.

RevPlan is designed to enhance asset and financial management for small/medium Florida water and wastewater utilities. It provides a free-to-member online tool to achieve financial resiliency, and to maintain utility assets for long-term sustainability. Additionally, RevPlan is programmed to populate asset information directly from Diamond Maps.

By inputting your accurate budgetary, operation and maintenance costs, capital improvement plan costs, existing asset and funding information, this tool assists the user in identifying any rate

adjustments and/or external funding necessary to meet the utility finance requirements, and the impact rate increases/borrowing may have on customers.

There are a few important elements of a successful RevPlan outcome:

- The tool is only as accurate as the information used.
- One person should be assigned the task of annual RevPlan updates.
- Updating asset information in Diamond Maps is essential.

FRWA staff has entered a preliminary model into RevPlan to help the utility get started. The assets collected along with financial information provided by the system were entered to create the model. Each year (or as projects come about) the system is encouraged to update RevPlan and use it to help understand the impacts of future projects and rate increases. Details from the model are located in the financial section of the plan.

## Level of Service (LOS)

As a provider of water services, a utility must decide what Level of Service (LOS) is required for its customers. When setting these goals, most importantly, the utility must decide the level of service it will provide. Ideally, these goals would be conveyed to the utility's customers via a 'Level of Service Agreement'. This document demonstrates the utility's accountability in meeting the customer's needs and its commitment to do so.

There are four key elements regarding LOS:

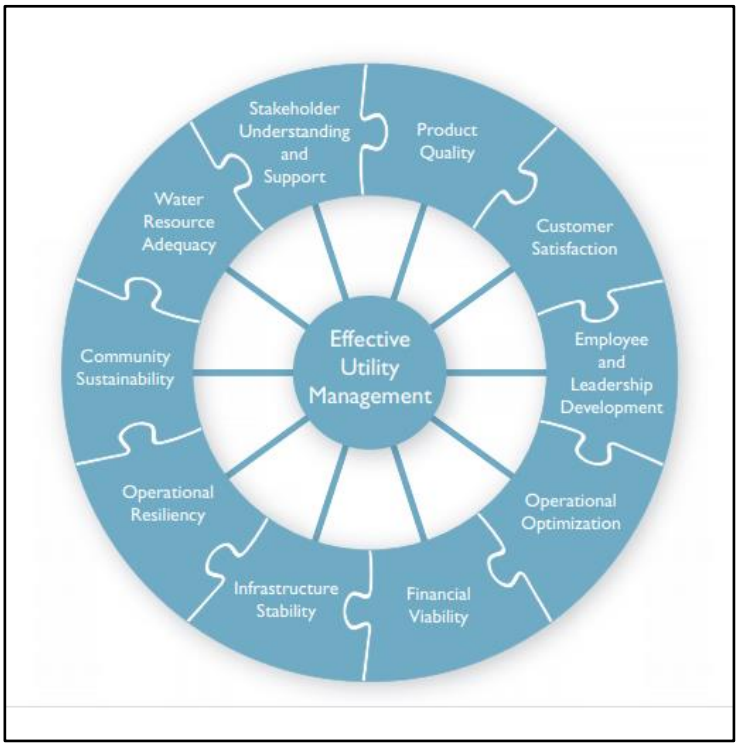
1. Provide safe and reliable water service while meeting regulatory requirements;
2. Budget improvement projects focused on assets critical to sustained performance based on sound operational and financial planning;
3. Maintain realistic rates and adjust as necessary to ensure adequate revenue reserves for targeted asset improvement; and,
4. Ensure long-term system resilience and sustainability.

Targets must be set for individual parameters. Metrics should be created to help the utility direct efforts and resources toward predetermined goals. The established goals must include consideration of costs, budgets, rates, service levels, and level of risk. These goals are set in an agreement between the utility and its customers.

In 2008, a unique coalition representing the "Collaborating Organizations," which include the U.S. Environmental Protection Agency and a growing number of major water sector associations, supported an approach developed by water sector leaders for water utility management. The approach is based around the Ten Attributes of an Effectively Managed Utility and Five Keys to Management Success—known as Effective Utility Management (EUM). These Attributes provide a clear set of reference points and are intended to help utilities maintain a balanced focus on all

important operational areas rather than reactively moving from one problem to the next or focusing on the "problem of the day."

The Ten Attributes of an Effectively Managed Utility provide useful and concise goals for water sector utility managers seeking to improve organization-wide performance. The Attributes describe desired outcomes that are applicable to all water and wastewater utilities. They comprise a comprehensive framework related to operations, infrastructure, customer satisfaction, community sustainability, natural resource stewardship, and financial performance.




Water and wastewater utilities can use the Attributes to select priorities for improvement, based on each organization's strategic objectives and the needs of the community it serves. The Attributes are not presented in a particular order, but rather can be viewed as a set of opportunities for improving utility management and operations.

To begin, the utility will assess current conditions by ranking the importance of each Attribute to the utility, based on the utility's vision, goals, and specific needs. The ranking should reflect the interests and considerations of all stakeholders (managers, staff, customers, regulators, elected officials, community interests, and others). Once you have chosen to improve one or more Attributes, the next step is to develop and implement a plan for making the desired improvements. Improvement plans support the implementation of effective practices in your chosen attribute area(s). An effective improvement plan will:

Set Near- and Long-term Goals: Set goals as part of the improvement plan to help define what is being worked toward. Near- and long-term goals for the utility should be linked to the strategic business plan, asset management plan, and financial plan.

**Goals should also be "SMART."**

**S – Specific**: What exactly will be achieved? Make the goals specific and well defined. Each goal should be clear to anyone with even a basic knowledge of the utility.

**M – Measurable**: Can you measure whether you are achieving the objective? You must be able to tell how close you are to achieving the goal. You must also be able to determine when success is achieved

**A – Assignable and Attainable**: Can you specify who is responsible for each segment of the objective? Is the goal attainable? Setting a goal to have zero water outages is great, but unrealistic. A better choice might be to set a goal that states no outage will exceed six hours.

**R – Realistic**: Do you have the capacity, funding, and other resources available? The staff and resources of the utility must be considered when setting goals. Available personnel, equipment, materials, funds, and time play a role in setting realistic targets.

**T – Time-Based**: What is the timeframe for achieving the objective? There must be a deadline for reaching the goal. Adequate time must be included to meet the target. However, too much time can lead to apathy and negatively affect the utility's performance.

The idea is to set goals and meet them. Reaching the goals should not be overly easy. Effort should be involved. The goals should target areas where a need exists. If the bar is set too low, the process is pointless. Most importantly, the utility must decide the level of service it will provide. The following table shows examples of what might be included as Level of Service goals. The LOS items for Umatilla must be specific to the system and ideally, conveyed to the utility's customers via a 'Level of Service Agreement'. This document demonstrates the utility's accountability in meeting the customer's needs and its commitment to do so. The following table shows what Umatilla's L.O.S. Goals may consist of.

| UMATILLA DRINKING WATER SYSTEM | | | |
|---|---|---|---|
| SAMPLE LEVEL OF SERVICE GOALS | | | |
| **Service Area** | **Goal** | **Performance Target** | **Reporting** |
| **Service Quality and Cost** | **Reduce "down time" for water outages to no longer than two hours.** | **Provide water distribution employees with training necessary to rapidly and efficiently make emergency water system repairs.** | **Public Works Director** |
| **Health, Safety and Service Quality** | **Reduce the number of boil water notices by 10% annually** | **Provide water distribution employees with training necessary to be proactive in water system maintenance** | **Public Works Director** |
| **Asset Preservation** | **Improve system wide preventive maintenance (PM)** | **Develop an O&M schedule for equipment and water system components (including valve exercising and hydrant flushing) and complete all tasks as scheduled.** | **Development And Public Services Director, Public Works Director** |
| **Asset Preservation** | **Establish a predictive maintenance schedule (PdMS)** | **Develop a weekly PdMS to continuously monitor equipment for signs of unexpected problems. Adjust the PdMS as needed.** | **Development And Public Services Director** |
| **Asset Preservation** | **Develop an Asset Replacement Strategy** | **Develop an asset replacement strategy to be updated at least annually, including financing options.** | **Development And Public Services Director** |
| *****SAMPLE ONLY***** | | | |

## BEST MANAGEMENT PRACTICES (BMP)

Utility owners, managers, and operators are expected to be responsible stewards of the system. Every decision must be based on sound judgment. Using Best Management Practices (BMPs) is an excellent tool and philosophy to implement. BMPs can be described as utilizing methods or techniques found to be the most effective and practical means in achieving an objective while making optimum use of the utility's resources.

The purpose of an Asset Management and Fiscal Sustainability plan is to help the utility operate and maintain their system in the most effective and financially sound manner. An AMFS plan is a living document and is not intended to sit on a shelf. It must be maintained, updated, and modified as conditions and situations change. Experience will help the utility fine tune the plan through the years.

# System Description

## Umatilla

The City Umatilla is located in northern Lake County in central Florida and was incorporated in 1904. The City is known as the Gateway to the Ocala National Forest, and nature's Hometown. Founded in 1856 by Nathan J. Trowell, the name Umatilla was suggested by William A. Whitcomb and taken from an Oregon town of the same name. The Native American meaning of Umatilla is "laughing waters" and was registered with the U.S. Land Office in Gainesville FL. In 1876.

## Form of Government

The City of Umatilla is a Council-Manager form of government. The Umatilla City Council consists of a Mayor, Vice Mayor and three Council Members and is comprised of five city residents elected at large during municipal elections held on even numbered years. The City Council is the legislative body of the City with the power to adopt Ordinances (including the annual budget), Resolutions and regulations. The Mayor is recognized as the official head of the City for all ceremonial purposes, and by the courts for the purpose of serving civil process. Council Members serve a term of four years.

City of Umatilla
City Council

| City Council Member | Title |
|---|---|
| Brian Butler | Council Member |
| Chris Creech | Vice Mayor |
| John Nichols | Council Member |
| Kent Adcock | Mayor |
| Katherine "Kaye" Adams | Council Member |

## System Management and Water Staff

The City Manager serves at the pleasure of the City Council as the administrative head of the City government. The City Manager directs and supervises the administration of all City Departments. The Public Works Department is managed by the Director of Development and Public Services with the daily operations overseen by the Public Works Director. The Public Works Director runs the daily general operations in accordance with Federal and State regulatory and related permits as well as local ordinances, codes and policies put into place by the City Council. The Director of Development and Public Services will manage and administer this AMFS plan.

| City of Umatilla<br>Management Staff | |
|---|---|
| Staff | Title |
| Scott Blankenship | City Manager |
| Aaron Mercer | Development And Public Services Director |
| Vaughn Nilson | Public Works Director |

The Public Works Staff is tasked with maintaining and operating the City's drinking water system. A team comprised of Staff from the City of Umatilla will be tasked for administering the AMFS plan, with appointees performing asset management and planning responsibilities. The team, under the direction of the Director of Development and Public Services, will be responsible for preparing, implementing, and updating this plan. The success of the City of Umatilla's AMFS Plan will be directly dependent upon these Individuals.

| City of Umatilla<br>Utility Staff Staff | |
|---|---|
| Staff | Title |
| Josh Fixl | Utility Manager |
| Levi Hatcher | Water Supervisor |
| Terry Neeley | Utility Plant Operator |
| Justin Cox | Utility Tech III |

## System Components

The City's drinking water is supplied from two Water Treatment Plants.

**WTP#1** located at 1025 Bulldog Way has a designed capacity of 1.80 MGD, with an average daily demand of 0.392 MGD and a maximum daily demand of 0.631 MGD. Water is supplied from onsite Wells (1) one and (2) two. Emergency backup power is provided by an onsite diesel generator. Two water storage tanks are onsite one 150,000 gallon EST and one 200,000 gallon GST with a 2,600 gallon per minute cascade aerator for gas removal. This plant is monitored via SCADA.

Disinfection is achieved via gas chlorination, hydrofluosilicic acid is used for fluoridation and aeration for gas removal.

**WTP#2** located at 377 East Collins Road has a designed capacity of 0.741 MGD, with an average daily demand of 0.042 MGD, and a maximum daily demand of 0.101 MGD. Water is supplied from onsite Well (3). Emergency backup power is provided by an onsite diesel generator. One 15,000 gallon hydropneumatic tank provides water storage.

Disinfection is achieved via gas chlorination and hydrofluosilicic acid is used for fluoridation.

According to the last sanitary survey (June, 2021) and the last consumer confidence report, water quality and the system's Water Treatment Plants were in satisfactory condition and met all standards as no deficiencies were noted.

The distribution system was originally installed in the mid 1920's. Since that time, the distribution system has been updated, replaced and/or expanded to better meet the needs of the System. The system is comprised of primarily Polyvinyl Chloride (PVC) Pipe, and Cast Iron (CI) Pipe. The piping sizes range from One and a Half inches to twelve inches used in the transmission of the finished water. The system has 192 fire hydrants, 178 hydrant valves and 496 system valves.

# Current Asset Conditions

## Assets Critical to Sustained Performance

The System's water utility is composed of ***critical infrastructure***. The utility provides essential services for the community. Proper provision of these services protect the public health and the environment. The Florida Department of Environmental Protection has strict requirements for the proper operation and maintenance of the utility system, and the System is responsible for meeting these requirements.

Every water and wastewater system is made up of assets. Some you can see, while some you cannot. These are the physical components of the system, such as blowers, pumps, valves, pipes, tanks, motors, manholes, and buildings. Each is important in its own way and serves a function to make the system operate as it should.

One trait common to all assets is that they lose value over time. With age comes deterioration; with deterioration comes a decreased ability to provide the level and type of service the utility should give to its customers. Another trait common to assets is that they must be maintained. Maintenance costs increase as these assets age. Operation costs can rise with age as equipment becomes worn and less efficient. At some point, it is wiser to replace components rather than

continue with more frequent and costly repairs. Failed or failing equipment can cause inadequate treatment, customer complaints, damage to private property, negative environmental impacts, permit violations, and regulatory fines.

Another unfortunate reality is that all assets will ultimately fail, and if not properly maintained, some will fail prematurely. How the utility manages the consequences of these failures is vital. Not every asset presents the same failure risk. Not every asset is equally critical to the performance of the utility. Factors that contribute to asset failure are numerous and include age, environment (e.g. weather, corrosive environments), excessive use and improper or inadequate maintenance.

Replacement versus rehabilitation is always a consideration. What is best for the utility? What is best for the customer? The proper decision must be made based on information gleaned from all available resources. Continuing the use of a Computerized Maintenance Management System (CMMS) will ensure the System's assets last longer, perform better, and provide more reliable service. Utilizing data contained in Diamond Maps, maintenance schedules can be created following both manufacturer's recommendations as well as those of industry professionals. Work orders should be created and scheduled to ensure that work is assigned and completed. Tracking and recording maintenance tasks encourages accountability of staff assigned to maintain the equipment. Diamond Maps can do this for you and is included with an active account. FRWA staff can assist the System in creating these schedules as well as provide training in Diamond Maps.

## Collection and Assessment

It is the goal of FRWA and the AMP program to assess as close to 100% as possible the production and distribution assets of the System. The System's Water Mains and Water Meters were not assessed as a part of this report due to the difficulty in properly evaluating these components. These assets are shown to be in average condition, however, in reality, a percentage of these assets are likely to be found in poor or failed condition. FRWA encourages the system to update the age and condition of these components in Diamond Maps and the Plan when better information is made available.

## Water Production Facilities

The water production facilities are in overall average condition with no major deficiencies noted during asset assessments and the last Sanitary Survey. Previous tank inspections also concluded that there were no major issues with the storage tanks associated with the water facility.

### Water Treatment Plant 1

This plant was updated in 2017 and appears to be well maintained. The only recommendation would be installing some type of cover over wells one and two.

- Cost estimate for installing covers at Well 1 and Well 2 $2,000.

### Water Treatment Plant 2

This Plant has not been updated in recent years, however as with Plant 1 it appears to be well maintained. There is currently no SCADA system in place at WTP 2. Adding a SCADA system capable of linking with the current system at WTP 1 is recommended. The drain at the Hydro Tank has no splash pad thus the soil around the drain is eroding away leaving a trench where the tank drains, installing a splash pad is recommended. The Hydro Tank drain valve has no lock and the cement supports appear to be unsealed, sealing the supports as well as locking the drain valve is recommended. There is no cover over Well 3 at this time. Installing a cover over the Well is recommended as it will help protect the assets from the elements.

- Cost estimate for adding SCADA $150,000.
- Cost estimate for the splash pad $1200.
- Cost estimate for sealing the cement supports and installing a lock on the drain $300.
- Cost estimate for installing a cover over Well 3 $1,000.
- Total cost estimates for the WTPs $154,400.

A cost effective option for remote access, monitoring, control and alarm capabilities is the RAFA Systems. These customized controllers operate with a wired Ethernet connection or a 4G cellular service. For a free demonstration contact Jamie Hope at Jamie.hope@frwa.net. More information on the RAFA Systems can be found at www.rafasystems.com.

## Distribution System

The water distribution system was originally installed in the mid to late 1920's. Since that time, the distribution system has been updated, replaced and/or expanded to better meet the needs of the System. The system is comprised of primarily Cast Iron (CI) and Polyvinyl Chloride (PVC) Pipe. There are approximately 33.59 miles of pipes ranging from one and a half inch (1 1/2") to twelve inches (12") used in the transmission of the finished water.

### Hydrants

FRWA assessed 192 fire hydrants within the Distribution System. All of hydrants assessed will operate and the majority are in average working order. Routine maintenance items like painting, replacing nozzle gaskets, repairing chains, and lubricating operating nuts and threads were the majority of deficiencies that were noted.

During the course of the assessment, FRWA assessed or visually inspected 192 hydrants. Of these:

- Six (6) hydrants were in excellent condition (3.12%)
- Twenty Eight (28) hydrants were in good condition (14.58)
- One Hundred Forty Seven (147) hydrants were in average condition (76.57%) – Minor to moderate corrosion, broken chains, minor leaks during flushing, needs painting and/or minor maintenance deficiencies.

- Eleven (11) hydrants were in poor condition (5.73%) – Moderate to heavy corrosion, some difficulty turning, leaking before flushing, damaged, and/or too low to the ground.

The fire hydrants are flow tested by the Fire Department annually with any issues reported to the Public Works Department. There were a number of hydrants throughout the system with a large amount of paint buildup, these should be tool cleaned and painted. FRWA recommends implementing a hydrant maintenance plan, to include cleaning, painting and lubricating the operating nut. The work order layer in Diamond Maps could serve this purpose and will track the work performed. FRWA recommends that the System continue with the current annual hydrant replacement program.

- Estimated cost to repair poor condition hydrants: $8,800.
- Estimated cost to tool clean and paint 40 hydrants per year: $6,000.
- Estimated annual cost to implement hydrant maintenance plan: $19,200.

**System and Hydrant Valves**

A total of 496 System Valves and 178 Hydrant Valves were collected and assessed by FRWA. Umatilla currently has a valve exercising program in place. All valves are turned at least once per year. Any valves that are poor is reported to the Development and Public Services Director who budgets for their replacement. As part of the implementation process any missing valves should be collected and assessed.

During the course of the assessment:

Hydrant Valves

- One (1) valve was in poor condition (0.5%).
- One Hundred Sixty One (161) valves were in average condition (90.5%).
- Twelve (12) valves were in good condition (6.75%).
- Four (4) valves were in excellent condition (2.25%).

System Valves

- Three (3) valves failed (0.6%)
- Three (3) valves were in excellent condition (0.6%)
- Twenty Five (25) valves were in good condition (5.05%)
- Four Hundred Sixty Five (465) valves were in Average Condition (93.75%)

Cost estimate to replace the four poor/failed valves $4,000.

**Control and Blow off Valves**

FRWA collected and assed 33 control valves and 13 flushing valves throughout the drinking water system. These consisted of two inch flushing hydrants, blow off valves, air release valves, pressure reducer valves and check valves.

During the course of the assessment the following conditions were noted:

Control Valves:

- Sixteen (16) valves were in average condition (48.5%).
- Three (3) valves was in poor condition (9%).
- Fourteen (14) valves in good condition (42.5%)

Blow off Valves:

- Twelve (12) valves were in average condition. (92.31%)
- One (1) valve failed. (7.69%)

The one failed blow off was broken off below ground level at Winogene Ave. and Seminole St. It is recommended the blow off be replaced.

- Cost estimate to replace the failed blow off $500.
- Cost estimates for the distribution system $38,500.

The Staff at Umatilla has taken an aggressive approach towards maintaining the City's Drinking Water System's assets. With 98.05% of the assets assessed in average or above condition, it's worth noting the tremendous job the staff is doing with maintaining the system. Having properly trained and dedicated staff in place is vital to the system not just functioning but rather prospering all in while providing the best services to the citizens.

| CITY OF UMATILLA<br>DRINKING WATER SYSTEM ASSET CONDITIONS | | | | | | | |
|---|---|---|---|---|---|---|---|
| Asset | Count | Excellent | Good | Average | Poor | Very Poor | Failed |
| Water Storage Tanks | 3 | | | 3 | | | |
| Wells | 3 | | | 3 | | | |
| Motors | 6 | | 3 | 3 | | | |
| Pumps | 6 | | 4 | 2 | | | |
| Fire Hydrants | 192 | 6 | 28 | 147 | 11 | | |
| Hydrant Valves | 178 | 4 | 12 | 161 | 1 | | |
| System Valves | 496 | 3 | 25 | 465 | | | 3 |
| Control Valves | 33 | | 14 | 16 | 3 | | |
| Blow Off Valves | 13 | | | 12 | | | 1 |
| Treatment Equipment | 9 | | | 9 | | | |
| Other Equipment and Tools | 6 | 1 | | 5 | | | |
| Buildings | 3 | | 1 | 2 | | | |
| Electrical Equipment | 10 | 3 | 1 | 6 | | | |
| Instraments and Controls | 10 | 5 | | 5 | | | |
| Fire Department Connections | 4 | 3 | | 1 | | | |
| Utility Meters | 3 | | 1 | 2 | | | |
| Totals | 975 | 25 | 89 | 842 | 15 | 0 | 4 |
| | 100% | 2.56% | 9.13% | 86.36% | 1.54% | 0% | 0.41% |

## Operations and Maintenance Strategies (O&M)

O&M consists of preventive and emergency/reactive maintenance. The strategy for O&M varies by the asset, criticality, condition, and operating history. All assets have a certain risk associated with their failure. This risk must be used as the basis for establishing a maintenance program to make sure that the utility addresses the highest risk assets. In addition, the maintenance program should address the level of service performance objectives to ensure that the utility is running at a level acceptable to the customer. Unexpected incidents could require changing the maintenance schedule for some assets. This is because corrective action must be taken in response to unexpected incidents, including those found during routine inspections and O&M activities. Utility staff will record condition assessments when maintenance is performed, at established intervals, or during scheduled inspections. As an asset is repaired or replaced, its condition will improve and therefore it can reduce the overall risk of the asset failing. This maintenance strategy should be revisited annually.

Two important considerations in planning O&M strategies are:

- Unplanned repairs should be held at 30% or less of annual maintenance activities.
- Unplanned maintenance in excess of 30% indicates a need to evaluate causes and adjust strategies.

## Staff Training

Utility maintenance is quite unique. It can involve one or a combination of water system repairs, customer service issues, troubleshooting and repair, pump and motor repairs and other technical work. This skill set is not common. Training staff, whether they are new or long-term employees, is very important. It is recommended that the System initiate or enhance their training program for its employees. In addition to technical training, safety training is also necessary. Treatment Plants and distribution/collection systems can be dangerous places to work. Electrical safety, troubleshooting panel boxes, trenching and shoring, and confined space entry are just a few of the topics that could benefit the System and its staff.

FRWA personnel can provide some of the training needed by Umatilla staff members. Training services that we offer to members are listed on our website http://www.frwa.net/ under the Training Tab.

There is no such thing as too much training. The more your staff knows, the more capable, safe, and professional they become. This enhanced sense of professionalism will improve the quality of overall service and accountability to the community.

## Preventive Maintenance

Preventive maintenance is the day-to-day work necessary to keep assets operating properly, which includes the following:

- Regular and ongoing annual tasks necessary to keep the assets at their required service level.
- Day-to-day and general upkeep designed to keep the assets operating at the required levels of service.
- Tasks that provide for the normal care and attention of the asset including repairs and minor replacements.
- Performing the base level of preventative maintenance as defined in equipment owner's manuals.

These preventative maintenance guidelines are supplemented by industry accepted best management practices (BMPs).

Equipment must be maintained according to manufacturer's recommendations to achieve maximum return on investment. By simply following the manufacturer's suggested preventive maintenance the useful life of equipment can be increased two to three times when compared to "run till failure" mode of operation. Communities that have disregarded preventive maintenance practices can achieve positive returns from a relatively small additional investment. Deferred maintenance tasks that have not historically been performed due to inadequate funding or staffing must be programmed into future operating budgets. Proper funding provides staffing and supplies to achieve life expectancy projected by the manufacturer and engineer.

The following table is a sample O&M Program for this system and is based on best management practices, manufacturers' recommended service intervals, staff experience, and other sources. *This schedule is only an example*. The true schedule must be created by Umatilla staff, based on their historical knowledge and information gleaned from the O&M Manuals and other sources.

## City of Umatilla
### Sample Drinking Water System O&M Plan

#### Distribution System

| Task | Frequency | Task | Frequency |
|---|---|---|---|
| Flow test Fire Hydrants and exercise the Hydrant Valves | Annually | Tool Clean and Paint 40 Fire Hydrants per Year | Annually |
| Exercise all System Valves | Annually | Check the Distribution System for any leaks | Daily |
| Respond to customer complaints | As Received | Update Diamond Maps with any water quality complaints and or leaks | As Received |
| Read all Customer Meters and compare to the MOR's | Monthly | | |

#### Water Treatment Plants

| Task | Frequency | Task | Frequency |
|---|---|---|---|
| Exercise all Valves at the Plants | Annually | Exercise Generators at both WTPs under a load | Monthly |
| Check the Packing in All Pumps and Check Valves for Proper Adjustment | Monthly | Grease/Oil All Pumps and Motors | Manufacture's Recommendation |
| Inspect Pumps, Motors and Controls | Per Visit | Calibrate All Flow Meters | Annually |
| Check Plant for proper Operation | Per Visit | Check, chemical feed systems for proper operation and leaks | Per Visit |
| Ensure all required samples And Reports are completed | Per FDEP Permit | Check Chemical levels | Per Visit |
| Lubricate All Locks | Monthly | Check SCBA and Safety Equipment | Monthly |
| Tool Clean and Paint Pumps, Motors and Piping | Annually | Check Running Amps on High Service Pump Motors | **Annually** |

**Update Diamond Maps and the AMFSP No Less than Annually**

Diamond Maps can be used to schedule maintenance tasks. Recurring items (e.g. annual flow meter calibrations) can be set up in advance. In fact, all maintenance activities can be coordinated in Diamond Maps using its work order feature.

Performing the work is important. Tracking the work is also important. Being able to easily check on when specific maintenance tasks were performed or are scheduled will make the utility run more efficiently and prolong the life of critical equipment.

### Proactive vs Reactive Maintenance

Reactive maintenance is often carried out by customer requests or sudden asset failures. Required service and maintenance to fix the customer's issue(s) or asset failure is identified by staff inspection and corrective action is then taken. Reactive maintenance is sometimes performed under emergency conditions, such as a main break at the treatment plant causing a water disruption. As mentioned above, if your system is responding to and performing reactive/emergency maintenance more than 30% of the time, you will need to adjust your maintenance schedules and increase proactive maintenance schedules.

Proactive maintenance consists of preventive and predictive maintenance. Preventive maintenance includes scheduled tasks to keep equipment operable. Predictive maintenance tasks try to determine potential failure points. An example of predictive maintenance is infrared analysis of electrical connections. Using special equipment, a technician can "see" loose or corroded connections that would be invisible to the naked eye. This allows the utility to "predict" and correct a potential problem early. Assets are monitored frequently, and routine maintenance is performed to increase asset longevity and prevent failure.

Upon adoption of this AMFS plan or any DEP-approved AMP, the FRWA Utility Asset Management (UAM) team intends to upload Umatilla's asset data definition file into "Diamond Maps", and will populate the field data. The appropriate System personnel will be trained on Diamond Maps functionality and can immediately begin using it for scheduling and tracking system asset routine and preventive maintenance.

## Capital Improvement Plan

A Capital Improvement Plan is a multi-year financial planning tool that looks into the future to forecast the System's asset needs. It encourages the system and the community to forecast not only what expenditures they intend and expect to make, but also to identify potential funding sources in order to more properly plan for the acquisition of the asset. The CIP is designed to be a flexible planning tool and is updated and revised on an annual basis.

Capital improvement projects generally create a new asset that previously did not exist or upgrades or improves an existing component's capacity. These projects are the consequence of growth, environmental needs, or regulatory requirements. Included in a CIP are typically:

- Any expenditure that purchases or creates a new asset or in any way improves an asset beyond its original design capacity.
- Any upgrades that increase asset capacity.
- Any construction designed to produce an improvement in an asset's standard operation beyond its present ability.

Capital improvement projects will populate this list. Renewal expenditures do not increase the asset's design capacity, but restores an existing asset to its original capacity, such as:

- Any activities that do not increase the capacity of the asset. (i.e., activities that do not upgrade and enhance the asset but merely restore them to their original size, condition and capacity, for example, rebuilding an existing pump).
- Any rehabilitation involving improvements and realignment or anything that restores the assets to a new or fresh condition (e.g. distribution main repair or hydrant replacement).

In making renewal decisions, the utility considers several categories other than the normally recognized physical failure or breakage. Such renewal decisions include the following:

- Structural
- Capacity
- Level of service failures
- Outdated functionality
- Cost or economic impact

The utility staff and management typically know of potential assets that need to be repaired or rehabilitated. Reminders in the Diamond Maps task calendar let the staff members know when the condition of an asset begins to decline according to the manufacturer's life cycle recommendations. The utility staff members can take these reminders and recommendations into account. Because the anticipated needs of the utility will change each year, the CIP is updated annually to reflect those changes.

It is recommended that Umatilla continue with their comprehensive CIP with planning and identifying improvement projects. Asset recommendations from this Plan can be incorporated into the Capital Improvement Plan as part of the annual budget process.

**CITY OF UMATILLA, FLORIDA**

DRINKING WATER SYSTEM ESTIMATED MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

| DESCRIPTION | Allocation Amount | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|---|---|---|---|---|---|---|---|---|---|
| Water Department Capital | 100% | | $8,000 | $8,000 | $8,000 | $8,000 | $8,000 | $8,000 | $8,000 |
| Maxwell Rd & SR19 Water Main | 100% | | | | $1,708,992 | | | | |
| W Skyline Dr. Water Main | 100% | $472,612 | | | | | | | |
| Cassidy St. Water Main | 100% | | $393,123 | | | | | | |
| Wafford, Devault, & Golden Gym Water Main | 100% | | $1,858,826 | | | | | | |
| South SR 19 Water Main | 100% | $1,236,701 | | | | | | | |
| Lake Ferns & Golden Gym Water Main | 100% | $1,049,040 | | | | | | | |
| WTP #1 New 1000 gpm HS Pump With VFD | 100% | | | | | | $276,000 | | |
| WTP#2 New SCADA | 100% | $276,000 | | | | | | | |

# Financial

Umatilla is currently contracted with Halff Associates, Inc. to prepare and submit two Loan Applications and Requests for Inclusion (RFI) for the Clean Water and the Drinking Water SRF Construction Loans, along with updated Water and Sewer Master Plan Reports, to include a rates and impact fee study associated with drinking water and wastewater.

Included in this work is the needed Financial Assistance component required to complete the funding request. In order to not duplicate efforts, FRWA did not complete a RevPlan model for the system as part of the Asset Management Plan.

Halff has contracted with GovRates to provide assistance for the financial components of the Water and Sewer Master Plan Reports and loan application, including identification of revenues to be dedicated to repaying the loan, changes to the existing user charge system, and a complete capital financing plan.

FRWA recommends merging the information from the Water and Sewer Master Plans, rates and impact fee studies with Revplan when completed. This will allow the City to evaluate current and future rate revenue sufficiencies with regards to upcoming Capital Improvements, Operating and Maintenance as well as system replacement costs. FRWA also recommends that the City implement any rate structure changes or other recommendations found in the Master Plan and associated studies.

## Asset Statistics

The table below summarizes the asset information from the System collected by FRWA.

| City of Umatilla<br>Drinking Water System Replacement Cost | |
|---|---|
| Total Replacement Cost of System Drinking Water System | $5,992,939.40 |
| Percent of Assets Needing Replacement Drinking Water | 1.24% |
| Cost of Replacing All Assets Needing Replacement DrinkingWater System | $74,410.78 |
| Annual Replacement Cost of System Drinking Water System | $203,007.48 |

Please note that the $5.9 million dollar replacement cost of the water system documented above, along with the annual replacement cost of $203,007 for the system is low. These figures do not include certain assets such as large equipment, vehicles, and some property improvements normally associated with maintaining a utility system. As a result, any proposed rate adjustments suggested should be considered a minimum or a starting point for review and consideration by the System.

## Reserves

Aging infrastructure is one of the most critical issues facing the wastewater-resources industry. With aging infrastructure of any kind comes increased probability of unplanned failure. Not only are emergency repairs unexpected, but given the nature of an unexpected event, repair costs can be higher than normal maintenance.

Maintaining adequate operating reserves enhance a system's ability to manage potential risks, provides the ability to manage fluctuations in revenue, and the ability to meet working capital needs. Operating reserves are also important when facing fiscal emergencies that can result from emergency repairs, droughts, natural disasters, and unforeseen economic influences.

While there is not a one size fits all approach to building reserves, FRWA cautions utilities about dropping below 90 days and encourages them to work towards a balance of cash on hand equal to or greater than 270 days of the current year's O&M budget. Cash reserves are essential to ensure a utility's long-term financial sustainability and resiliency. Each utility system has its own unique circumstances and considerations that should be factored into the selection of the types of reserves and corresponding policies that best meet its needs and objectives.

## Rates

A 'rule of thumb' FRWA subscribes to regarding rates is that base charges pay for fixed expenses and usage charges fund the variable expenses. Rates should generate sufficient revenue to cover the full cost of operating a water system. By charging customers the full cost of water, small water systems send a message that water is a valued commodity that must be used wisely and not wasted. When rates are set to cover the full cost of production, water systems are more likely to have financial stability and security. The following table shows the current drinking water rates for Umatilla.

# City of Umatilla
## Drinking Water Rates

| Residential Inside | Rates |
|---|---|
| Base Charge | $12.79 |
| 0 to 4999 Gallons | $2.73 per 1,000 Gallons |
| 5,000 to 9,999 Gallons | $3.41 per 1,000 Gallons |
| 10,000 to 14,999 Gallons | $4.09 per 1,000 Gallons |
| 15,000 to 19,999 Gallons | $5.42 per 1,000 Gallons |
| 20,000 Gallons | $56.82 per 1,000 Gallons |

| Residential Outside | Rates |
|---|---|
| Base Charge | $16.01 |
| 0 to 4999 Gallons | $3.41 per 1,000 Gallons |
| 5,000 to 9,999 Gallons | $4.26 per 1,000 Gallons |
| 10,000 to 14,999 Gallons | $5.11 per 1,000 Gallons |
| 15,000 to 19,999 Gallons | $6.82 per 1,000 Gallons |
| 20,000 Gallons | $8.50 per 1,000 Gallons |

| Residential Inside Irrigation | Rates |
|---|---|
| Base Charge | $12.79 |
| 0 to 9,999 Gallons | $3.41 per 1,000 Gallons |
| 10,000 to 14,999 Gallons | $4.09 per 1,000 Gallons |
| 15,000 to 19,999 Gallons | $5.45 per 1,000 Gallons |
| 20,000 Gallons | $6.82 per 1,000 Gallons |

| Residential Outside Irrigation | Rates |
|---|---|
| Base Charge | $16.01 |
| 0 to 9,999 Gallons | $4.26 per 1,000 Gallons |
| 10,000 to 14,999 Gallons | $5.11 per 1,000 Gallons |
| 15,000 to 19,999 Gallons | $6.82 per 1,000 Gallons |
| 20,000 Gallons | $8.50 per 1,000 Gallons |

| Commercial Inside | Base Rates | Usage Rates |
|---|---|---|
| 5/8" Meter | $12.79 | $2.73 per 1,000 Gallons |
| 1" Meter | $31.99 | $2.73 per 1,000 Gallons |
| 1.5" Meter | $63.97 | $2.73 per 1,000 Gallons |
| 2" Meter | $102.35 | $2.73 per 1,000 Gallons |

| Commercial Outside | Base Rates | Usage Rates |
|---|---|---|
| 5/8" Meter | $16.01 | $3.41 per 1,000 Gallons |
| 1" Meter | $39.37 | $3.41 per 1,000 Gallons |
| 1.5" Meter | $79.98 | $3.41 per 1,000 Gallons |
| 2" Meter | $127.95 | $3.41 per 1,000 Gallons |

| Commercial Comp. Meter Inside | Base Rates | Usage Rates |
|---|---|---|
| 3" + 5/8" Meter | $204.73 | $2.73 per 1,000 Gallons |
| 1" + 4" Meter | $332.69 | $2.73 per 1,000 Gallons |
| 1.5" + 6" Meter | $703.76 | $2.73 per 1,000 Gallons |
| 2" +10" Meter | $1,573.84 | $2.73 per 1,000 Gallons |

| Commercial Comp. Meter Outside | Base Rates | Usage Rates |
|---|---|---|
| 8" + 2" Meter | $1,407.09 | $3.41 per 1,000 Gallons |

| Hydrant Inside City | Base Rate | Usage Rates |
|---|---|---|
| Inside City | $102.35 | $2.73 per 1,000 Gallons |

| Commercial Irrigation Inside | Base Rates | Usage Rates |
|---|---|---|
| 5/8" Meter | $12.79 | $3.41 per 1,000 Gallons |
| 1" Meter | $31.99 | $3.41 per 1,000 Gallons |
| 1.5" Meter | $63.97 | $3.41 per 1,000 Gallons |
| 2" Meter | $102.35 | $3.41 per 1,000 Gallons |

# Energy Management

Energy costs often make up twenty-five to thirty percent of a utility's total operation and maintenance costs. They also represent the largest controllable cost of providing water and wastewater services. EPA's "*Ensuring a Sustainable Future: An Energy Management Guidebook for Wastewater and Water Utilities"* provides details to support utilities in energy management and cost reduction by using the steps described in this guidebook. The Guidebook takes utilities through a series of steps to analyze their current energy usage, use energy audits to identify ways to improve efficiency and measure the effectiveness of energy projects.

## Energy Conservation and Cost Savings

The System should ensure all assets, not just those connected to a power source, are evaluated for energy efficiency. The following are common energy management initiatives the System should implement going forward:

- Load management
- Replace weather-stripping and insulation on buildings
- Installation of insulated metal roofing over energy inefficient shingle roofing
- On-demand hot water heaters
- Variable frequency driven pumps and electrical equipment
- Energy efficient infrastructure
- LED lighting
- Meg electric motors
- MCC electrical lug thermal investigation
- Flag underperforming assets for rehabilitation or replacement

The above 10 energy saving initiatives are just a start and most can be accomplished in-house. A more comprehensive energy audit, conducted by an energy consultant/professional, is recommended to evaluate how much energy is consumed system-wide and identify measures that can be taken to utilize energy more efficiently. The primary goal is reducing power consumption and cost through physical or operational changes.

Each system will have unique opportunities to reduce energy use or cost depending on system specific changes and opportunities within the power provider's rate schedules. For example, an audit of an individual water treatment plant (WTP) will attempt to pinpoint wasted or unneeded facility energy consumption.

With the cost of electricity rising, the reduction of energy use should be a priority for systems. A key deliverable of an energy audit is a thorough analysis of the effect of overdesign on energy efficiency. Plants are designed to perform at maximum flow and loading conditions. Unfortunately, most plants are not efficient at average conditions. Aging infrastructure is another source of inefficient usage of energy in WTPs across the country. The justification for addressing aging infrastructure related energy waste is also included in the energy audit process.

## Energy Conservation Measures

The following table provides typical water and wastewater high-use energy operations and associated potential energy saving measures.

| High Energy Operations | Energy Saving Measures |
|---|---|
| Lighting | Motion Sensors<br>T5 low and high bay fixtures<br>Pulse start metal halide<br>Indirect fluorescent<br>Super-efficient T8s<br>Comprehensive control for large buildings |
| Heating, Ventilation, Air Conditioning (HVAC) | Water source heat pumps<br>Prescriptive incentives for remote telemetry<br>Custom incentives for larger units<br>occupancy controls |

## Energy Audit Approach

An energy audit is intended to evaluate how much energy is consumed and identify measures that can be taken to utilize energy more efficiently. The primary goal is reducing power consumption and cost through physical and operational changes. Each system will have unique opportunities to reduce energy use or cost depending on system specific changes an opportunities within the power provider's rate schedules. An audit of an individual treatment plant is an attempt to pinpoint wasted or unneeded facility energy consumption. It is recommended to perform an energy audit every two to three years to analyze a return on investment.

A water system energy audit approach checklist, similar to the one on the following page for pumps and motors, can be a useful tool to identify areas of potential concern and to develop a plan of action to resolve them.

| Energy Audit Approach | | |
|---|---|---|
| Minimum Equipment Information to Gather | Additional Information to Gather | Conditions to Consider |
| Pump Style | Pump manufacturer's pump curves | Maintenance records |
| Number of Pump Stages | Actual pump curve | Consistently throttled valves |
| Pump and Motor Speed | Power factor | Excessive noise or vibrations |
| Pump Rated Head (name plate) | Load profile | Evidence of wear or cavitation on pump impellers or pump bearings |
| Motor rated power and voltage (name plate) | Analysis of variable frequency drives (vfd's) if present | Out-of-alignment conditions |
| Rated and actual pump discharge | Pipe sizes | Significant flow rate/pressure variations |
| Operation schedules | Motor current | Active by-pass piping |
| | Discharge pressure | Restrictions in pipes or pumps |
| | Water level (source) | Restrictive/leaking pump shaft packing |
| | Pump suction pressure | |

Please know that FRWA offers Energy Assessments to our members and SRF recipients that are participating in the AMFSP program. It is recommended that audits be completed every two to three years. For future energy assessments, please contact Jason Golden at Jason.golden@frwa.net.

## Conclusions

Our conclusions are based on our observations during the data collection procedure, discussions with Umatilla staff, regulatory inspection data, and our experience related to similar assets.

**Water Production and Distribution System:**

- Continue exploring options for SCADA at WTP #2
- Install a splash pad, drain lock and seal the cement foundation at the Hydro-Tank
- Develop a regular operational maintenance program for the system.
- Document water line condition and water line breaks and develop a replacement strategy for any older or problematic water mains.
- Continue with the current Capital Improvement Plan.

**Hydrants and Hydrant Valves:**

- Develop an annual hydrant maintenance program to coincide with the current flushing program and record any deficiencies inside Diamond Maps.

- Repair 11 poor condition hydrants and 1 hydrant valve.
- Ensure operation of accompanying hydrant valves and install new valves with any future hydrant installation.
- Continue with the current an annual hydrant replacement program.
- Tool clean and paint 40 fire hydrants per year.

**System Valves:**

- Continue the annual valve exercising program and record any deficiencies inside Diamond Maps.
- Replace 3 failed condition system valves.
- Locate and clean out buried valve boxes and exercise if possible. Evaluate any remaining valves throughout system for accurate representation in Diamond Maps.

**Control and Blow off Valves:**

- Replace failed blow off valve
- Collect and assess any missing control and blow off valves.

**Energy Audit:**

- Conduct an Energy Audit.
- Update the Energy Audit every two years.

**Other Areas:**

- An Asset Management Planning (AMP) and Computerized Maintenance Management System (CMMS) program must be implemented to maintain assets efficiently and effectively.
- Continue with the Capital Improvement Plan and work in planning and identifying water system improvement projects. Pursue alternative revenue funding sources for capital improvement projects.
- Staff training on maintenance, safety, and use of the AMP/CMMS tool must be completed.
- Rates must be routinely monitored to ensure adequate funding for operations and system improvements, this can be achieved with the use of RevPlan.
- Determine Level of Service (LOS) Attributes, Goals, Targets, and Metrics and Prepare LOS Agreement.
- Perform regular audits of Energy Saving initiatives. Even small changes in energy use can result in large savings.
- Update this Asset Management Plan no less than annually.
- Implement RevPlan and update it annually.
- ***The Asset Management Plan must be adopted by Resolution or Ordinance.*** This demonstrates the utility's commitment to the plan. After adoption, implementation of the AMP must occur.

# Implementing this Asset Management and Fiscal Sustainability Plan

Implementing an Asset Management and Fiscal Sustainability Plan requires several items:

**Assign specific personnel** to oversee and perform the tasks of Asset Management.

**Develop and use a Computerized Maintenance Management System (CMMS) program**. The information provided in this AMFS plan will give the utility a good starting point to begin. Properly maintaining assets will ensure their useful life is extended and will ultimately save money. Asset maintenance tasks are scheduled and tracked, new assets are captured, and assets removed from service are retired properly using CMMS. Transitioning from reactive to preventive and predictive maintenance philosophies will net potentially large savings for the utility. Diamond Maps is one example among many options that are available. FRWA can help with set up and implementation.

**Develop specific Level of Service items**. Create a Level of Service (LOS) Agreement and inform customers of the Utility's commitment to providing the stated LOS. Successes can be shared with customers. This can dramatically improve customer relations. This also gives utility employees goals to strive for and can positively impact morale.

**Develop specific Change Out/Repair/Replacement Programs**. The System budgets for Repair and Replacement and should continue to evaluate the system to adjust the annual budgeted amounts accordingly. An example includes budgeting for a certain number of stepped system refurbishments each year.

**Modify the existing rate structure.** The System should make changes to their rate structure to capture all possible revenue and share the burden of maintaining the system among all classes of users. Continue to make sure adequate funds are available to properly operate and maintain the facilities. Rate increases, when required, can be accomplished in a stepped fashion rather than an 'all now' approach to lessen the resulting customer impact.

**Explore financial assistance options.** Financial assistance is especially useful in the beginning stages of Asset Management since budget shortfalls likely exist and high cost items may be needed quickly. For a table of common funding sources, see Section 9.

**Revisit the AMFS plan annually.** An Asset Management Plan is a living document. It can be revised at any time but must be revisited and evaluated at least once each year. Common updates or revisions include:

- Changes to your asset management team;
- Updates to the asset inventory;
- Updates to asset condition and criticality ranking charts;

- Updates to asset condition and criticality assessment procedures
- Updates to operation and maintenance activities;
- Changes to financial strategies and long-term funding plans.

The annual review should begin by asking yourself:

*"What changes have occurred since our last Asset Management and Fiscal Sustainability Plan update?"*

## Funding Sources for Water and Wastewater Systems

On the following page is a table of common funding sources, including web links and contact information. All municipal systems should be making the effort to secure funding, which can be in the form of low or no interest loans, grants or a combination of both.

FRWA offers funding and technical assistance in the form of preparing funding documentation. This includes Request for Inclusion (RFIs), Applications, and Disbursement Requests. FRWA offers this as a free service to communities in Florida using knowledgeable employees dedicated to assisting with funding. For more information on how your system can benefit from this assistance, please contact the FRWA office.

| Agency/Program | Website | Contact |
|---|---|---|
| FDEP Drinking Water State Revolving Fund Program (FDEP) | https://floridadep.gov/wra/srf/content/dwsrf-program | Eric Meyers<br>eric.meyers@dep.state.fl.us<br>(850) 245-2969 |
| FDEP Clean Water State Revolving Fund Program (CWSRF) | https://floridadep.gov/wra/srf/content/cwsrf-program | Mike Chase<br>michael.chase@floridadep.gov<br>(850) 245-2913 |
| USDA Rural Development-Water and Wastewater Direct Loan Grants | https://www.rd.usda.gov/programs-services/rural-economic-development-loan-grant-program<br>https://www.rd.usda.govprograms-services/water-waste-disposal-loan-grant-program | Jeanie Isler<br>jeanie.isler@fl.usda.gov<br>(352) 338-3440 |
| Economic Development Administration-Public Works and Economic Adjustment Assistance Programs | https://www.eda.gov/resources/economic-development-directory/state/fl.htm<br>https:/www.grants.gov/web/grants/view-opportunity.html?oppId=294771 | Greg Vaday<br>gvaday@eda.gov<br>(850) 668-2746 |
| National Rural Water Association-Revolving Losan Fund | https://nrwa.org/initiatives/revolving-loan-fund/ | Gary Williams<br>Gary.Williams@frwa.net<br>(850) 668-2746 |
| Florida Department of Economic Opportunity-Florida Small Cities Community Development Block Grant Program | https://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-smaill-cities-community-development-block-grant-program | Roger Doherty<br>roger.doherty@deo.myflorida.com<br>(850) 717-8417 |

# Closing

This Asset Management and Fiscal Sustainability plan is presented to the City of Umatilla for consideration and final adoption. Its creation would not be possible without the cooperation of the System staff and the Florida Department of Environmental Protection State Revolving Fund (FDEP-SRF).

As a valued FRWA member, it is our goal to help make the most effective and efficient use of your limited resources. The Asset Management and Fiscal Sustainability Plan is an unbiased, impartial, independent review and is solely intended for achievement of drinking water and wastewater system fiscal sustainability and maintaining your valuable utility assets. The Florida Rural Water Association has enjoyed serving you and will happily assist the City of Umatilla with any future projects to ensure your Asset Management Plan is a success.

# APPENDIX A: Sample Resolution

**RESOLUTION NO. 2023-_____**

**A RESOLUTION OF THE CITY OF UMATILLA, APPROVING THE WATER SYSTEM ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN; AUTHORIZING THE CITY MANAGER AND DEVELOPMENT AND PUBLIC SERVICES DIRECTOR TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Florida Statutes provide for financial assistance to local government agencies and public systems to finance construction of utility system improvements; and

**WHEREAS**, the Florida Department of Environmental Protection State Revolving Fund (SRF) has designated the City of Umatilla's drinking water system improvements, identified in the Asset Management and Fiscal Sustainability Plan, as potentially eligible for available funding; and

**WHEREAS**, as a condition of obtaining funding from the SRF, the system is required to implement an Asset Management and Fiscal Sustainability Plan for the system's Water System Improvements; and

**WHEREAS**, the Umatilla City Council has determined that approval of the attached Asset Management and Fiscal Sustainability Plan for the proposed improvements, in order to obtain necessary funding in accordance with SRF guidelines, is in the best interest of the System.

**NOW, THEREFORE, BE IT RESOLVED BY THE Umatilla City Council** the following:

**Section 1**. That the Umatilla City Council hereby approves the Umatilla Drinking Water System Asset Management and Fiscal Sustainability Plan, attached hereto and incorporated by reference as a part of this Resolution.

**Section 2**. That the City Manager and Development and Public Services Director are authorized to take all actions necessary to effectuate the intent of this Resolution and to implement the Water System Asset Management and Fiscal Sustainability Plan in accordance with applicable Florida law and Board direction in order to obtain funding from the SRF.

**Section 3**. That the Umatilla City Council will annually evaluate existing rates to determine the need for any increase and will increase rates in proportion to the System's needs as determined by the Council in its discretion.

**Section 4.** That this Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** on this _____ day of_____, 2023.

**City of Umatilla, Florida**

_____
Mayor

**ATTEST:**

_____
City Clerk

**APPROVED AS TO FORM:**

_____
City Attorney

# Appendix B: Master Asset List

## City of Umatilla

### Drinking water System Master Asset List

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| Well 3 | 2005 | 50 | Average | 367200 | Major | 2047 |
| Well 1 | 1975 | 50 | Average | 280800 | Major | 2047 |
| Well 2 | 1981 | 50 | Average | 216000 | Major | 2047 |
| Chlorine system | 2020 | 25 | Average | 3500 | Moderate | 2045 |
| Chemical Pump | 2015 | 25 | Average | 750 | Moderate | 2040 |
| Chimical Pump | 2020 | 25 | Average | 500 | Moderate | 2045 |
| Chemical Pump | 2020 | 25 | Average | 1500 | Moderate | 2045 |
| Chemical Pump | 2020 | 25 | Average | 1500 | Moderate | 2045 |
| Chlorine regular | 2020 | 25 | Average | 3500 | Moderate | 2045 |
| Chlorine regulator | 2020 | 25 | Average | 3500 | Moderate | 2045 |
| Chlorine injection system | 2020 | 25 | Average | 2500 | Moderate | 2045 |
| Cascade aeration | 2017 | 25 | Average | 700000 | Moderate | 2025 |
| Hydro Tank | 2007 | 30 | Average | 75000 | Major | 2037 |
| Well 3 Pump Motor | 1990 | 20 | Average | 14000 | Moderate | 2032 |
| Well 1 Pump Motor | 1990 | 20 | Average | 4500 | Moderate | 2032 |
| HSP 1 Motor | 2018 | 20 | Good | 8000 | Moderate | 2036 |
| HSP 2 Motor | 2018 | 20 | Good | 8000 | Moderate | 2036 |
| HSP 3 Motor | 2018 | 20 | Good | 8000 | Moderate | 2036 |
| Well 2 Motor | 2010 | 20 | Average | 4500 | Moderate | 2032 |
| Well 3 Pump | 2007 | 20 | Average | 40000 | Moderate | 2032 |
| Well1 Pump | 1990 | 20 | Average | 15000 | Moderate | 2032 |
| HSP 3 | 2018 | 20 | Good | 10500 | Moderate | 2036 |
| Well 2 Pump | 2021 | 20 | Good | 15000 | Moderate | 2036 |
| HSP 1 | 2018 | 20 | Good | 10500 | Moderate | 2036 |
| HSP 2 | 2018 | 20 | Good | 10500 | Moderate | 2036 |
| Chlorine Room | 2007 | 50 | Average | 4700 | Moderate | 2057 |
| WTP 1 Hydrofluosilicic room | 2015 | 50 | Good | 4700 | Moderate | 2067 |
| Pump House | 1980 | 50 | Average | 93750 | Moderate | 2047 |
| EST | 1990 | 30 | Good | 750000 | Catastrphic | 2043 |
| GST | 2017 | 30 | Good | 1000000 | Catastrphic | 2047 |
| Generator - Standby | 2007 | 20 | Average | 125000 | Moderate | 2032 |
| Transfer Switch | 2007 | 20 | Average | 5000 | Moderate | 2036 |
| Panel - Power Distribution | 2007 | 20 | Average | 10000 | Moderate | 2040 |
| Disconnect Switch | 2007 | 20 | Average | 5000 | Moderate | 2040 |
| Panel - Control | 2010 | 20 | Average | 5000 | Moderate | 2032 |
| Generator - Standby | 2018 | 20 | Good | 300000 | Moderate | 2036 |
| Panel - Power Distribution | 2017 | 20 | Excellent | 50000 | Moderate | 2040 |
| Transfer Switch | 2017 | 20 | Excellent | 5000 | Moderate | 2040 |
| Power Supply | 2007 | 20 | Excellent | 50000 | Moderate | 2040 |
| Disconnect Switch | 2017 | 20 | Average | 1000 | Moderate | 2032 |
| WTP1 Meter | 2017 | 15 | Average | 2400 | Moderate | 2032 |
| Well 1 | 2017 | 15 | Good | 3500 | Moderate | 2030 |
| Hsp | 2015 | 15 | Average | 2500 | Moderate | 2035 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| Air Compressor | 2022 | 20 | Excellent | 250 | Moderate | 2032 |
| Eye wash | 2007 | 20 | Average | 400 | Moderate | 2032 |
| Chlorine Leak Detector | 2007 | 20 | Average | 2500 | Moderate | 2032 |
| Chlorine fan | 2005 | 20 | Average | 900 | Moderate | 2032 |
| EyeWash | 2018 | 20 | Average | 750 | Moderate | 2032 |
| Chlorine fan | 2018 | 20 | Average | 500 | Moderate | 2032 |
| ARV | 2007 | 25 | Average | 250 | Moderate | 2035 |
| Silent Check Valve | 2007 | 25 | Average | 250 | Moderate | 2035 |
| E. Collins (WTP) | 2020 | 25 | Average | 1200 | Moderate | 2034 |
| WTP ARV | 2016 | 25 | Average | 240 | Moderate | 2034 |
| wControlValve-5 | 2016 | 25 | Average | 4000 | Moderate | 2034 |
| E. Collins (WTP) | 2020 | 25 | Good | 1200 | Moderate | 2034 |
| wControlValve-7 | 2017 | 25 | Good | 4000 | Moderate | 2034 |
| LS10 RPZ | 2022 | 25 | Average | 450 | Moderate | 2039 |
| LS9 RPZ | 2022 | 25 | Good | 450 | Moderate | 2039 |
| WWTP RPZ | 2022 | 25 | Good | 1300 | Moderate | 2034 |
| LS2 RPZ | 2020 | 25 | Good | 450 | Moderate | 2039 |
| LS 1 RPZ | 2020 | 25 | Good | 450 | Moderate | 2039 |
| LS3 RPZ | 2020 | 25 | Good | 750 | Moderate | 2039 |
| LS5 RPZ | 2020 | 25 | Good | 450 | Moderate | 2039 |
| LS 7 RPZ | 2015 | 25 | Good | 450 | Moderate | 2039 |
| LS6 RPZ | 2020 | 25 | Average | 450 | Moderate | 2040 |
| LS8 RPZ | 2022 | 25 | Average | 450 | Moderate | 2040 |
| LS11 RPZ | 2022 | 25 | Average | 450 | Moderate | 2035 |
| Airport RPZ | 2022 | 25 | Good | 1300 | Moderate | 2035 |
| Pool RPZ | 2000 | 25 | Good | 1200 | Moderate | 2035 |
| Pool RPZ | 2022 | 25 | Good | 1300 | Moderate | 2040 |
| FD RPZ | 2022 | 25 | Good | 450 | Moderate | 2040 |
| FD RPZ | 2022 | 25 | Average | 1300 | Moderate | 2040 |
| Cadwell Park RPZ | 2022 | 25 | Good | 1300 | Moderate | 2040 |
| wControlValve-27 | 2022 | 25 | Excellent | 1200 | Moderate | 2035 |
| City Hall RPZ | 2021 | 25 | Excellent | 1300 | Moderate | 2040 |
| wControlValve-29 | 2022 | 25 | Excellent | 1200 | Moderate | 2045 |
| wControlValve-31 | 2021 | 25 | Average | 750 | Moderate | 2045 |
| wControlValve-32 | 2022 | 25 | Average | 1200 | Moderate | 2045 |
| wControlValve-33 | 2017 | 25 | Average | 250 | Moderate | 2035 |
| wControlValve-34 | 2017 | 25 | Average | 350 | Moderate | 2035 |
| wControlValve-35 | 2015 | 25 | Average | 250 | Moderate | 2035 |
| wControlValve-36 | 2015 | 25 | Average | 250 | Moderate | 2035 |
| School FDC | 2004 | 50 | Good | 1500 | Catastrophic | 2058 |
| 23 | 2003 | 50 | Average | 2000 | Catastrophic | 2058 |
| Health Dept. FDC | 2007 | 50 | Good | 250 | Moderate | 2072 |
| Dollar Store FDC | 2020 | 50 | Good | 500 | Major | 2058 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wHyd-1 | 2006 | 50 | Average | 3500 | Moderate | 2056 |
| wHyd-2 | 1990 | 50 | Average | 3500 | Moderate | 2040 |
| wHyd-3 | 2015 | 50 | Good | 3500 | Moderate | 2065 |
| wHyd-4 | 1988 | 50 | Average | 3500 | Moderate | 2038 |
| wHyd-5 | 1988 | 50 | Average | 3500 | Moderate | 2038 |
| wHyd-6 | 1978 | 50 | Average | 3500 | Moderate | 2028 |
| wHyd-7 | 1986 | 50 | Average | 3500 | Moderate | 2036 |
| wHyd-8 | 1986 | 50 | Average | 3500 | Moderate | 2036 |
| wHyd-9 | 1986 | 50 | Good | 3500 | Moderate | 2036 |
| wHyd-10 | 2006 | 50 | Good | 3500 | Moderate | 2056 |
| wHyd-11 | 2019 | 50 | Good | 3500 | Moderate | 2069 |
| wHyd-12 | 2017 | 50 | Good | 3500 | Moderate | 2067 |
| wHyd-13 | 2017 | 50 | Good | 3500 | Moderate | 2067 |
| wHyd-14 | 2017 | 50 | Excellent | 3500 | Moderate | 2067 |
| wHyd-15 | 1995 | 50 | Average | 3500 | Moderate | 2045 |
| wHyd-16 | 1995 | 50 | Average | 3500 | Moderate | 2045 |
| wHyd-17 | 1995 | 50 | Average | 3500 | Moderate | 2045 |
| wHyd-18 | 1989 | 50 | Average | 3500 | Moderate | 2039 |
| wHyd-19 | 2017 | 50 | Good | 3500 | Moderate | 2067 |
| wHyd-20 | 2008 | 50 | Average | 3500 | Moderate | 2058 |
| wHyd-21 | 2007 | 50 | Average | 3500 | Moderate | 2057 |
| wHyd-22 | 2017 | 50 | Good | 3500 | Moderate | 2067 |
| wHyd-23 | 2008 | 50 | Good | 3500 | Moderate | 2058 |
| wHyd-24 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-25 | 1992 | 50 | Average | 3500 | Moderate | 2042 |
| wHyd-26 | 2003 | 50 | Average | 3500 | Moderate | 2053 |
| wHyd-27 | 2002 | 50 | Average | 3500 | Moderate | 2052 |
| wHyd-28 | 2005 | 50 | Average | 3500 | Moderate | 2055 |
| wHyd-29 | 1997 | 50 | Average | 3500 | Moderate | 2047 |
| wHyd-30 | 2017 | 50 | Good | 3500 | Moderate | 2067 |
| wHyd-31 | 2017 | 50 | Good | 3500 | Moderate | 2067 |
| wHyd-32 | 2017 | 50 | Good | 3500 | Moderate | 2067 |
| wHyd-33 | 2017 | 50 | Good | 3500 | Moderate | 2067 |
| wHyd-34 | 2000 | 50 | Average | 3500 | Moderate | 2050 |
| wHyd-35 | 2008 | 50 | Average | 3500 | Moderate | 2058 |
| wHyd-36 | 1981 | 50 | Average | 3500 | Moderate | 2031 |
| wHyd-37 | 1989 | 50 | Average | 3500 | Moderate | 2039 |
| wHyd-38 | 1972 | 50 | Poor | 3500 | Moderate | 2022 |
| wHyd-39 | 2016 | 50 | Average | 3500 | Moderate | 2066 |
| wHyd-40 | 2021 | 50 | Good | 3500 | Moderate | 2071 |
| wHyd-41 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-42 | 1999 | 50 | Poor | 3500 | Moderate | 2049 |
| wHyd-43 | 1999 | 50 | Average | 3500 | Moderate | 2049 |

## CITY OF UMATILLA

### DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wHyd-44 | 1999 | 50 | Good | 3500 | Moderate | 2049 |
| wHyd-45 | 2021 | 50 | Average | 3500 | Moderate | 2073 |
| wHyd-46 | 1980 | 50 | Poor | 3500 | Moderate | 2030 |
| wHyd-47 | 1975 | 50 | Average | 3500 | Moderate | 2024 |
| wHyd-48 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-49 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-50 | 2012 | 50 | Average | 3500 | Moderate | 2062 |
| wHyd-51 | 2017 | 50 | Average | 3500 | Moderate | 2067 |
| wHyd-52 | 1986 | 50 | Average | 3500 | Moderate | 2036 |
| wHyd-53 | 1980 | 50 | Average | 3500 | Moderate | 2030 |
| wHyd-54 | 1986 | 50 | Excellent | 3500 | Moderate | 2036 |
| wHyd-55 | 2022 | 50 | Average | 3500 | Moderate | 2076 |
| wHyd-56 | 1972 | 50 | Average | 3500 | Moderate | 2023 |
| wHyd-57 | 2007 | 50 | Average | 3500 | Moderate | 2057 |
| wHyd-58 | 2006 | 50 | Average | 3500 | Moderate | 2056 |
| wHyd-59 | 2007 | 50 | Average | 3500 | Moderate | 2057 |
| wHyd-60 | 2007 | 50 | Average | 3500 | Moderate | 2057 |
| wHyd-61 | 2000 | 50 | Average | 3500 | Moderate | 2050 |
| wHyd-62 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-63 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-64 | 2000 | 50 | Average | 3500 | Moderate | 2050 |
| wHyd-65 | 2000 | 50 | Average | 3500 | Moderate | 2050 |
| wHyd-66 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-67 | 2003 | 50 | Average | 3500 | Moderate | 2053 |
| wHyd-68 | 2009 | 50 | Average | 3500 | Moderate | 2059 |
| wHyd-69 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-70 | 2017 | 50 | Average | 3500 | Moderate | 2067 |
| wHyd-71 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-72 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-73 | 2017 | 50 | Average | 3500 | Moderate | 2067 |
| wHyd-74 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-75 | 2012 | 50 | Average | 3500 | Moderate | 2062 |
| wHyd-76 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-77 | 2006 | 50 | Average | 3500 | Moderate | 2056 |
| wHyd-78 | 1998 | 50 | Average | 3500 | Moderate | 2048 |
| wHyd-79 | 2015 | 50 | Average | 3500 | Moderate | 2065 |
| wHyd-80 | 2020 | 50 | Average | 3500 | Moderate | 2070 |
| wHyd-81 | 2011 | 50 | Average | 3500 | Moderate | 2061 |
| wHyd-82 | 2011 | 50 | Average | 3500 | Moderate | 2061 |
| wHyd-83 | 2012 | 50 | Poor | 3500 | Moderate | 2062 |
| wHyd-84 | 2012 | 50 | Average | 3500 | Moderate | 2058 |
| wHyd-85 | 2012 | 50 | Average | 3500 | Moderate | 2062 |
| wHyd-86 | 2011 | 50 | Average | 3500 | Moderate | 2061 |

# City of Umatilla

## Drinking water System Master Asset List

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wHyd-87 | 2011 | | Average | 3500 | Moderate | 2061 |
| wHyd-88 | 2012 | | Average | 3500 | Moderate | 2062 |
| wHyd-89 | 2012 | | Average | 3500 | Moderate | 2062 |
| wHyd-90 | 2012 | | Average | 3500 | Moderate | 2062 |
| wHyd-91 | 2012 | | Average | 3500 | Moderate | 2062 |
| wHyd-92 | 2011 | | Average | 3500 | Moderate | 2061 |
| wHyd-93 | 2011 | | Average | 3500 | Moderate | 2061 |
| wHyd-94 | 2011 | | Average | 3500 | Moderate | 2061 |
| wHyd-95 | 2011 | | Average | 3500 | Moderate | 2061 |
| wHyd-96 | 2020 | | Excellent | 3500 | Moderate | 2070 |
| wHyd-97 | 2020 | | Excellent | 3500 | Moderate | 2070 |
| wHyd-98 | 2012 | | Good | 3500 | Moderate | 2062 |
| wHyd-99 | 2011 | | Average | 3500 | Moderate | 2061 |
| wHyd-100 | 2012 | | Average | 3500 | Moderate | 2062 |
| wHyd-101 | 2012 | | Average | 3500 | Moderate | 2062 |
| wHyd-102 | 2012 | | Average | 3500 | Moderate | 2062 |
| wHyd-103 | 1922 | | Average | 3500 | Moderate | 1972 |
| wHyd-104 | 1972 | | Average | 3500 | Moderate | 2022 |
| wHyd-105 | 2016 | | Average | 3500 | Moderate | 2066 |
| wHyd-106 | 1999 | | Average | 3500 | Moderate | 2049 |
| wHyd-107 | 2011 | | Average | 3500 | Moderate | 2061 |
| wHyd-108 | 2017 | | Good | 3500 | Moderate | 2067 |
| wHyd-109 | 2011 | | Average | 3500 | Moderate | 2061 |
| wHyd-110 | 2016 | | Average | 3500 | Moderate | 2066 |
| wHyd-111 | 1985 | | Average | 3500 | Moderate | 2035 |
| wHyd-112 | 1999 | | Average | 3500 | Moderate | 2049 |
| wHyd-113 | 2010 | | Average | 3500 | Moderate | 2060 |
| wHyd-114 | 2017 | | Good | 3500 | Moderate | 2067 |
| wHyd-115 | 2017 | | Good | 3500 | Moderate | 2067 |
| wHyd-116 | 2017 | | Good | 3500 | Moderate | 2067 |
| wHyd-117 | 1964 | | Average | 3500 | Moderate | 2014 |
| wHyd-118 | 1990 | | Poor | 3500 | Moderate | 2040 |
| wHyd-119 | 2002 | | Average | 3500 | Moderate | 2052 |
| wHyd-120 | 2015 | | Average | 3500 | Moderate | 2065 |
| wHyd-121 | 2015 | | Average | 3500 | Moderate | 2065 |
| wHyd-122 | 1978 | | Average | 3500 | Moderate | 2028 |
| wHyd-123 | 1978 | | Average | 3500 | Moderate | 2028 |
| wHyd-124 | 2020 | | Good | 3500 | Moderate | 2070 |
| wHyd-125 | 1984 | | Average | 3500 | Moderate | 2034 |
| wHyd-126 | 2020 | | Average | 3500 | Moderate | 2070 |
| wHyd-127 | 2012 | | Poor | 3500 | Moderate | 2062 |
| wHyd-128 | 1999 | | Average | 3500 | Moderate | 2049 |
| wHyd-129 | 1953 | | Average | 3500 | Moderate | 2003 |

# City of Umatilla

## Drinking water System Master Asset List

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wHyd-130 | 2017 | 50 | Good | 3500 | Moderate | 2069 |
| wHyd-131 | 1953 | 50 | Poor | 3500 | Moderate | 2023 |
| wHyd-132 | 2011 | 50 | Average | 3500 | Moderate | 2061 |
| wHyd-133 | 2011 | 50 | Average | 3500 | Moderate | 2061 |
| wHyd-134 | 2019 | 50 | Good | 3500 | Moderate | 2071 |
| wHyd-135 | 2007 | 50 | Average | 3500 | Moderate | 2057 |
| wHyd-136 | 1987 | 50 | Average | 3500 | Moderate | 2037 |
| wHyd-137 | 1985 | 50 | Poor | 3500 | Moderate | 2033 |
| wHyd-138 | 2011 | 50 | Average | 3500 | Moderate | 2061 |
| wHyd-139 | 2011 | 50 | Average | 3500 | Moderate | 2061 |
| wHyd-140 | 2017 | 50 | Average | 3500 | Moderate | 2067 |
| wHyd-141 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-142 | 2017 | 50 | Average | 3500 | Moderate | 2067 |
| wHyd-143 | 2004 | 50 | Average | 3500 | Moderate | 2054 |
| wHyd-144 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-145 | 2022 | 50 | Excellent | 3500 | Moderate | 2076 |
| wHyd-146 | 1976 | 50 | Average | 3500 | Moderate | 2026 |
| wHyd-147 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-148 | 1999 | 50 | Poor | 3500 | Moderate | 2046 |
| wHyd-149 | 1989 | 50 | Poor | 3500 | Moderate | 2037 |
| wHyd-150 | 1964 | 50 | Average | 3500 | Moderate | 2023 |
| wHyd-151 | 1964 | 50 | Average | 3500 | Moderate | 2023 |
| wHyd-152 | 1964 | 50 | Average | 3500 | Moderate | 2023 |
| wHyd-153 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-154 | 1995 | 50 | Average | 3500 | Moderate | 2045 |
| wHyd-155 | 2016 | 50 | Average | 3500 | Moderate | 2066 |
| wHyd-156 | 2006 | 50 | Average | 3500 | Moderate | 2056 |
| wHyd-157 | 2016 | 50 | Average | 3500 | Moderate | 2066 |
| wHyd-158 | 2001 | 50 | Average | 3500 | Moderate | 2051 |
| wHyd-159 | 1986 | 50 | Average | 3500 | Moderate | 2036 |
| wHyd-160 | 2004 | 50 | Good | 3500 | Moderate | 2055 |
| wHyd-161 | 2016 | 50 | Average | 3500 | Moderate | 2066 |
| wHyd-162 | 2015 | 50 | Average | 3500 | Moderate | 2065 |
| wHyd-163 | 1985 | 50 | Average | 3500 | Moderate | 2035 |
| wHyd-164 | 2003 | 50 | Good | 3500 | Moderate | 2054 |
| wHyd-165 | 2006 | 50 | Average | 3500 | Moderate | 2056 |
| wHyd-166 | 2016 | 50 | Average | 3500 | Moderate | 2066 |
| wHyd-167 | 2015 | 50 | Average | 3500 | Moderate | 2065 |
| wHyd-168 | 1981 | 50 | Average | 3500 | Moderate | 2031 |
| wHyd-169 | 1988 | 50 | Average | 3500 | Moderate | 2038 |
| wHyd-170 | 1983 | 50 | Average | 3500 | Moderate | 2033 |
| wHyd-171 | 1979 | 50 | Average | 3500 | Moderate | 2029 |
| wHyd-172 | 2021 | 50 | Good | 3500 | Moderate | 2073 |

## City of Umatilla
### Drinking Water System Master Asset List

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wHyd-173 | 2011 | 50 | Average | 3500 | Moderate | 2061 |
| wHyd-174 | 2020 | 50 | Good | 3500 | Moderate | 2070 |
| wHyd-175 | 2005 | 50 | Average | 3500 | Moderate | 2055 |
| wHyd-176 | 2005 | 50 | Average | 3500 | Moderate | 2055 |
| wHyd-177 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-178 | 2007 | 50 | Poor | 3500 | Moderate | 2057 |
| wHyd-179 | 2000 | 50 | Average | 3500 | Moderate | 2050 |
| wHyd-180 | 1999 | 50 | Average | 3500 | Moderate | 2049 |
| wHyd-181 | 2002 | 50 | Average | 3500 | Moderate | 2052 |
| wHyd-182 | 2000 | 50 | Average | 3500 | Moderate | 2050 |
| wHyd-184 | 2016 | 50 | Good | 3500 | Moderate | 2066 |
| wHyd-185 | 2012 | 50 | Average | 3500 | Moderate | 2062 |
| wHyd-186 | 2010 | 50 | Average | 3500 | Moderate | 2060 |
| wHyd-187 | 2006 | 50 | Average | 3500 | Moderate | 2056 |
| wHyd-188 | 2021 | 50 | Excellent | 3500 | Moderate | 2071 |
| wHyd-189 | 2020 | 50 | Average | 3500 | Moderate | 2070 |
| wHyd-190 | 2003 | 50 | Average | 3500 | Moderate | 2053 |
| wHyd-191 | 2010 | 50 | Average | 3500 | Moderate | 2060 |
| wHyd-192 | 2000 | 50 | Average | 3500 | Moderate | 2050 |
| wHyd-193 | 2018 | 50 | Average | 3500 | Moderate | 2068 |
| Chlorine Analyzer | 2017 | 20 | Average | 3500 | Moderate | 2033 |
| Chlorine Scale | 2017 | 20 | Average | 2000 | Moderate | 2033 |
| Transmitter - Pressure | 2017 | 20 | Excellent | 5900 | Moderate | 2041 |
| SCADA | 2017 | 20 | Excellent | 50000 | Moderate | 2041 |
| Variable Frequency Drive | 2017 | 20 | Excellent | 3800 | Moderate | 2041 |
| Variable Frequency Drive | 2017 | 20 | Excellent | 3800 | Moderate | 2041 |
| Variable Frequency Drive | 2017 | 20 | Excellent | 3800 | Moderate | 2041 |
| Chlorine Scale | 2017 | 20 | Average | 1500 | Moderate | 2032 |
| Chlorine Scale | 2010 | 20 | Average | 1500 | Moderate | 2032 |
| Chlorine Analyzer | 2018 | 20 | Average | 2500 | Moderate | 2032 |
| Blowoff | 2015 | 25 | Average | 500 | Moderate | 2036 |
| Blowoff | 2017 | 25 | Failed | 500 | Moderate | 2023 |
| Blowoff | 2012 | 25 | Average | 500 | Moderate | 2036 |
| Blowoff | 2012 | 25 | Average | 500 | Moderate | 2036 |
| Blowoff | 2022 | 25 | Average | 500 | Moderate | 2036 |
| Blowoff | 2011 | 25 | Average | 500 | Moderate | 2036 |
| Blowoff | 2021 | 25 | Average | 500 | Moderate | 2036 |
| Blowoff | 2020 | 25 | Average | 500 | Moderate | 2036 |
| Blowoff | 2010 | 25 | Average | 500 | Moderate | 2036 |
| Blowoff | 2015 | 25 | Average | 500 | Moderate | 2036 |
| Blowoff | 2007 | 25 | Average | 250 | Moderate | 2036 |
| Blowoff | 2017 | 25 | Average | 500 | Moderate | 2036 |
| Blowoff | 2017 | 25 | Average | 500 | Moderate | 2036 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-1 | 2006 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-2 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-4 | 1986 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-5 | 1986 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-6 | 1986 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-7 | 2006 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-8 | 2019 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-9 | 2017 | 25 | Good | 1200 | Moderate | 2040 |
| wwValvInFac-10 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-11 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-12 | 2017 | 25 | Excellent | 1200 | Moderate | 2045 |
| wwValvInFac-13 | 1995 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-14 | 1995 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-15 | 1995 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-16 | 1989 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-17 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-18 | 2008 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-19 | 2007 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-20 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-21 | 2008 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-22 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-23 | 2003 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-24 | 2002 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-25 | 2005 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-26 | 2016 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-27 | 2017 | 25 | Good | 1200 | Moderate | 2040 |
| wwValvInFac-28 | 2017 | 25 | Good | 1200 | Moderate | 2040 |
| wwValvInFac-29 | 2017 | 25 | Good | 1200 | Moderate | 2040 |
| wwValvInFac-30 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-31 | 2016 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-32 | 1981 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-33 | 1972 | 25 | Poor | 1200 | Moderate | 2030 |
| wwValvInFac-34 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-35 | 2016 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-36 | 2021 | 25 | Good | 1200 | Moderate | 2040 |
| wwValvInFac-37 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-38 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-39 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-40 | 2021 | 25 | Good | 1200 | Moderate | 2040 |
| wwValvInFac-41 | 1900 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-42 | 1900 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-43 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-44 | 1999 | 25 | Average | 1200 | Moderate | 2035 |

# City of Umatilla

## Drinking Water System Master Asset List

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-45 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-46 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-47 | 1986 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-48 | 2022 | 25 | Excellent | 1200 | Moderate | 2049 |
| wwValvInFac-49 | 2018 | 25 | Average | 1200 | Moderate | 2043 |
| wwValvInFac-50 | 2006 | 25 | Average | 1200 | Moderate | 2031 |
| wwValvInFac-51 | 2007 | 25 | Average | 1200 | Moderate | 2032 |
| wwValvInFac-52 | 2007 | 25 | Average | 1200 | Moderate | 2032 |
| wwValvInFac-53 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-54 | 2000 | 25 | Average | 1200 | Moderate | 2025 |
| wwValvInFac-55 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-56 | 2000 | 25 | Average | 1200 | Moderate | 2025 |
| wwValvInFac-57 | 2000 | 25 | Average | 1200 | Moderate | 2025 |
| wwValvInFac-58 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-59 | 2003 | 25 | Average | 1200 | Moderate | 2028 |
| wwValvInFac-60 | 2009 | 25 | Average | 1200 | Moderate | 2034 |
| wwValvInFac-61 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-62 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-63 | 1992 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-64 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-65 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-66 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-67 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-68 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-69 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-70 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-71 | 1998 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-72 | 2015 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-73 | 2020 | 25 | Average | 1200 | Moderate | 2045 |
| wwValvInFac-74 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-75 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-76 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-77 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-78 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-79 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-80 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-81 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-82 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-83 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-84 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-85 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-86 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-87 | 2011 | 25 | Average | 1200 | Moderate | 2036 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-88 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-89 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-90 | 2020 | 25 | Average | 1200 | Moderate | 2045 |
| wwValvInFac-91 | 2020 | 25 | Excellent | 1200 | Moderate | 2047 |
| wwValvInFac-92 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-93 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-94 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-95 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-96 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-97 | 2016 | 25 | Average | 1200 | Moderate | 2041 |
| wwValvInFac-98 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-99 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-100 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-101 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-102 | 2016 | 25 | Average | 1200 | Moderate | 2041 |
| wwValvInFac-103 | 1985 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-104 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-105 | 2010 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-106 | 2017 | 25 | Good | 1200 | Moderate | 2042 |
| wwValvInFac-107 | 2017 | 25 | Good | 1200 | Moderate | 2042 |
| wwValvInFac-108 | 2017 | 25 | Good | 1200 | Moderate | 2042 |
| wwValvInFac-109 | 1964 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-110 | 2002 | 25 | Average | 1200 | Moderate | 2027 |
| wwValvInFac-111 | 2015 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-112 | 2015 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-113 | 1978 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-114 | 1984 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-115 | 2020 | 25 | Average | 1200 | Moderate | 2045 |
| wwValvInFac-116 | 2020 | 25 | Average | 1200 | Moderate | 2045 |
| wwValvInFac-117 | 2012 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-118 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-119 | 2015 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-120 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-121 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-122 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-123 | 2019 | 25 | Good | 1200 | Moderate | 2045 |
| wwValvInFac-124 | 2007 | 25 | Average | 1200 | Moderate | 2032 |
| wwValvInFac-125 | 1987 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-126 | 1985 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-127 | 2011 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-128 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-129 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-130 | 1999 | 25 | Average | 1200 | Moderate | 2024 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-130 | 1999 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-131 | 2017 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-132 | 1999 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-133 | 1999 | 25 | Average | 1200 | Moderate | 2049 |
| wwValvInFac-134 | 2022 | 25 | Excellent | 1200 | Moderate | 2023 |
| wwValvInFac-135 | 1976 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-136 | 1999 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-137 | 1989 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-138 | 1964 | 25 | Average | 1200 | Moderate | 0 |
| wwValvInFac-139 | 0 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-140 | 1964 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-141 | 1999 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-142 | 1995 | 25 | Average | 1200 | Moderate | 2041 |
| wwValvInFac-143 | 2016 | 25 | Average | 1200 | Moderate | 2031 |
| wwValvInFac-144 | 2006 | 25 | Average | 1200 | Moderate | 2041 |
| wwValvInFac-145 | 2016 | 25 | Average | 1200 | Moderate | 2026 |
| wwValvInFac-146 | 2001 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-147 | 1986 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-148 | 2015 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-149 | 2015 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-150 | 1985 | 25 | Average | 1200 | Moderate | 2028 |
| wwValvInFac-151 | 2003 | 25 | Average | 1200 | Moderate | 2031 |
| wwValvInFac-152 | 2006 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-153 | 2017 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-154 | 2015 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-155 | 1981 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-156 | 1983 | 25 | Average | 1200 | Moderate | 2023 |
| wwValvInFac-157 | 1979 | 25 | Average | 1200 | Moderate | 2046 |
| wwValvInFac-158 | 2021 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-159 | 2011 | 25 | Average | 1200 | Moderate | 2046 |
| wwValvInFac-160 | 2020 | 25 | Good | 1200 | Moderate | 2046 |
| wwValvInFac-161 | 2020 | 25 | Good | 1200 | Moderate | 2030 |
| wwValvInFac-162 | 2005 | 25 | Average | 1200 | Moderate | 2030 |
| wwValvInFac-163 | 2005 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-164 | 1999 | 25 | Average | 1200 | Moderate | 2032 |
| wwValvInFac-165 | 2007 | 25 | Average | 1200 | Moderate | 2025 |
| wwValvInFac-166 | 2000 | 25 | Average | 1200 | Moderate | 2024 |
| wwValvInFac-167 | 1999 | 25 | Average | 1200 | Moderate | 2027 |
| wwValvInFac-168 | 2002 | 25 | Average | 1200 | Moderate | 2025 |
| wwValvInFac-169 | 2000 | 25 | Average | 1200 | Moderate | 2041 |
| wwValvInFac-170 | 2016 | 25 | Average | 1200 | Moderate | 2037 |
| wwValvInFac-171 | 2012 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-172 | 2010 | 25 | Average | 1200 | Moderate | 2031 |

# City of Umatilla

## Drinking Water System Master Asset List

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-173 | 2006 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-174 | 2021 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-175 | 2020 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-176 | 2003 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-177 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-178 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-179 | 2018 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-1 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-2 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-3 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-4 | 2016 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-5 | 2017 | 25 | Average | 1600 | Moderate | 2039 |
| wwValvInFac-6 | 2016 | 25 | Average | 2000 | Moderate | 2039 |
| wwValvInFac-7 | 2016 | 25 | Average | 1200 | Moderate | 2039 |
| wwValvInFac-8 | 2016 | 25 | Average | 2400 | Moderate | 2039 |
| wwValvInFac-9 | 2016 | 25 | Average | 2400 | Moderate | 2039 |
| wwValvInFac-10 | 2016 | 25 | Average | 1200 | Moderate | 2034 |
| wwValvInFac-12 | 2000 | 25 | Average | 1200 | Moderate | 2034 |
| wwValvInFac-17 | 2016 | 25 | Average | 2400 | Moderate | 2034 |
| wwValvInFac-18 | 2000 | 25 | Average | 1600 | Moderate | 2034 |
| wwValvInFac-19 | 2000 | 25 | Average | 1600 | Moderate | 2034 |
| wwValvInFac-20 | 2000 | 25 | Average | 1600 | Moderate | 2034 |
| wwValvInFac-21 | 2000 | 25 | Average | 1600 | Moderate | 2034 |
| wwValvInFac-22 | 2017 | 25 | Average | 1200 | Moderate | 2034 |
| wwValvInFac-23 | 2017 | 25 | Average | 1200 | Moderate | 2034 |
| wwValvInFac-24 | 2017 | 25 | Average | 1200 | Moderate | 2034 |
| wwValvInFac-25 | 2017 | 25 | Average | 1200 | Moderate | 2034 |
| wwValvInFac-26 | 2017 | 25 | Average | 1200 | Moderate | 2034 |
| wwValvInFac-27 | 2017 | 25 | Average | 1200 | Moderate | 2034 |
| wwValvInFac-28 | 2017 | 25 | Average | 1200 | Moderate | 2039 |
| wwValvInFac-29 | 2007 | 25 | Good | 2400 | Moderate | 2035 |
| wwValvInFac-30 | 2007 | 25 | Good | 2400 | Moderate | 2035 |
| wwValvInFac-31 | 2007 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-32 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-33 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-34 | 2016 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-35 | 2016 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-36 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-37 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-38 | 2016 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-39 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-40 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-41 | 2016 | 25 | Average | 2400 | Moderate | 2035 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-45 | 2015 | 25 | Average | 1600 | Moderate | 2040 |
| wwValvInFac-46 | 2000 | 25 | Average | 1200 | Moderate | 2025 |
| wwValvInFac-47 | 2000 | 25 | Average | 1200 | Moderate | 2025 |
| wwValvInFac-48 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-50 | 2017 | 25 | Average | 1600 | Moderate | 2042 |
| wwValvInFac-51 | 1986 | 25 | Average | 400 | Moderate | 2011 |
| wwValvInFac-52 | 1986 | 25 | Average | 1200 | Moderate | 2011 |
| wwValvInFac-53 | 1986 | 25 | Average | 1200 | Moderate | 2011 |
| wwValvInFac-54 | 1986 | 25 | Average | 1200 | Moderate | 2011 |
| wwValvInFac-55 | 2000 | 25 | Average | 1200 | Moderate | 2025 |
| wwValvInFac-56 | 2000 | 25 | Average | 2400 | Moderate | 2025 |
| wwValvInFac-57 | 2000 | 25 | Average | 1600 | Moderate | 2025 |
| wwValvInFac-58 | 2000 | 25 | Average | 2400 | Moderate | 2025 |
| wwValvInFac-59 | 2000 | 25 | Average | 2400 | Moderate | 2025 |
| wwValvInFac-60 | 2017 | 25 | Average | 400 | Moderate | 2042 |
| wwValvInFac-61 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-62 | 2015 | 25 | Average | 400 | Moderate | 2040 |
| wwValvInFac-64 | 2015 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-65 | 2015 | 25 | Good | 2400 | Moderate | 2040 |
| wwValvInFac-67 | 2017 | 25 | Good | 2400 | Moderate | 2042 |
| wwValvInFac-68 | 2017 | 25 | Good | 2400 | Moderate | 2042 |
| wwValvInFac-69 | 2000 | 25 | Good | 1200 | Moderate | 2025 |
| wwValvInFac-71 | 2000 | 25 | Average | 1200 | Moderate | 2025 |
| wwValvInFac-72 | 2017 | 25 | Average | 600 | Moderate | 2042 |
| wwValvInFac-73 | 2017 | 25 | Good | 1200 | Moderate | 2042 |
| wwValvInFac-74 | 2015 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-75 | 2015 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-76 | 2017 | 25 | Excellent | 800 | Moderate | 2042 |
| wwValvInFac-77 | 2017 | 25 | Good | 1200 | Moderate | 2042 |
| wwValvInFac-78 | 2017 | 25 | Good | 1200 | Moderate | 2042 |
| wwValvInFac-79 | 2017 | 25 | Good | 1200 | Moderate | 2042 |
| wwValvInFac-80 | 2010 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-81 | 2017 | 25 | Good | 800 | Moderate | 2042 |
| wwValvInFac-82 | 2017 | 25 | Good | 800 | Moderate | 2042 |
| wwValvInFac-83 | 1995 | 25 | Average | 800 | Moderate | 2020 |
| wwValvInFac-84 | 1995 | 25 | Average | 1200 | Moderate | 2020 |
| wwValvInFac-85 | 1995 | 25 | Average | 800 | Moderate | 2020 |
| wwValvInFac-86 | 1995 | 25 | Average | 800 | Moderate | 2020 |
| wwValvInFac-87 | 2017 | 25 | Average | 800 | Moderate | 2042 |
| wwValvInFac-88 | 1995 | 25 | Average | 1200 | Moderate | 2020 |
| wwValvInFac-89 | 1995 | 25 | Average | 1200 | Moderate | 2020 |
| wwValvInFac-90 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-91 | 2017 | 25 | Average | 1200 | Moderate | 2042 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-92 | 2010 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-93 | 2015 | 25 | Average | 2400 | Moderate | 2040 |
| wwValvInFac-94 | 2015 | 25 | Average | 1600 | Moderate | 2040 |
| wwValvInFac-95 | 2015 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-96 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-97 | 2017 | 25 | Average | 400 | Moderate | 2042 |
| wwValvInFac-98 | 2016 | 25 | Average | 2400 | Moderate | 2041 |
| wwValvInFac-99 | 2017 | 25 | Average | 400 | Moderate | 2042 |
| wwValvInFac-100 | 1999 | 25 | Average | 200 | Moderate | 2024 |
| wwValvInFac-101 | 1999 | 25 | Average | 200 | Moderate | 2024 |
| wwValvInFac-102 | 1999 | 25 | Average | 1600 | Moderate | 2024 |
| wwValvInFac-103 | 1999 | 25 | Average | 2400 | Moderate | 2024 |
| wwValvInFac-104 | 2010 | 25 | Average | 800 | Moderate | 2035 |
| wwValvInFac-105 | 2010 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-106 | 2015 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-107 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-108 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-109 | 2017 | 25 | Good | 2400 | Moderate | 2042 |
| wwValvInFac-110 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-111 | 2017 | 25 | Good | 2400 | Moderate | 2042 |
| wwValvInFac-112 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-113 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-114 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-115 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-116 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-117 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-118 | 2016 | 25 | Average | 2400 | Moderate | 2041 |
| wwValvInFac-119 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-120 | 2016 | 25 | Average | 2000 | Moderate | 2041 |
| wwValvInFac-121 | 2016 | 25 | Average | 400 | Moderate | 2041 |
| wwValvInFac-122 | 2016 | 25 | Average | 300 | Moderate | 2041 |
| wwValvInFac-123 | 2016 | 25 | Average | 400 | Moderate | 2041 |
| wwValvInFac-124 | 2016 | 25 | Average | 300 | Moderate | 2041 |
| wwValvInFac-125 | 2016 | 25 | Average | 400 | Moderate | 2041 |
| wwValvInFac-126 | 2017 | 25 | Average | 2000 | Moderate | 2042 |
| wwValvInFac-127 | 1999 | 25 | Average | 400 | Moderate | 2024 |
| wwValvInFac-129 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-130 | 2017 | 25 | Average | 2000 | Moderate | 2042 |
| wwValvInFac-131 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-134 | 2008 | 25 | Average | 400 | Moderate | 2033 |
| wwValvInFac-135 | 2017 | 25 | Average | 2400 | Moderate | 2042 |
| wwValvInFac-136 | 2017 | 25 | Average | 1200 | Moderate | 2042 |
| wwValvInFac-137 | 2016 | 25 | Average | 1200 | Moderate | 2041 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-153 | 1999 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-154 | 1999 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-155 | 1999 | 25 | Failed | 400 | Moderate | 2035 |
| wwValvInFac-156 | 2017 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-157 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-158 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-159 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-160 | 2021 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-161 | 2021 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-162 | 2021 | 25 | Average | 2400 | Moderate | 2040 |
| wwValvInFac-163 | 2021 | 25 | Failed | 1200 | Moderate | 2040 |
| wwValvInFac-164 | 2021 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-165 | 2020 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-166 | 2020 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-167 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-168 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-169 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-170 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-171 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-172 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-173 | 2010 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-174 | 2010 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-175 | 2017 | 25 | Average | 1200 | Moderate | 2040 |
| wwValvInFac-176 | 2017 | 25 | Good | 1200 | Moderate | 2036 |
| wwValvInFac-177 | 2017 | 25 | Good | 2400 | Moderate | 2036 |
| wwValvInFac-178 | 2017 | 25 | Average | 2400 | Moderate | 2036 |
| wwValvInFac-179 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-181 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-182 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-183 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-184 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-185 | 2017 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-186 | 2017 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-187 | 2016 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-188 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-189 | 1999 | 25 | Average | 1200 | Moderate | 2036 |
| wwValvInFac-190 | 2015 | 25 | Good | 2400 | Moderate | 2036 |
| wwValvInFac-191 | 1999 | 25 | Average | 2400 | Moderate | 2036 |
| wwValvInFac-192 | 2015 | 25 | Average | 1600 | Moderate | 2036 |
| wwValvInFac-193 | 1999 | 25 | Average | 1600 | Moderate | 2036 |
| wwValvInFac-194 | 1999 | 25 | Average | 2400 | Moderate | 2036 |
| wwValvInFac-195 | 1999 | 25 | Average | 300 | Moderate | 2035 |
| wwValvInFac-196 | 1985 | 25 | Average | 2400 | Moderate | 2035 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-197 | 1985 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-198 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-199 | 1999 | 25 | Failed | 2000 | Moderate | 2035 |
| wwValvInFac-200 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-201 | 2017 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-202 | 1999 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-203 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-204 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-205 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-206 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-207 | 2007 | 25 | Failed | 1600 | Moderate | 2035 |
| wwValvInFac-208 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-209 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-210 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-211 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-212 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-213 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-214 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-215 | 2014 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-216 | 1999 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-217 | 2014 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-218 | 2014 | 25 | Average | 800 | Moderate | 2035 |
| wwValvInFac-219 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-220 | 1999 | 25 | Good | 1600 | Moderate | 2035 |
| wwValvInFac-222 | 2000 | 25 | Good | 1600 | Moderate | 2035 |
| wwValvInFac-223 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-224 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-225 | 2003 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-226 | 2003 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-227 | 2003 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-228 | 2014 | 25 | Average | 800 | Moderate | 2035 |
| wwValvInFac-229 | 2000 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-230 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-231 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-232 | 2000 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-234 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-235 | 2000 | 25 | Good | 1200 | Moderate | 2035 |
| wwValvInFac-236 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-237 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-238 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-239 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-240 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-241 | 2017 | 25 | Average | 400 | Moderate | 2035 |

# City of Umatilla

## Drinking Water System Master Asset List

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-285 | 2020 | 25 | Excellent | 2000 | Moderate | 2035 |
| wwValvInFac-286 | 2010 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-287 | 2012 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-288 | 2012 | 25 | Good | 2000 | Moderate | 2035 |
| wwValvInFac-289 | 2012 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-290 | 2012 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-291 | 2011 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-292 | 2011 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-293 | 2011 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-294 | 2012 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-295 | 2012 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-296 | 2012 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-297 | 2012 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-298 | 2012 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-299 | 2012 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-300 | 2012 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-301 | 2012 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-302 | 2012 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-303 | 2012 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-304 | 2012 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-305 | 2016 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-306 | 1999 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-307 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-309 | 2016 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-310 | 2016 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-311 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-312 | 2017 | 25 | Average | 800 | Moderate | 2035 |
| wwValvInFac-313 | 2016 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-314 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-315 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-316 | 1999 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-317 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-318 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-319 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-321 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-322 | 1985 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-323 | 2011 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-324 | 2011 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-325 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-326 | 1985 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-327 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-328 | 1999 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-329 | 1985 | 25 | Average | 1600 | Moderate | 2035 |

# City of Umatilla

## Drinking Water System Master Asset List

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-330 | 1985 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-331 | 1985 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-332 | 2017 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-333 | 2010 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-334 | 2010 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-335 | 2010 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-336 | 2010 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-337 | 2017 | 25 | Good | 1600 | Moderate | 2040 |
| wwValvInFac-338 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-339 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-340 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-341 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-342 | 1999 | 25 | Average | 200 | Moderate | 2035 |
| wwValvInFac-343 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-344 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-345 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-346 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-347 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-348 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-349 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-350 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-351 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-352 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-353 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-354 | 1985 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-355 | 1985 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-356 | 1985 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-357 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-358 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-359 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-360 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-361 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-362 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-363 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-364 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-365 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-366 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-367 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-368 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-369 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-370 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-371 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-372 | 2007 | 25 | Average | 2400 | Moderate | 2035 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-373 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-374 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-375 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-376 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-377 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-378 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-379 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-380 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-381 | 2007 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-382 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-383 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-385 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-386 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-387 | 1985 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-388 | 1985 | 25 | Average | 800 | Moderate | 2035 |
| wwValvInFac-389 | 2000 | 25 | Failed | 1200 | Moderate | 2035 |
| wwValvInFac-390 | 1995 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-391 | 1985 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-392 | 1985 | 25 | Average | 800 | Moderate | 2035 |
| wwValvInFac-393 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-394 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-395 | 1999 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-396 | 2015 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-397 | 2015 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-398 | 2016 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-399 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-400 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-401 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-402 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-403 | 1999 | 25 | Average | 400 | Moderate | 2023 |
| wwValvInFac-404 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-405 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-406 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-407 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-408 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-409 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-410 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-411 | 2022 | 25 | Excellent | 1200 | Moderate | 2035 |
| wwValvInFac-412 | 1976 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-413 | 1976 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-414 | 1989 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-415 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-416 | 2017 | 25 | Average | 2400 | Moderate | 2035 |

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## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-403 | 1999 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-404 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-405 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-406 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-407 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-408 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-409 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-410 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-411 | 2022 | 25 | Excellent | 1200 | Moderate | 2045 |
| wwValvInFac-412 | 1976 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-413 | 1976 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-414 | 1989 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-415 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-416 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-417 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-418 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-419 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-420 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-421 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-422 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-423 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-424 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-425 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-426 | 2007 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-427 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-428 | 1995 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-429 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-430 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-431 | 2007 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-432 | 2006 | 25 | Average | 800 | Moderate | 2035 |
| wwValvInFac-433 | 2006 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-434 | 2016 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-435 | 2016 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-436 | 2016 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-437 | 2016 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-438 | 2016 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-439 | 2016 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-440 | 2016 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-441 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-442 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-443 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-444 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-445 | 2017 | 25 | Average | 2400 | Moderate | 2035 |

# CITY OF UMATILLA

## DRINKING WATER SYSTEM MASTER ASSET LIST

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-446 | 2017 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-447 | 2017 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-448 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-449 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-450 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-451 | 2017 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-452 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-453 | 2015 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-454 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-455 | 2005 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-456 | 2005 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-457 | 2005 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-458 | 2005 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-459 | 2005 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-460 | 2005 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-461 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-462 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-463 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-464 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-465 | 1999 | 25 | Average | 600 | Moderate | 2035 |
| wwValvInFac-466 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-467 | 1999 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-468 | 2002 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-469 | 2002 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-470 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-471 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-472 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-473 | 2000 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-474 | 2016 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-475 | 2016 | 25 | Average | 800 | Moderate | 2035 |
| wwValvInFac-476 | 2016 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-477 | 2016 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-478 | 2006 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-479 | 2006 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-480 | 2006 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-481 | 2006 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-482 | 2006 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-483 | 2006 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-484 | 2006 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-485 | 2006 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-486 | 2006 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-487 | 2006 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-488 | 2006 | 25 | Average | 1600 | Moderate | 2035 |

# City of Umatilla

## Drinking Water System Master Asset List

| Asset Name | Install Year | Design Life | Condition | Replacement Cost | COF | EOL |
|---|---|---|---|---|---|---|
| wwValvInFac-489 | 2006 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-490 | 2006 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-491 | 2006 | 25 | Average | 400 | Moderate | 2035 |
| wwValvInFac-492 | 2006 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-493 | 2003 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-494 | 2003 | 25 | Average | 1600 | Moderate | 2035 |
| wwValvInFac-495 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-496 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-497 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-498 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-499 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-500 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-501 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-502 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-503 | 2017 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-504 | 2016 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-505 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-506 | 2015 | 25 | Average | 2400 | Moderate | 2035 |
| wwValvInFac-507 | 2015 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-508 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-509 | 2017 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-510 | 2015 | 25 | Good | 1200 | Moderate | 2040 |
| wwValvInFac-511 | 2015 | 25 | Good | 1200 | Moderate | 2040 |
| wwValvInFac-512 | 2000 | 25 | Average | 2000 | Moderate | 2035 |
| wwValvInFac-513 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-514 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-515 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-516 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-517 | 2000 | 25 | Average | 1200 | Moderate | 2035 |
| wwValvInFac-518 | 2000 | 25 | Average | 1200 | Moderate | 2035 |

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

**DATE: August 8, 2023** **MEETING DATE: August 15, 2023**

**SUBJECT: First Reading of Ordinance No. 2023-12, Hatfield Family Revocable Trust Annexation**

**BACKGROUND SUMMARY:**

The owner is seeking annexation of 9.59 acres of land to create a self-storage facility known as East Lake Storage, LLC., along with companion applications for a FLUM Amendment, a Rezoning application and a Special Exception Use**.**

**RECOMMENDATIONS:**

Approval of First Reading of Ordinance No. 2023-12, Hatfield Family Revocable Trust Annexation

**FISCAL IMPACTS:**

None

**ATTACHMENTS:**

1. Staff Report
2. Hatfield Trust Location Map
3. Ordinance No. 2023-12, Hatfield Family Revocable Trust Annexation

# CITY OF UMATILLA
## STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

### ANNEXATION

**Owner:** **Hatfield Family Revocable Trust**

**Applicant:** **Morgan Hatfield and Shawn NcNew**

**General Location:** **North of Rose Street and West of Skyline Dr.**

**Number of Acres:** **9.59 ± acres**

**Existing Zoning:** **County Agriculture**

**Existing Land Use:** **Lake County Industrial**

**Description of Project**

The owner is seeking annexation of 9.59 acres with companion applications for a small-scale comp plan amendment (sscpa) and rezoning, for a self-storage facility known as East Lake Storage, LLC.

| | Surrounding Zoning | Surrounding Land Use |
|---|---|---|
| **North** | County A | Lake County Industrial |
| **South** | County A | Lake County Industrial |
| **East** | County A | Urban Low Density (4 units/acre) |
| **West** | Airport Zoning (AZ) | Transportation/Aviation |

**Assessment**

**Annexation**

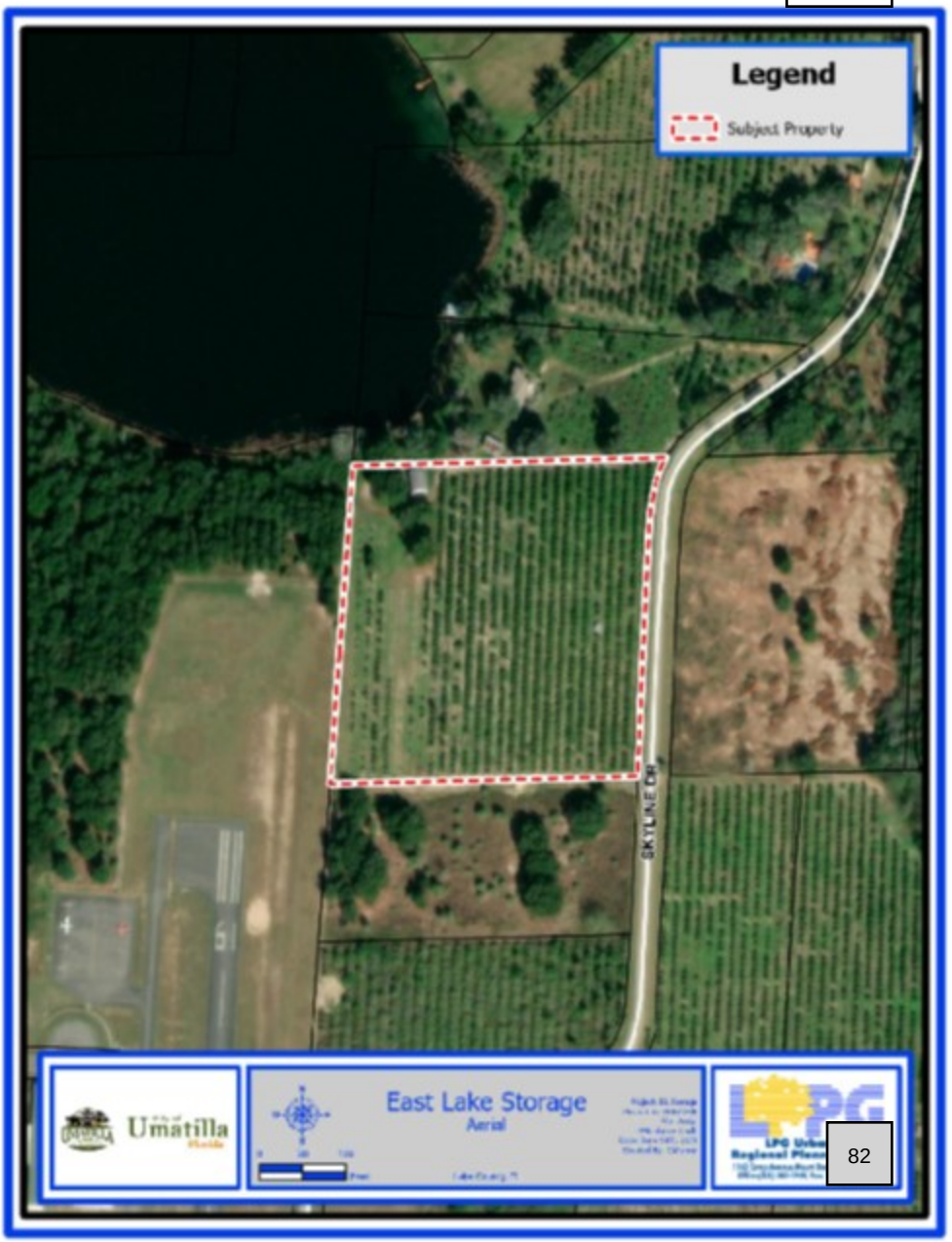
The subject property is located adjacent to the city limits along the western property boundary; therefore, the property is eligible for annexation.

**Recommendation**

Staff recommends approval.

# Aerial Map




Legend
Subject Property
SKYLINE DR
East Lake Storage
Aerial
Umatilla

**ORDINANCE 2023-12**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA, AMENDING THE BOUNDARIES OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN SECTION 171.044, FLORIDA STATUTES, TO INCLUDE WITHIN THE CITY LIMITS APPROXIMATELY 9.59 ± ACRES OF LAND GENERALLY LOCATED NORTH OF ROSE STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a petition has been submitted for annexation of approximately 9.59 acres of land generally located north of Rose Street and west of Skyline Drive (the "Property") by Morgan Hatfield and Shawn McNew, as applicant on behalf of Hatfield Family Revocable Trust, as Owner;

**WHEREAS**, the petition bears the signature of all applicable parties; and

**WHEREAS**, the required notice of the proposed annexation has been properly published; and

**WHEREAS,** the Property is contiguous to the City limits and may be annexed by the City of Umatilla.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Umatilla, Florida, as follows:

**Section 1.**
The following described property consisting of approximately 9.59 acres of land generally located north of Rose Street and west Skyline Drive, is hereby incorporated into and made part of the City of Umatilla Florida. The property is more particularly described and depicted as set forth on Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

**LEGAL DESCRIPTION**: See Exhibit "A"

**Alternate Key # 1039177**

**Section 2**. The City Clerk shall forward a certified copy of this Ordinance to the Clerk of the Circuit Court, the County Manager of Lake County, Florida, and the Secretary of State of Florida within seven (7) days after its passage on second and final reading.

**Section 3**.
If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 4**. The property annexed in this Ordinance is subject to the Land Use Plan of the Lake County Comprehensive Plan and county zoning regulations until the City adopts the Comprehensive Plan Amendment to include the property annexed in the City Comprehensive Plan.

**Section 5. Utilities**. The property is located within the City's Chapter 180, Florida Statutes, Utility District. The owner hereby agrees that the City shall be the sole provider of water and wastewater

services to the property subject to this Ordinance when such services become available subject to the rules and regulations established by State and Federal regulatory agencies, and applicable City ordinances, policies, and procedures. For the purposes of this Section 5, 'available' shall mean when the City's potable water system comes within 300' of the private water system or any of the central lines of such private system and when the City's wastewater system comes within 1,000' of the private treatment system or any central lines of such private system. Distances shall be measured as a curb line distance within the right of way or the centerline distance within an easement. The owner further agrees that when the City provides notice that such utilities are available; the owner shall connect to the applicable system within 12 months of the date of the City's written notice.

**Section 6: Scrivener's Errors.**
Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 7.**
This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

_____
Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

_____
Jessica Burnham
City Clerk

Approved as to Form:

_____
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading_____
(SEAL)

**EXHIBIT "A"**

BEGIN AT NORTHWEST CORNER OF SOUTH HALF OF NORTHWEST QUARTER OF NORTHEAST QUARTER RUN SOUTH 1 DEGREE 17 MINUTES 30 SECONDS WEST 667.67 FEET IN SOUTHWEST CORNER OF NORTHWEST QUARTER OF NORTHEAST QUARTER NORTH 85 DEGREES 58 MINUTES EAST 688.33 FEET; NORTH 1 DEGREE 33 MINUTES EAST 663.93 FEET, WESTERLY TO POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

LESS THAT PORTION OF SAID LAND CONVEYED TO LAKE COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 1267:

LYING WITHIN 33.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBE CENTERLINE:

BEGIN AT ¾" IRON PIN LOCATED AT THE NORTHWEST CORNER OF THE SMITH-TURNER BLOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND RUN SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST, PARALLEL WITH AND 20.00 FEET NORTHERLY OF THE NORTH LINE OF LOTS 1 AND 28 OF SAID SMITH-TURNER BLOCK AND THE EASTERLY EXTENSION THEREOF, 1943.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 09 DEGREES 41 MINUTES 03 SECONDS, AN ARC DISTANCE OF 169.02 FEET; THENCE RUN SOUTH 80 DEGREES 05 MINUTES 07 SECONDS EAST, 233.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 11 DEGREES 30 MINUTES 31 SECONDS, AN ARC DISTANCE OF 200.86 FEET; THENCE RUN NORTH 88 DEGREES 24 MINUTES 22 SECONDS EAST, 384.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 85 DEGREES 06 MINUTES 15 SECONDS, AN ARC DISTANCE OF 297.07 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 03 DEGREES 18 MINUTES 07 SECONDS EAST, 514.40 FEET; THENCE RUN NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 497.21 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEREASTERLY, HAVING A RADIUS OF 260.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 52 DEGREES 37 MINUTES 24 SECONDS, AN ARC LENGTH OF 238.80 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 54 DEGREES 34 MINUTES 19 SECONDS EAST, 233.74 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 51 SECONDS, AN ARC DISTANCE OF 213.96 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 23 DEGREES 55 MINUTES 28 SECONDS EAST, 70.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 700.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 20 DEGREES 11 MINUTES 05 SECONDS, AN ARC DISTANCE OF 246.60 FEET TO THE END OF SAID SURVE; THENCE RUN NORTH 03 DEGREES 44 MINUTES 23 SECONDS EAST, 4.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 THAT IS SOUTH 88 DEGREES 14 MINUTES 17 SECONDS WEST, 1181.23 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID POINT BEING THE END OF THIS CENTERLINE DESCRIPTION.

**EXHIBIT "B"**


FLETCHER
CHARLES OSBORNE
ROGER GILES
N
W
E
S
COLLINS
CR-450
450
GREGORY
PRIVATE
WEST TENTH
SALTSDALE
Subject Property
SKYLINE
CASSADY
TWIN PONDS
POSE
CR-44A
LAKE BURNS

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

**DATE: August 7, 2023** **MEETING DATE: August 15, 2023**

**SUBJECT: First Reading of Ordinance No. 2023-13, Hatfield Family Revocable Trust Small-Scale Comp Plan Amendment**

**BACKGROUND SUMMARY:**

The applicant is requesting a Comprehensive Plan Map amendment from Lake County Industrial to City Industrial on 9.59 +/- acres.

There are existing Industrial designated lands within Lake County adjacent to the northern and southern property boundary, and City Transportation/Aviation land use is located to the west. Across Skyline Drive properties are designated as Lake County Urban Low Density which allows for light industrial uses with a conditional use permit pursuant to FLU Policy l-1.3.2; therefore, the proposed land use is compatible with adjacent lands, promotes orderly compact growth (FLU Policy 1-1.10.2), and designates industrial land uses which are adjacent to existing industrial land uses (FLU Policy 1-2.9.1). Further, the data and analysis indicate the city needs an additional 113 acres of industrial land use to meet the projected 2035 needs. Of the 113 acres, the city has previously approved land use amendments to industrial of 85.14 acres leaving a need of 27.86 acres. The proposed amendment of 9.59 acres would assist in meeting the projected need.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 417,740 SF of industrial development utilizing the 1.0 FAR and under the proposed land use the maximum development potential based on ISR is 313,305 SF which is a reduction of 104,435 SF.

**RECOMMENDATIONS:**

Approval of First Reading of Ordinance No. 2023-13, Hatfield Family Revocable Trust Small-Scale Comp Plan Amendment

**FISCAL IMPACTS:**

None

**ATTACHMENTS:**

1. Staff Report
2. Hatfield Trust SSCPA Map
3. Ordinance No. 2023-13, Hatfield Family Revocable Trust Small-Scale Comp Plan Amendment

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# CITY OF UMATILLA
## STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

### Small Scale Comprehensive Plan Amendment

**Owner:** **Hatfield Family Revocable Trust**

**Applicant:** **Morgan Hatfield and Shawn NcNew**

**General Location:** **North of Rose Street and West of Skyline Dr.**

**Number of Acres:** **9.59 ± acres**

**Existing Land Use:** **Lake County Industrial**

**Proposed Land Use:** **Industrial**

**Description of Project**

The owner is seeking a small-scale comp plan amendment (sscpa) to INDUSTRIAL Land Use for a self-storage facility known as East Lake Storage, LLC.

| | Surrounding Zoning | Surrounding Land Use |
|---|---|---|
| **North** | County A | Lake County Industrial |
| **South** | County A | Lake County Industrial |
| **East** | County A | Urban Low Density (4 units/acre) |
| **West** | Airport Zoning (AZ) | Transportation/Aviation |

## Assessment

**Small Scale Comprehensive Plan Map Amendment**

The applicant is requesting a map amendment from Lake County Industrial to City Industrial on 9.59 ± acres. There are existing Industrial designated lands within Lake County adjacent to the northern and southern property boundary, and City Transportation/Aviation land use is located to the west. Across Skyline Drive, properties are designated as Lake County Urban Low Density which allows for light industrial uses with a conditional use permit pursuant to FLU Policy l-1.3.2; therefore, the proposed land use is compatible with adjacent lands, promotes orderly compact growth (FLU Policy 1-1.10.2), and designates industrial land uses which are adjacent to existing industrial land uses (FLU Policy 1-2.9.1). Further, the data and analysis indicates the city needs an additional 113 acres of industrial land use to meet the projected 2035 needs. Of the 113 acres, the city has previously approved land use

amendments to industrial of 85.14 acres leaving a need of 27.86 acres. The proposed amendment of 9.59 acres would assist in meeting the projected need.

For comprehensive plan purposes a maximum development scenario was utilized. Under the existing land use the maximum development potential is 417,740 SF of industrial development utilizing the 1.0 FAR and under the proposed land use the maximum development potential based on ISR is 313,305 SF which is a reduction of 104,435 SF.

The proposed amendment is consistent with the comprehensive plan and meets the following policies (among others):

**Policy 1-2.1.1: Land Use Designations, and Maximum Intensity and Density**.
14. Industrial - 75% maximum of impervious surface ratio per parcel, which includes building coverage and a maximum building height of 50 feet. Development shall be limited to general and wholesale commercial and industrial uses such as warehousing, distributing and light manufacturing.

**Policy 1-1.10.2: Promote Orderly, Compact Growth.**
Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Land shall not be designated for growth and development if abundant undeveloped land is already present within developed areas served by facilities and services.

**Policy 1-2.9.1: Industrial Designation.**
The City shall designate industrial land use on the Future Land Use Map where existing industrial uses are located. The City shall also designate land adjacent to these existing industrial areas where future industrial land uses are most appropriate and compatible.

***Traffic Impact Analysis*** –

The proposed amendment would decrease the daily trips as outlined below based on maximum development potential. Skyline Drive is classified as a local roadway (under the jurisdiction of Lake County) with an adopted Level of Service (LOS) of D. The amendment would not degrade the LOS.

**TRIP GENERATION ANALYSIS**

**Proposed Land Use Program**

| Land Use | Size/Unit | ITE Code | Daily Trips | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|---|---|---|---|---|---|---|
| **Light Manufacturing** | **313.30 KSF** | **140** | **1,488** | **232** | **70** | **162** |
| **TOTAL GROSS TRIPS (PROPOSED)** | | | **1,488** | **232** | **70** | **162** |

* 11th Edition

**Existing Land Use Program**

| Land Use | Size/Unit | ITE Code | Daily Trips | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|---|---|---|---|---|---|---|
| Light Manufacturing | 417.74 KSF | 140 | 1,984 | 309 | 93 | 216 |
| TOTAL GROSS TRIPS (EXISTING) | | | 1,984 | 309 | 93 | 216 |

**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

| Land Use | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|---|---|---|---|
| TOTAL NET TRIPS (PROPOSED – EXISTING) | -77 | -23 | -54 |

### *Potable Water Analysis*

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .733 MGD (SJRWMD CUP 2646-6). The City has a current available capacity of 0.037 MGD (includes Glendale Groves, LLC amendment) for concurrency purposes and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will not cause a deficiency and the city will have a remaining capacity of 0.029 MGPD. It should be noted that the City is in the process of increasing the consumptive use permit capacity and is scheduled within 2023.

### *Sanitary Sewer Analysis*

The subject site is within the City of Umatilla's Utility Service area. The city has an existing agreement with the City of Eustis for wastewater (Resolution 2018-46). The agreement allows for a maximum of 300,000 gallons per day (0.3 MGD) and the current usage is 121,000 gallons per day (0.121 MGD) with a remaining capacity of 179,000 gallons per day (0.179 MGD). The proposed amendment would not cause a deficiency in the City's Level of Service standards and the city would have 171,000 gallons per day (0.171 MGD) remaining (Table 2).

### *Solid Waste Analysis*

The LOS for solid waste is 5 lbs per day per capita. The estimated employees are 677 at buildout and the estimated solid waste is 3,385 lbs per day. The proposed amendment will not cause a deficiency in the LOS.

### *Environmental Analysis*

An environmental analysis will be required prior to development per Chapter 9. Preliminary review indicates that the subject site contains soils conducive to gopher tortoises and sand skinks.

**Table 1 – Water Analysis**

| Ordinance # | Acres | Existing County Land Use | Proposed City Land Use | Maximum Development | Water Demand (gross) (mgpd) | Capacity or Deficit (mgpd) |
|---|---|---|---|---|---|---|
| City of Umatilla Current Capacity | | | | | | 0.037 * |
| | | Industrial (1.0 FAR) | Industrial (.75 ISR) | | .008 | .008 |
| Total | 9.59 | 417,740 SF | 313,305 SF | | | 0.029 |

*Includes Glendale Groves, LLC

Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc
Industrial water usage based on 850 gallons per acre

**Table 2 – Wastewater Analysis**

| Ordinance # | Acres | Existing County Land Use | Proposed City Land Use | Maximum Development | Water Demand (gross) (mgpd) | Capacity or Deficit (mgpd) |
|---|---|---|---|---|---|---|
| City of Umatilla Current Capacity | | | | | | 0.179* |
| | | Industrial (1.0 FAR/.80 ISR) | Industrial (.75 ISR) | 313,305 SF | .008 | .008 |
| | 9.59 | 417,740 SF | 313,305 SF | | | 0.171 |

*Includes Avenue Real Estate Amendment

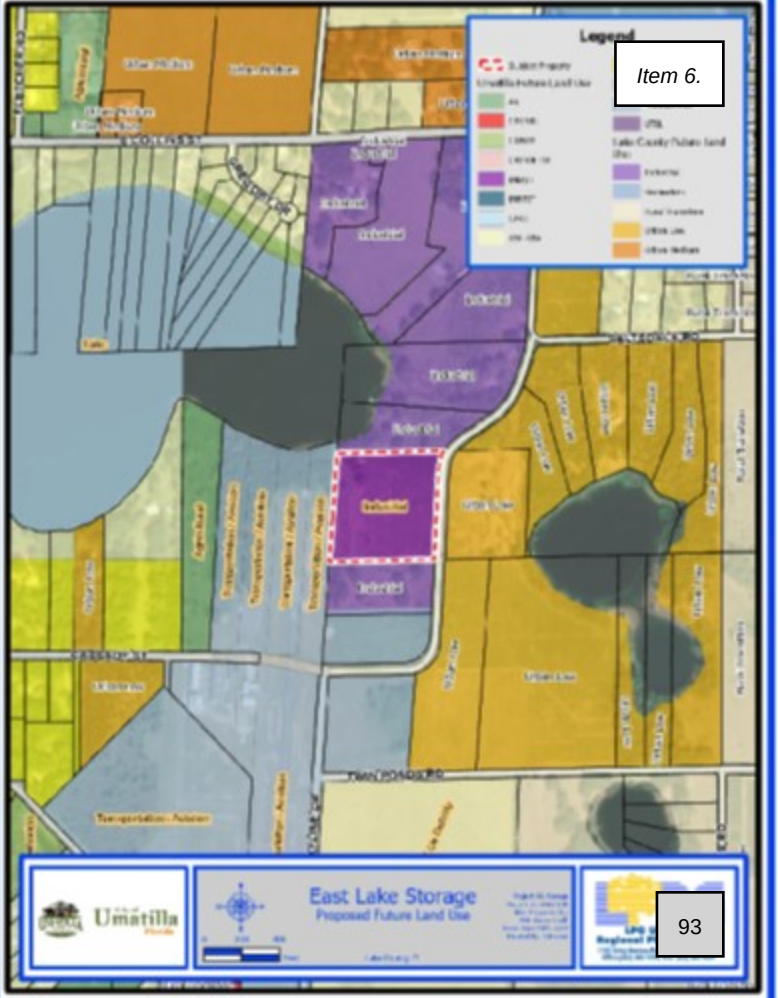
Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc
Industrial wastewater usage based on 850 gallons per acre

**Recommendation**

**SSCPA**

The proposed amendment to Industrial is consistent with the comprehensive plan as previously outlined. Staff recommends approval.

Staff recommends approval.


Legend
East Lake Storage
Proposed Future Land Use
Umatilla

**ORDINANCE 2023-13**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE LAND USE DESIGNATION OF 9.59 ± ACRES OF LAND DESIGNATED AS LAKE COUNTY INDUSTRIAL TO CITY INDUSTRIAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY HATFIELD FAMILY REVOCABLE TRUST LOCATED NORTH OF ROSE STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a petition has been received from Morgan Hatfield and Shawn NcNew as applicant on behalf of Hatfield Family Revocable Trust as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Lake County Industrial to City of Umatilla Industrial under the Comprehensive Plan for the City of Umatilla;

**WHEREAS**, the amendment would facilitate industrial development and is in compliance with the policies of the City's comprehensive plan; and

**WHEREAS,** the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

**WHEREAS,** the Local Planning Agency for the City of Umatilla have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Council of the City of Umatilla.

**WHEREAS,** the City Council reviewed said petition, the recommendations of the Land Planning Agency, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

**WHEREAS**, the City has held such public hearings and the records of the City provide that the owners of the land affected have been notified as required by law; and,

**NOW, THEREFORE, BE IT ORDAINED** BY THE CITY COUNCIL OF UMATILLA, FLORIDA, AS FOLLOWS:

**Section 1: Purpose and Intent.**
That the land use classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated from Lake County Industrial to City of Umatilla Industrial as depicted on the map attached hereto as Exhibit "A", and as defined in the Umatilla Comprehensive Plan.

**LEGAL DESCRIPTION:** See Exhibit "B"

**Alternate Key # 1039177**

A. That a copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Umatilla as a matter of permanent record of the City, and that matters and

contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

B. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Umatilla.

**Section 2: Severability.**
If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 3:** All ordinances or parts of ordinances in conflict herewith are herby repealed.

**Section 4: Scrivener's Errors.**
Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 5: Effective Date.**
This Ordinance shall become effective 31 days after its adoption by the City Council. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

_____
Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

_____
Jessica Burnham, CMC
City Clerk

Approved as to Form:

_____
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading_____
(SEAL)

**EXHIBIT "A"**

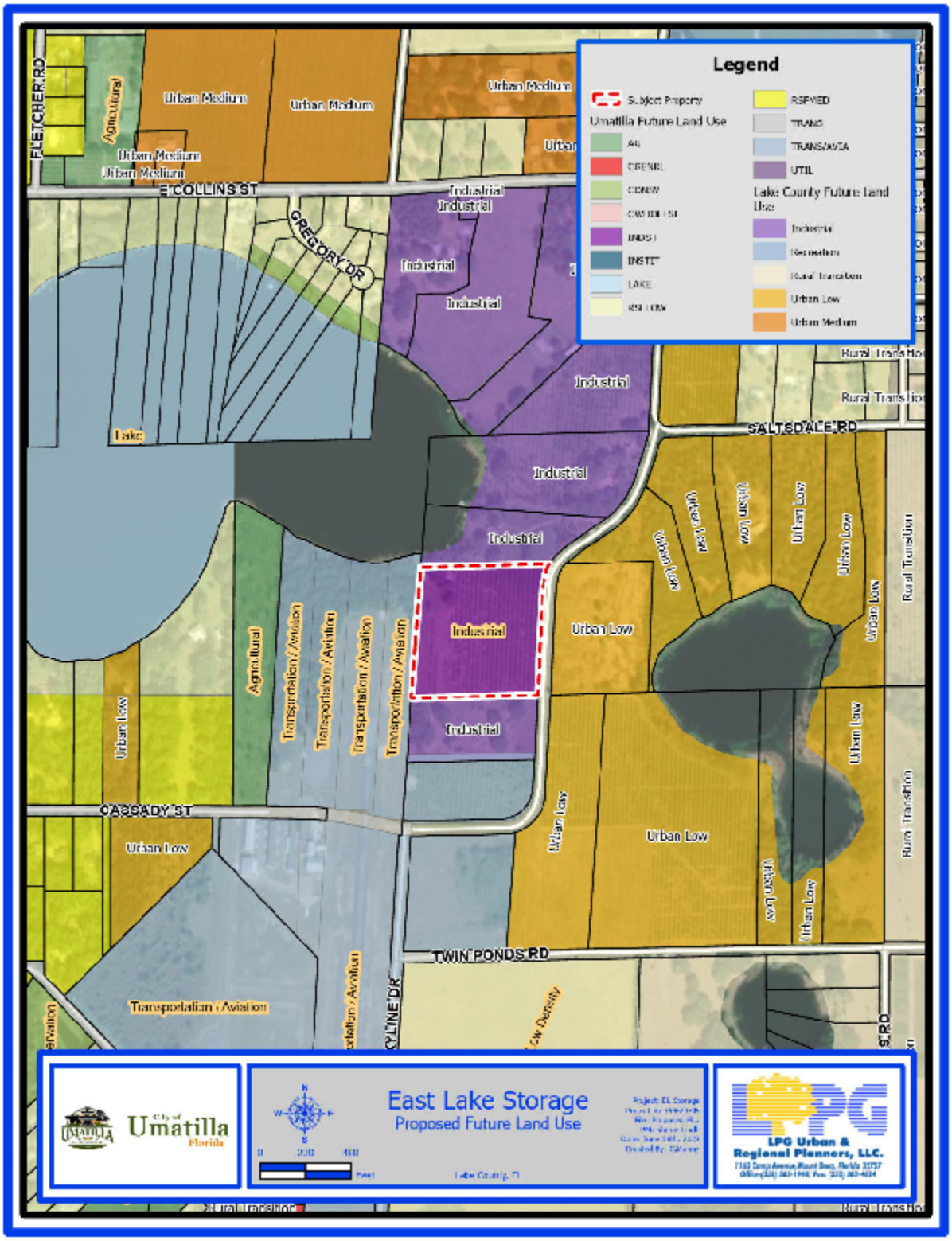

Legend
Subject Property
Umatilla Future Land Use
AG
CONSV
INSTL
LAKE
RESERVED
TRANS
TRANS/AVIA
UTIL
Lake County Future Land Use
Industrial
Urban Low
Urban Medium
FLETCHER RD
E COLLINS ST
GREGORY DR
SALTSDALE RD
CASSADY ST
TWIN PONDS RD
Lake
Agricultural
Urban Medium
Industrial
Urban Low
Rural Transition
Transportation / Aviation
East Lake Storage
Proposed Future Land Use
City of Umatilla
Florida
LPG Urban & Regional Planners, LLC.

**EXHIBIT "B"**
**LEGAL DESCRIPTION**

BEGIN AT NORTHWEST CORNER OF SOUTH HALF OF NORTHWEST QUARTER OF NORTHEAST QUARTER RUN SOUTH 1 DEGREE 17 MINUTES 30 SECONDS WEST 667.67 FEET IN SOUTHWEST CORNER OF NORTHWEST QUARTER OF NORTHEAST QUARTER NORTH 85 DEGREES 58 MINUTES EAST 688.33 FEET; NORTH 1 DEGREE 33 MINUTES EAST 663.93 FEET, WESTERLY TO POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

LESS THAT PORTION OF SAID LAND CONVEYED TO LAKE COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 1267:

LYING WITHIN 33.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBE CENTERLINE:

BEGIN AT ¾" IRON PIN LOCATED AT THE NORTHWEST CORNER OF THE SMITH-TURNER BLOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND RUN SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST, PARALLEL WITH AND 20.00 FEET NORTHERLY OF THE NORTH LINE OF LOTS 1 AND 28 OF SAID SMITH-TURNER BLOCK AND THE EASTERLY EXTENSION THEREOF, 1943.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 09 DEGREES 41 MINUTES 03 SECONDS, AN ARC DISTANCE OF 169.02 FEET; THENCE RUN SOUTH 80 DEGREES 05 MINUTES 07 SECONDS EAST, 233.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 11 DEGREES 30 MINUTES 31 SECONDS, AN ARC DISTANCE OF 200.86 FEET; THENCE RUN NORTH 88 DEGREES 24 MINUTES 22 SECONDS EAST, 384.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 85 DEGREES 06 MINUTES 15 SECONDS, AN ARC DISTANCE OF 297.07 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 03 DEGREES 18 MINUTES 07 SECONDS EAST, 514.40 FEET; THENCE RUN NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 497.21 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEREASTERLY, HAVING A RADIUS OF 260.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 52 DEGREES 37 MINUTES 24 SECONDS, AN ARC LENGTH OF 238.80 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 54 DEGREES 34 MINUTES 19 SECONDS EAST, 233.74 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 51 SECONDS, AN ARC DISTANCE OF 213.96 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 23 DEGREES 55 MINUTES 28 SECONDS EAST, 70.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 700.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 20 DEGREES 11 MINUTES 05 SECONDS, AN ARC DISTANCE OF 246.60 FEET TO THE END OF SAID SURVE; THENCE RUN NORTH 03 DEGREES 44 MINUTES 23 SECONDS EAST, 4.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 THAT IS SOUTH 88 DEGREES 14 MINUTES 17 SECONDS WEST, 1181.23 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID POINT BEING THE END OF THIS CENTERLINE DESCRIPTION.

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

**DATE: August 8, 2023** **MEETING DATE: August 15, 2023**

**SUBJECT: First Reading of Ordinance No. 2023-14 Hatfield Family Revocable Trust Rezoning**

**BACKGROUND SUMMARY:**

The applicant is requesting that the site be rezoned from Lake County Agriculture to Light Manufacturing (LM). The rezoning to LM is required to bring the subject zoning consistent with the City's Comprehensive Plan.

The site is also located within the Airport Overlay Zone which restricts density, intensity (type of development) and building heights. The proposed use of self-storage is a permitted use within the LM zoning and is not a prohibited use in the Airport Overlay Zone regulations.

**RECOMMENDATIONS:**

Approval of First Reading of Ordinance No. 2023-14 Hatfield Family Revocable Trust Rezoning

**FISCAL IMPACTS:**

None

**ATTACHMENTS:**

1. Staff Report
2. Hatfield Trust Zoning Map
3. Hatfield Trust Concept Plan
4. Ordinance No. 2023-14 Hatfield Family Revocable Trust Rezoning

# CITY OF UMATILLA
## STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

### REZONING

**Owner:** **Hatfield Family Revocable Trust**

**Applicant:** **Morgan Hatfield and Shawn NcNew**

**General Location:** **North of Rose Street and West of Skyline Dr.**

**Number of Acres:** **9.59 ± acres**

**Existing Zoning:** **County Agriculture**

**Proposed Zoning:** **Light Manufacturing (LM)**

**Description of Project**

The owner is seeking rezoning for a self-storage facility known as East Lake Storage, LLC. Upon approval, the applicant is seeking a lot split to create a 5 acre and 4.59-acre parcel.

| | Surrounding Zoning | Surrounding Land Use |
|---|---|---|
| **North** | County A | Lake County Industrial |
| **South** | County A | Lake County Industrial |
| **East** | County A | Urban Low Density (4 units/acre) |
| **West** | Airport Zoning (AZ) | Transportation/Aviation |

## Assessment

### Rezoning

The applicant is requesting that the site be rezoned from Lake County Agriculture to Light Manufacturing (LM). The rezoning to LM is required to bring the subject zoning consistent with the comprehensive plan. The site is also located within the Airport Overlay Zone which restricts density, intensity (type of development) and building heights. The proposed use of self-storage is a permitted use within the LM zoning and is not a prohibited use in the Airport Overlay Zone regulations.

**Concept Plan**

It is proposed to construct a total gross square footage of 77,000 SF of self-storage units (air conditioned and non-a/c units) at build-out for a total of 560 units. The project is proposed to be constructed in

three (3) phases. Phase 1 to consist of the perimeter buildings consisting of 27,400 SF. Phase 2 to consist of one (1) interior building of 24,800 SF and Phase 3 to consist of one (1) interior building of 24,800 SF. Proposed buffers consist of a 15' buffer along the front, adjacent to Skyline Drive and a 10' landscape buffer along the southern property boundary. No buffers are recommended adjacent to LM and AZ zoning. Type "B" buffer plantings consist of 4 canopy, 3 understory, 2' hedge, and 15% groundcover other than turf. Type "A" buffer plantings consist of 3 canopy, 3 understory, 2' hedge, and 15% groundcover other than turf.

Skyline Drive serves as a local collector which connects CR 44A to CR 450A. Collector roadways may utilize a 35' front setback. A lesser setback of 25' may be approved by the City Manager based on existing right of way, speed, and safety. Side and rear setbacks are 25' which the proposed concept plan meets.

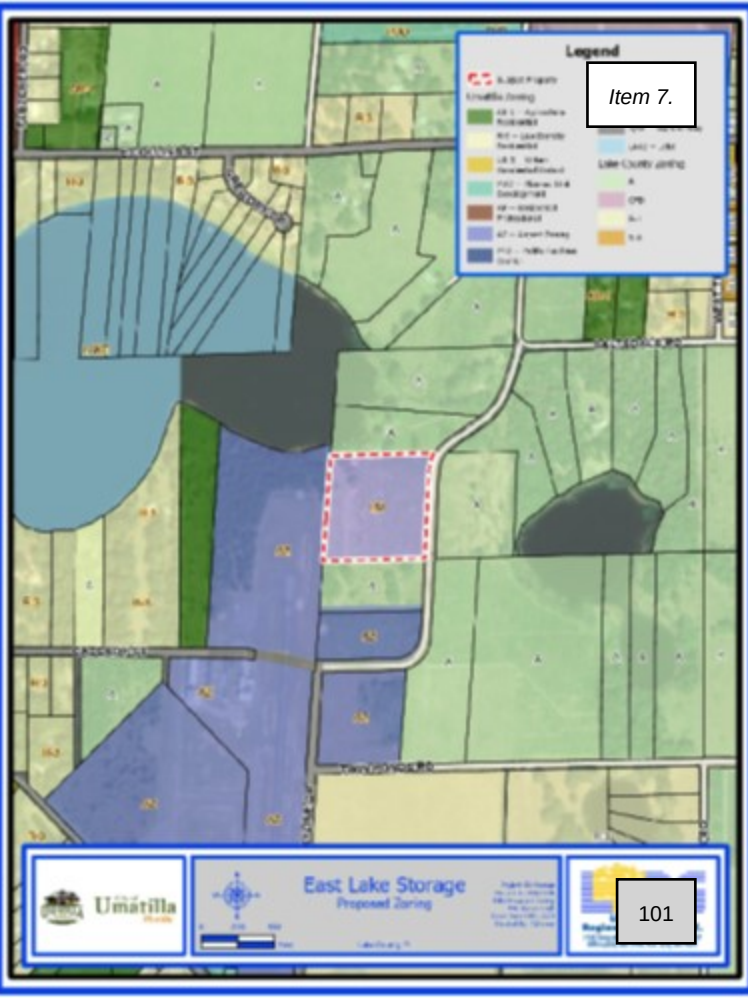
**Recommendation**

## Rezoning and Concept Plan

The rezoning to LM is required to bring the subject zoning consistent with the comprehensive plan. The site is also located within the Airport Overlay Zone which restricts density, intensity (type of development) and building heights.

The concept plan provided is not a requirement for the rezoning. It is submitted by the applicant as an example of the proposed mini-warehouse development. Prior to development, a site plan will be required which requires approval by the City Council.

Staff recommends approval


Legend
East Lake Storage
Proposed Zoning
Umatilla

☐ Interior Climate controlled Units
☐ Exterior Non Climate Controlled Units

**LEGEND BUILDING SQFT:**

- BUILDING A: 11,700
- BUILDING B: 4,550
- BUILDING C: 24,800
- BUILDING D: 24,800
- BUILDING E: 6,150
- BUILDING F: 5,000

**TOTAL GROSS SQ.FT: 77,000 SQF**

**LEGEND PHASE 1 BUILDING SQFT:**

- BUILDING A: 11,700
- BUILDING B: 4,550
- BUILDING E: 6,150
- BUILDING F: 5,000

TOTAL GROSS SQ.FT: 27,400 SQF

**LEGEND PHASE 2 BUILDING SQFT:**

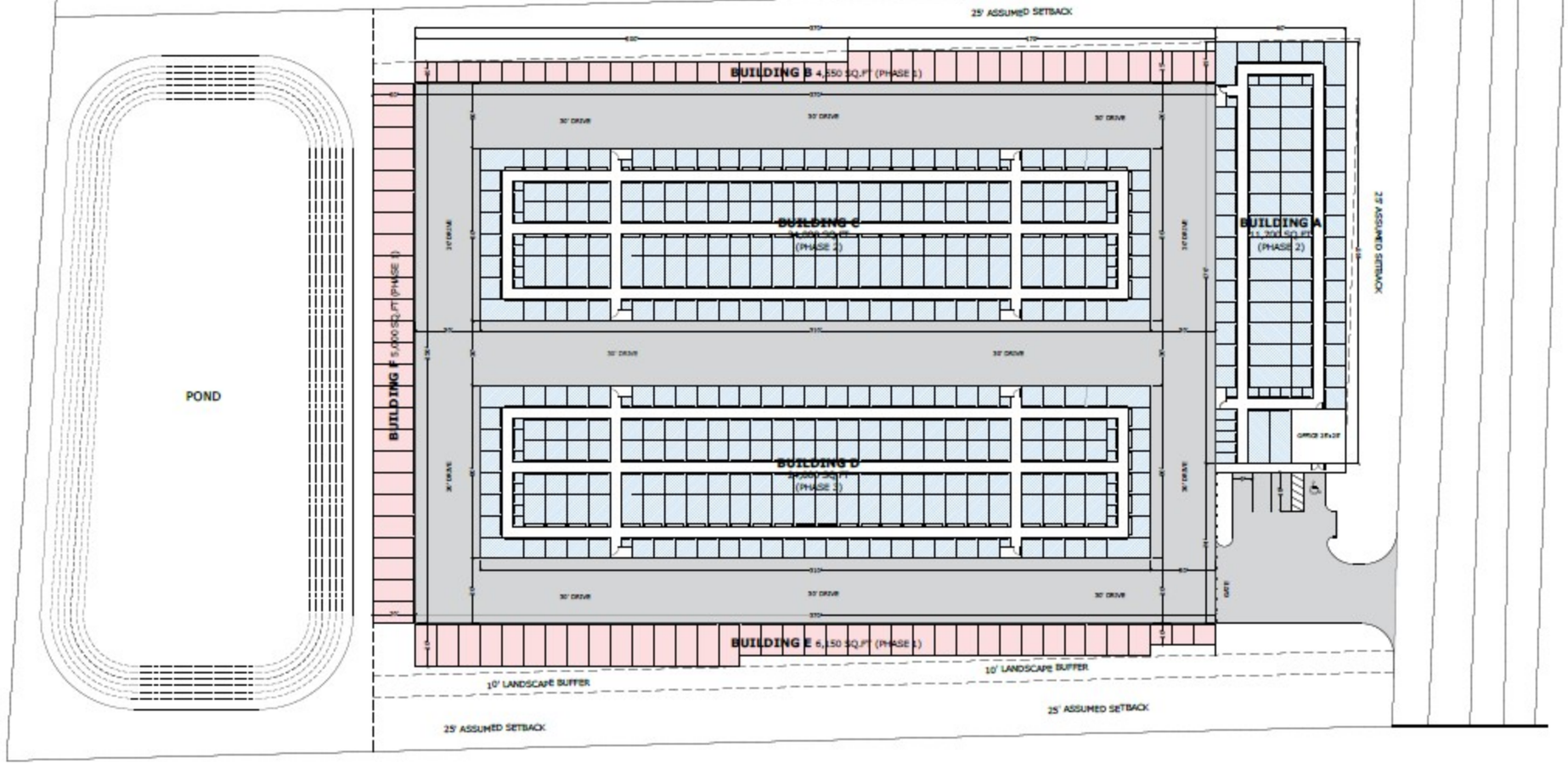
- BUILDING C: 24,800

TOTAL GROSS SQ.FT: 24,800 SQF

**LEGEND PHASE 3 BUILDING SQFT:**

- BUILDING C: 24,800

TOTAL GROSS SQ.FT: 24,800 SQF




| CLIMATE CONTROLLED UNITS | | | | | | NON-CLIMATE CONTROLLED UNITS | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| (1) 5 x 5 | (5) 5 x 12 | (9) 10 x 10 | (13) 10 x 25 | (17) 15 x 25 | (21) 20 x 30 | (A) 5 x 5 | (E) 5 x 12 | (I) 10 x 10 | (M) 10 x 25 | (Q) 15 x 25 | (U) 20 x 30 |
| (2) 5 x 7 | (6) 5 x 15 | (10) 10 x 12 | (14) 10 x 30 | (18) 15 x 30 | (22) 25 x 25 | (B) 5 x 7 | (F) 5 x 15 | (J) 10 x 12 | (N) 10 x 30 | (R) 15 x 30 | (V) 25 x 25 |
| (3) 5 x 7.5 | (7) 7 x 7 | (11) 10 x 15 | (15) 15 x 15 | (19) 20 x 20 | (23) 25 x 30 | (C) 5 x 7.5 | (G) 7 x 7 | (K) 10 x 15 | (O) 15 x 15 | (S) 20 x 20 | (W) 25 x 30 |
| (4) 5 x 10 | (8) 7 x 10 | (12) 10 x 20 | (16) 15 x 20 | (20) 20 x 25 | (24) 25 x 40 | (D) 5 x 10 | (H) 7 x 10 | (L) 10 x 20 | (P) 15 x 20 | (T) 20 x 25 | (X) 25 x 40 |

bennett&ple

Jennifer Zabik, P.E., S.E.
1024 N Fullers Cross Road
Winter Garden, FL 34787
jzabik@bennett-pless.com

SEALS

RAPID BUILDING SOLUTIONS

350 E Crown Point Rd
Suite 1080
Winter Garden, FL 34787
Phone: (407)347-9614

Info@
rapidbuildingsolutions.com

**JOB NAME:**
EAST LAKE STORAGE,
UMATILLA, FL

**JOB NUMBER:**
2397-23-FL-S-1

| REV | DATE | DESCRIPTION | APP |
|---|---|---|---|
| 1 | 05/23/23 | LAY | MR |
| 2 | 06/05/23 | LAY | MR |
| 3 | 07/17/23 | LAY & MUC | JS |
| " | " | " | " |

ISSUE DATE: DATE
DESIGNED BY: DRAWN BY: XX
CHECKED BY: SUBMITTED BY: XX

**FOR APPROVAL ONLY**
NOT FOR FIELD USE

SIGNATURE

DATE

**ORDINANCE 2023-14**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 9.59 ± ACRES OF LAND ZONED LAKE COUNTY AGRICULTURE (AG) TO THE DESIGNATION OF LIGHT MANUFACTURING (LM) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY HATFIELD FAMILY REVOCABLE TRUST LOCATED NORTH OF ROSE STREET AND WEST OF SKYLINE DRIVE; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, THE LAKE COUNTY MANAGER AND THE SECRETARY OF STATE OF THE STATE OF FLORIDA; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a petition has been submitted by Morgan Hatfield and Shawn McNew as applicant on behalf of the Owner, Hatfield Family Revocable Trust, to rezone approximately 9.59 acres of land from Lake County Agriculture (AG) to Light Manufacturing (LM);

**WHEREAS**, the Petition bears the signature of all required parties; and

**WHEREAS,** the required notice of the proposed rezoning has been properly published;

**WHEREAS,** the City Council reviewed said petition, the recommendations of staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

**WHEREAS,** upon review, certain terms pertaining to the development of the above-described property have been duly approved, and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Umatilla, Florida, as follows:

**Section 1: Purpose and Intent.**
That the zoning classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated as Light Manufacturing, LM, as defined in the Umatilla Land Development Regulations and as depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference.

**LEGAL DESCRIPTION**: See Exhibit "B".

**Alternate Key # 1039177**

**Section 2: Zoning Classification.**
That the property shall be designated as LM, Light Manufacturing, in accordance with Chapter 6, Section 2(o) of the Land Development Regulations of the City of Umatilla, Florida.

**Section 3:** The City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning map of the City of Umatilla, Florida, to include said designation consistent with this Ordinance.

**Section 4: Severability.**
If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 5: Scrivener's Errors.**
Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 6: Effective Date.**
This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

_____
Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

_____
Jessica Burnham
City Clerk

Approved as to Form:

_____
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading_____
(SEAL)

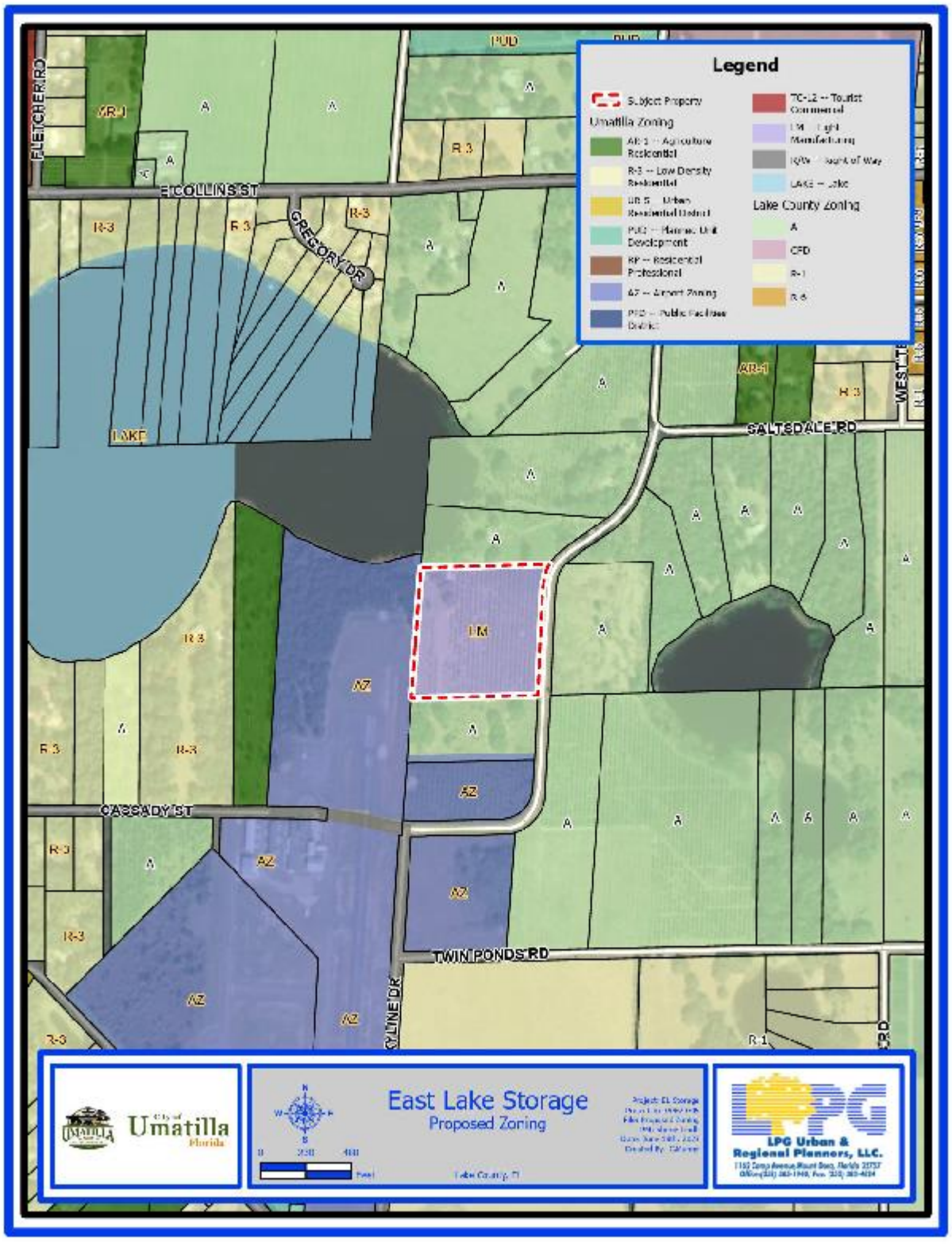

Legend
Subject Property
Umatilla Zoning
AR-1 -- Agriculture Residential
R-3 -- Low Density Residential
UR-5 -- Urban Residential District
PUD -- Planned Unit Development
RP -- Residential Professional
AZ -- Airport Zoning
PFD -- Public Facilities District
TC-12 -- Tourist Commercial
LM -- Light Manufacturing
R/W -- Right of Way
LAKE -- Lake
Lake County Zoning
A
CFD
R-1
R-6
FLETCHER RD
E COLLINS ST
GREGORY DR
LAKE
SALTSDALE RD
WEST
CASSADY ST
TWIN PONDS RD
SYLINE DR
LM
AZ
R-3
AR-1
A
R-1
City of Umatilla Florida
East Lake Storage
Proposed Zoning
LPG Urban & Regional Planners, LLC.

**EXHIBIT "B"**

BEGIN AT NORTHWEST CORNER OF SOUTH HALF OF NORTHWEST QUARTER OF NORTHEAST QUARTER RUN SOUTH 1 DEGREE 17 MINUTES 30 SECONDS WEST 667.67 FEET IN SOUTHWEST CORNER OF NORTHWEST QUARTER OF NORTHEAST QUARTER NORTH 85 DEGREES 58 MINUTES EAST 688.33 FEET; NORTH 1 DEGREE 33 MINUTES EAST 663.93 FEET, WESTERLY TO POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

LESS THAT PORTION OF SAID LAND CONVEYED TO LAKE COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 1267:

LYING WITHIN 33.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBE CENTERLINE:

BEGIN AT ¾" IRON PIN LOCATED AT THE NORTHWEST CORNER OF THE SMITH-TURNER BLOCK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 83, PUBLIC RECORDS OF LAKE COUNTY FLORIDA, AND RUN SOUTH 89 DEGREES 46 MINUTES 10 SECONDS EAST, PARALLEL WITH AND 20.00 FEET NORTHERLY OF THE NORTH LINE OF LOTS 1 AND 28 OF SAID SMITH-TURNER BLOCK AND THE EASTERLY EXTENSION THEREOF, 1943.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 09 DEGREES 41 MINUTES 03 SECONDS, AN ARC DISTANCE OF 169.02 FEET; THENCE RUN SOUTH 80 DEGREES 05 MINUTES 07 SECONDS EAST, 233.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1000.00 FEET; THENCE RUN EASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 11 DEGREES 30 MINUTES 31 SECONDS, AN ARC DISTANCE OF 200.86 FEET; THENCE RUN NORTH 88 DEGREES 24 MINUTES 22 SECONDS EAST, 384.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 85 DEGREES 06 MINUTES 15 SECONDS, AN ARC DISTANCE OF 297.07 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 03 DEGREES 18 MINUTES 07 SECONDS EAST, 514.40 FEET; THENCE RUN NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 497.21 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEREASTERLY, HAVING A RADIUS OF 260.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 52 DEGREES 37 MINUTES 24 SECONDS, AN ARC LENGTH OF 238.80 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 54 DEGREES 34 MINUTES 19 SECONDS EAST, 233.74 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 400.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 30 DEGREES 38 MINUTES 51 SECONDS, AN ARC DISTANCE OF 213.96 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 23 DEGREES 55 MINUTES 28 SECONDS EAST, 70.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 700.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, HAVING A CENTRAL ANGLE OF 20 DEGREES 11 MINUTES 05 SECONDS, AN ARC DISTANCE OF 246.60 FEET TO THE END OF SAID SURVE; THENCE RUN NORTH 03 DEGREES 44 MINUTES 23 SECONDS EAST, 4.99 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 THAT IS SOUTH 88 DEGREES 14 MINUTES 17 SECONDS WEST, 1181.23 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID POINT BEING THE END OF THIS CENTERLINE DESCRIPTION.

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

**DATE: August 7, 2023** **MEETING DATE: August 15, 2023**

**SUBJECT: First Reading of Ordinance No. 2023-15 Hatfield Family Revocable Trust Special Exception Use Permit**

**BACKGROUND SUMMARY:**

The applicant is requesting a lot split which would allow a 5.0-acre parcel and a 4.59-acre parcel. It is proposed to develop the 5.0-acre parcel for self-storage and it is being proposed to utilize the 4.9-acre site as an owners/caretaker's residence, and maintain the existing grove until such time as it is developed as light manufacturing. The proposed lot-split exceeds the minimum size requirements for the light manufacturing district. The proposed owners/caretaker's residence is allowed within the light manufacturing district with a Special Exception Use (SEU).

**RECOMMENDATIONS:**

Approve First Reading of Ordinance No. 2023-15 Hatfield Family Revocable Trust Special Exception Use Permit

**FISCAL IMPACTS:**

N/A

**ATTACHMENTS:**

1. Staff Report
2. Ordinance No. 2023-15 Hatfield Family Revocable Trust Special Exception Use Permit

# CITY OF UMATILLA
## STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, LLC

### SPECIAL EXCEPTION USE/LOT SPLIT

**Owner:** **Hatfield Family Revocable Trust**

**Applicant:** **Morgan Hatfield and Shawn NcNew**

**General Location:** **North of Rose Street and West of Skyline Dr.**

**Number of Acres:** **9.59 ± acres**

**Description of Project**

The owner is requesting a lot split to create a 5 acre and 4.59-acre parcel. The applicant is also seeking a SEU for the 4.59-acre parcel to utilize the existing home as an owner's residence and allow for the continuation of the citrus grove. The subject site is within the Airport Overlay Zone which limits the type of development (prohibits landfills, hospitals, churches, theaters, stadiums, hotels and motels, campgrounds, storage of explosive material, assemblage of large groups of people, and any educational facility with the exception of aviation school facilities, density (1 unit/2 acres), and height).

| | Surrounding Zoning | Surrounding Land Use |
|---|---|---|
| **North** | County A | Lake County Industrial |
| **South** | County A | Lake County Industrial |
| **East** | County A | Urban Low Density (4 units/acre) |
| **West** | Airport Zoning (AZ) | Transportation/Aviation |

**Assessment**

**Lot Split and Special Exception Use**

The applicant is also requesting a lot split which would allow a 5.0-acre parcel and a 4.59-acre parcel. It is proposed to develop the 5.0-acre parcel for self-storage and it is proposed to utilize the 4.59-acre site as an owners/caretaker's residence, and maintain the existing grove until such time as it is developed as light manufacturing. The proposed lot split exceeds the minimum size requirements for the LM zoning

district. The proposed owners/caretaker's residence is allowed within the LM zoning district with a Special Exception Use (SEU).

Pursuant to Chapter 7, Section 2(d)(2) the review criteria for **SPECIAL EXCEPTION USES** are:

1) Traffic generation and access for the proposed use shall not adversely impact adjoining properties and the general public safety;

***The proposed use of owners/caretaker's residence and citrus grove will not adversely impact adjoining properties and the general public safety as there is no net change in traffic.***

2) Off-street parking, loading and service areas shall be provided and located such that there is no adverse impact on adjoining properties, beyond that generally experienced in the district;

***The owners/caretaker's residence has existing parking provided within the carport and driveway.***

3) Required yards, screening or buffering and landscaping shall be consistent with the district in general and the specific needs of the abutting land uses;

***The existing residence does not require the installation of buffers and landscaping as there is no change of use. When the subject site is developed as Light Manufacturing, the proposed redevelopment must meet the City's Land Development Regulations and provide appropriate landscaping buffers, setbacks and screening of service areas.***

4) Architectural and signage treatments shall comply with the general provisions applicable to permitted uses in the district, to the greatest extent possible, and be sensitive to surrounding development;

***The existing house is not subject to the architectural standards in Chapter 6, Section 4 as it is an existing structure and no expansion is proposed. Any signage must comply with Chapter 16 signs.***

5) Size, location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district, avoid concentration of similar uses within the commercial corridor, as intended by this Code.

***Review of available city records indicate that there are no special exception uses that have been granted in the immediate area. Approval of the proposed request would maintain the overall character of the industrial district and avoids concentration of similar uses.***

Pursuant to Chapter 7, Section 3(b)(29) special requirements for consideration for the special exception is as follows:

29) SINGLE FAMILY RESIDENTIAL DWELLING UNIT (LM)

A special exception may be granted under the following conditions:

A) The dwelling unit cannot be a mobile home; and
B) The dwelling unit is to be used exclusively by the owner or caretaker.

***The subject dwelling is a detached single-family home and will be utilized exclusively by the owner/caretaker; therefore, the existing dwelling unit meets the criteria.***

**Recommendation**

Lot Split and Special Exception Use

The proposed lot split exceeds the minimum requirements of the LM district. The Special Exception Use of an owners/caretaker's residence meets the minimum requirements and would not be detrimental to adjacent properties or the general public.

Staff recommends approval.

**ORDINANCE 2023-15**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, APPROVING A SPECIAL EXCEPTION USE PERMIT TO ALLOW AN OWNERS/CARETAKERS'S RESIDENCE, LOCATED IN THE LM ZONING DISTRICT ON 4.59 ACRES FOR THE HEREAFTER DESCRIBED LANDS WITHIN THE CITY OF UMATILLA, FLORIDA; OWNED BY HATFIELD FAMILY REVOCABLE TRUST AND LOCATED NORTH OF ROSE STREET AND WEST OF SKYLINE DRIVE, UMATILLA, LAKE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS,** an application has been received by Morgan Hatfield and Shawn McNew on behalf of the Hatfield Family Revocable Trust, (the "**Owner**"), has been received by the City of Umatilla (the "**City**") requesting a Special Exception Use Permit pursuant to Chapter 7 of the City Land Development Regulations (the "**LDR**") to allow the property located north of Rose Street and west of Skyline Drive, Umatilla, Florida (the "Property"), to continue to be used as an owners/caretaker's residence within the LM zoning district; and

**WHEREAS,** public notice has been provided as required by the Land Development Regulations of the City of Umatilla; and

**WHEREAS,** the City Council of the City of Umatilla acts in the capacity of the Planning & Zoning Board.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Umatilla, Florida, as follows:

**Section 1: Purpose and Intent.**

That the Property in the zoning district of Light Manufacturing (LM), being situated in the City of Umatilla, Florida, shall hereafter be granted a Special Exception Use Permit to continue to allow a residence.

**LEGAL DESCRIPTION***:* See **Exhibit "A"**, attached hereto and incorporated herein by this reference.

Alternate Key # 1039177 (A portion of)

**Section 2: Zoning Classification.**
That the Property shall be granted a Special Exception Use Permit to continue to allow an owners/caretaker's residence in the LM zoning district in accordance with Chapter 7, Section 2 of the Land Development Regulations of the City of Umatilla, Florida.

a. The Owner shall be allowed to utilize the existing residence as an owners/caretaker's residence. The existing residence shall be considered a conforming use and may be expanded pursuant to the applicable provisions of the Land Development Regulations of the City of Umatilla.
b. Development shall be in substantial conformance with the conceptual development plan attached as **Exhibit "B"**.
c. The Owner shall comply with all applicable provisions of the Land Development Regulations of the City of Umatilla.
d. A special exception use that is not initiated within one (1) year of being granted shall not be established without a new public hearing in accordance with requirements of Chapter 7 of the Land Development Regulations.
e. A special exception use that is abandoned for a period of six (6) months or more shall not be reestablished without a new public hearing in accordance with the requirements of Chapter 7 of the Land Development Regulations.

**Section 3: Scrivener's Errors.**
Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 4: Severability.**
If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 5: Effective Date.**
This Ordinance shall become effective upon passage.

PASSED AND ORDAINED in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

[SIGNATURES TO FOLLOW]

_____

Kent Adcock, Mayor
**City of Umatilla, Florida**

ATTEST:

_____
**Jessica Burnham,**
**City Clerk**

Approved as to Form:

_____
**Kevin Stone**
**City Attorney**

(SEAL)

Passed First Reading: _____
Passed Second Reading: _____

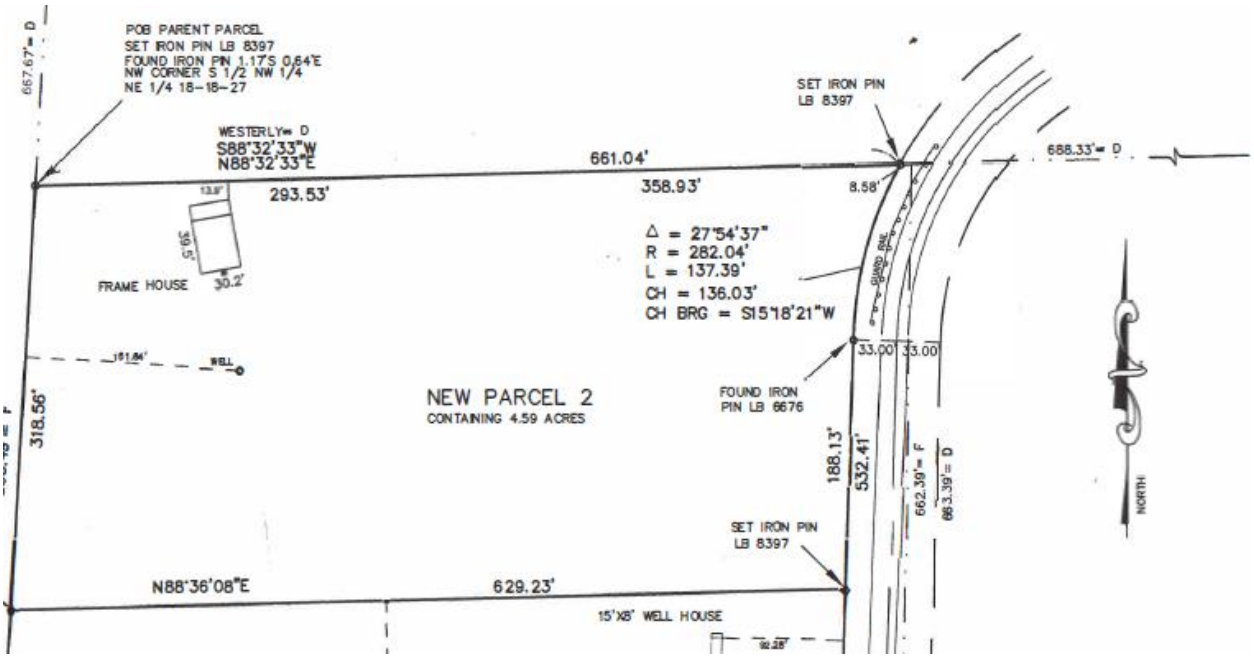
**EXHIBIT "A"**

BEGIN AT NORTHWEST CORNER OF SOUTH HALF OF NORTHWEST QUARTER OF NORTHEAST QUARTER RUN SOUTH 1 DEGREE 17 MINUTES 30 SECONDS WEST 667.67 FEET IN SOUTHWEST CORNER OF NORTHWEST QUARTER OF NORTHEAST QUARTER NORTH 85 DEGREES 58 MINUTES EAST 688.33 FEET; NORTH 1 DEGREE 33 MINUTES EAST 663.93 FEET, WESTERLY TO POINT OF BEGINNING, ALL IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

LESS THAT PORTION OF SAID LAND CONVEYED TO LAKE COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1379, PAGE 1267:

ALSO LESS:
THE SOUTH 343.63 FEET THEREOF.

**EXHIBIT "B"**


POB PARENT PARCEL
SET IRON PIN LB 8397
FOUND IRON PIN 1.17'S 0.64'E
NW CORNER S 1/2 NW 1/4
NE 1/4 18-18-27
667.67'= D
WESTERLY= D
S88°32'33"W
N88°32'33"E
293.53'
661.04'
358.93'
SET IRON PIN
LB 8397
688.33'= D
8.58'
Δ = 27°54'37"
R = 282.04'
L = 137.39'
CH = 136.03'
CH BRG = S15°18'21"W
FRAME HOUSE
30.2'
33.00
33.00
FOUND IRON
PIN LB 6676
NEW PARCEL 2
CONTAINING 4.59 ACRES
318.56'
188.13'
532.41'
662.39'= F
663.39'= D
SET IRON PIN
LB 8397
N88°36'08"E
629.23'
15'X8' WELL HOUSE
NORTH

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

**DATE: August 7, 2023** **MEETING DATE: August 15, 2023**

**SUBJECT: First Reading of Ordinance No. 2023-16 Fletcher Grove Assisted Living Facility Small Scale Comp Plan Amendment**

**BACKGROUND SUMMARY:**

The owner is seeking a small-scale Comprehensive Plan Amendment from SF Medium Density to Institutional and rezoning to Public Facility District for a 121- total units, comprised of 65 - Assisted Living Units, 24 - Memory Care Units, 32- Independent Living Units. The proposed facility is 2 story with a maximum building height of 35-feet.

The proposed comprehensive plan amendment to an Institutional Land Use is considered compatible with the adjacent land uses and provides for temporary living facilities and is consistent with the City Comprehensive Plan.

**RECOMMENDATIONS:**

Approve First Reading of Ordinance 2023-16 Fletcher Grove Assisted Living Facility Small Scale Comp Plan Amendment

**FISCAL IMPACTS:**

None

**ATTACHMENTS:**

1. Staff Report
2. Fletcher Grove ALF Location Map
3. Fletcher Grove ALF Site Plan
4. Fetcher Grove ALF Elevation Drawing
5. Ordinance No. 2023-16 Fletcher Grove Assisted Living Facility Small Scale Comp Plan Amendment

# CITY OF UMATILLA
## STAFF REPORT BY LPG URBAN & REGIONAL PLANNERS, INC.

### SSCPA AND REZONING

**Owner:** **Fletcher Grove Development, LLC**

**Applicant:** **Allison Yurko, Esq.**

**General Location:** **North of CR 450 and west of Fletcher Road**

**Number of Acres:** **9.789 ± acres**

**Existing Zoning:** **Residential Professional (RP) and Commercial Tourist (CT)**

**Existing Land Use:** **Single Family Medium Density (5 units/acre)**

**Proposed Zoning:** **Public Facilities District (PFD)**

**Proposed Land Use:** **Institutional**

**Date:** **July 27, 2023**

**Description of Project**

The owner is seeking a small-scale comp plan amendment from SF medium density (5 units/acre) to Institutional (.75 ISR) and rezoning to PFD for a 121-unit (156 beds) assisted living facility (65) with memory care (24 units) and independent living (32 units). The proposed facility is 2 story with a maximum building height of 35'.

| | Surrounding Zoning | Surrounding Land Use |
|---|---|---|
| **North** | Commercial Tourist | Commercial Tourist (12 units/acre) & SF Medium Density (8 units/acre) |
| **South** | Residential Professional (RP) & R-3 | Multi-family (12 units/acre) & SF Low Density (3 units/acre) |
| **East** | R-3 & AR-1 | SF Medium Density & Agriculture Residential (1 unit/acre) |
| **West** | CT & RP | Commercial Tourist & Multi-family (12 units/acre) |

**Assessment**

**Small Scale Comprehensive Plan Map Amendment**

The proposed comprehensive plan amendment from SF Medium Density (5 units/acre) to Institutional (.75 ISR) is considered compatible with the adjacent land uses and provides for temporary living facilities and is consistent with the comprehensive plan.

For comprehensive plan purposes a maximum development scenario was utilized based on the requirements of the Florida Statutes. Under the existing land use the maximum development potential is 49 single family residential units and under the proposed land use the maximum development is 319,806 SF of institutional type uses (It should be noted that maximum densities and intensities will not be achieved in all cases. Compatibility standards and other LDR regulations including those regulating the interaction between land use districts and zoning, as related to each specific site's unique characteristics, will determine actual achievable densities and intensities). The amendment will not cause a deficiency in the adopted levels of service established for public facilities as outlined below.

### *School Impact Analysis*

Institutional type uses do not generate students. The amendment decreases the potential school age children by 17.

**STUDENTS GENERATED BASED ON EXISTING LAND USE**

| SCHOOL | SF Units | STUDENT GENERATION RATE | STUDENTS GENERATED |
|---|---|---|---|
| ELEMENTARY | 49 | 0.157 | 7 |
| MIDDLE | 49 | 0.079 | 4 |
| HIGH | 49 | 0.114 | 6 |
| **GRAND TOTAL** | | **0.350** | **17** |

### *Traffic Impact Analysis*

The proposed amendment would increase the daily trips as outlined below based on maximum development potential. Fletcher Road is classified as a local roadway under the jurisdiction of Lake County with an adopted Level of Service (LOS) of D. Collins Street (CR 450) is classified as a collector roadway under the jurisdiction of Lake County with an adopted LOS of D. The amendment would not degrade the LOS.

**TRIP GENERATION ANALYSIS**

**Proposed Land Use Program**

| Land Use | Size/Unit | ITE Code | Daily Trips | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|---|---|---|---|---|---|---|
| Assisted Living Facility | 319.81 | 254 | 1340 | 154 | 51 | 103 |
| TOTAL GROSS TRIPS (PROPOSED) | | | 1,340 | 154 | 51 | 103 |

* 11th Edition

**Existing Land Use Program**

| Land Use | Size/Unit | ITE Code | Daily Trips | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|---|---|---|---|---|---|---|
| Single Family | 49 units | 210 | 462 | 34 | 21 | 13 |
| TOTAL GROSS TRIPS (EXISTING) | | | 462 | 34 | 21 | 13 |

**Net Difference (Proposed Net Trip Generation Minus Existing Net Trip Generation)**

| Land Use | PM Peak Hour Trips | PM Trips Enter | PM Trips Exit |
|---|---|---|---|
| TOTAL NET TRIPS (PROPOSED – EXISTING) | 120 | 30 | 90 |

## *Potable Water Analysis*

The subject site is within the City of Umatilla's Utility Service Area. The City currently owns, operates and maintains a central potable water treatment and distribution system. The permitted plant capacity is 2.290 MGD and the permitted consumptive use permit capacity is .653 MGD. The City has a current available capacity of .02 MGD and an analysis was conducted of the proposed amendment based on maximum intensity land use and the City's Level of Service (LOS) standards (Table 1). The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of .02 MGD.

## *Sanitary Sewer Analysis*

The subject site is within the City of Umatilla's Utility Service area. The city has an existing agreement with the City of Eustis for wastewater (Resolution 2018-46). The agreement allows for a maximum of 300,000 gallons per day (0.3 MGD) and the current usage is 120,000 gallons per day (0.12 MGD) with a remaining capacity of 179,000 gallons per day (0.17 MGD). The proposed amendment would not cause a deficiency in the City's Level of Service standards and the city would have 179,000 gallons per day (0.17 MGD) remaining (Table 2).

## *Solid Waste Analysis*

The LOS for solid waste is 5 lbs per day per capita. Solid waste was estimated based on one (1) person per bed, which equates to 740 people. It is estimated that the proposed land use will produce 3,700 pounds of solid waste per day. The proposed amendment will not cause a deficiency in the LOS.

### *Environmental Analysis*

An environmental assessment was conducted by Bio-Tech Consulting, Inc. The entire site is classified as uplands and not within the 100 year flood plain. At the time of field review, no listed species were observed onsite. The site is within the sand skink consultation area. Should protected species occur, appropriate regulatory permits will be required prior to development.

### *Comprehensive Plan Consistency*

The proposed amendment is consistent with the following policies (among others):

FLU Policy 1-2.1.1 – Land Use Designations (15) - Institutional - 75% maximum impervious surface ratio per parcel, which includes building coverage. Development shall be limited to public facilities as specified in Policy 1-2.1.3.

FLU Policy 1-2.1.3 – Consideration of Public Facilities/Services - The City has incorporated within the Land Development Regulations provisions that allow Public Facilities/Services that best serve the health, safety, and welfare of citizens in all land use categories of the 2035 Future Land Use Map except Conservation/Open Space. Such areas shall be designated as institutional on the Future Land Use Map. Public facilities/services shall include but not be limited to educational facilities, electrical sub station, water plants, governmental facilities, churches and libraries. The proposed public facility/service must comply with the following criteria:

1. The proposed facility/service serves the majority of the population;

2. The proposed facility/service is located in close proximity to the main user group;

3. Buffers will be provided along the perimeter property boundary and the width of such buffer shall be determined by the adjacent land use and the proposed public facility/service, and;

4. Landscaping will be provided based on the adjacent land use and proposed public facility/service.

FLU Policy 1-2.5.1 – Institutional Land Use Designation - The institutional land use designation shall accommodate land resource needs of existing public and semi-public services, which shall comprise: governmental administration buildings, educational facilities, utilities, and essential public services, and facilities.

FLU Policy 1-2.5.2 – Reduce Impacts to Adjacent Land Uses - Lands designated for institutional uses shall contain sufficient acreage and open space. Such uses shall provide screening and buffer areas to minimize potential adverse impacts to adjacent land uses.

Housing Policy 3-1.1.2 – Promote a Diversity of Housing Types - The City's Future Land Use Map shall designate acreage to accommodate a diversity of housing needs.

Housing Policy 3-1.3.3 – Multi-Generation Housing - The City shall support the development of innovative retirement/multi-generation housing including "Granny Cottages", and accessory apartments.

**Rezoning**

The applicant is requesting that the 9.789 acres be rezoned from Commercial Tourist (CT) and Residential Professional (RP) to Public Facilities District (PFD). Chapter 6, Section 2(j)(3) provides special conditions for approval. Approved PFD uses shall front on an arterial or collector roadway. The subject site has frontage on CR 450 which is a collector roadway. Such uses shall comply with appropriate landscaping and buffering requirements pursuant to Chapter 15. The proposed PFD will comply with Chapter 15 and the proposed site plan meets the landscaping and buffering requirements. A 20' type "B" buffer is proposed adjacent to the perimeter property boundary. It should be noted that the southern and eastern buffer exceeds the minimum buffer requirements of a 15' type "A" along CR 450 and Fletcher Road. Such uses shall comply with appropriate access management techniques pursuant to the Chapter 14. Both CR 450 and Fletcher Road are under the jurisdiction of Lake County and will meet Lake County access management standards.

The proposed PFD zoning is compatible with the adjacent zoning of commercial tourist, residential professional, R-3, and Agricultural Residential (AR). It should be noted that the adjacent zonings of R-3 and AR are located across Fletcher Road to the east. Appropriate buffers and increased setbacks are proposed which would mitigate any potential impacts to the residential.

**Preliminary Site Plan**

The plan identifies three (3) – 2 story buildings for a total of 121 units (156 beds) with common areas (dining room, theater, library, etc.) and recreational amenities which include outdoor court yards with water features.

The proposed preliminary site plan appears to take into account the existing tree canopy in the proposed design. One (1) access point, a dual boulevard from Collins Road (CR 450) is proposed. It should be noted that the roadway is under the jurisdiction of Lake County and the county would need to approve the proposed access location. A 20' Type "B" landscape buffer (4 canopy trees, 4 understory trees, shrubs and groundcover) is proposed adjacent to the entire perimeter boundary. It is the applicant's intent to leave the existing tree canopy within the buffers.

The proposed setbacks are as follows:

South - Collins Road (CR 450) – 35'

East - Fletcher Road – 25'

North boundary – 20'

West – 30’

**Traffic**

A traffic impact analysis was conducted by Traffic, Planning and Design, Inc. (TPD) based on the proposed 121-unit ALF. The analysis indicates that the proposed development will create 299 daily trips with 23 PM Peak hour trips. It should be noted that the proposed daily trips are a substantial decrease in trips when compared to the existing allowed residential units which would produce 462 trips (a decrease of 163 daily trips). Results of the analysis indicate that the area roadways and intersections will operate at satisfactory LOS with the proposed development.

Lake County Public Works indicates that additional right of way will be required for CR 450 and Fletcher Road.

**Elevations**

The institutional use is exempt from non-residential design standards of Chapter 6, Section 5; however, please be advised that the proposed elevations appear to meet the architectural requirements of Chapter 6, Section 5 of the Land Development Regulations (LDRs).

**Recommendation**

**Small Scale Comprehensive Plan Map Amendment**

The proposed amendment is consistent with the comprehensive plan, will not degrade level of service for public facilities, and meets the following policies (among others):

FLU Policy 1-2.1.1 – Land Use Designations
FLU Policy 1-2.1.3 – Consideration of Public Facilities/Services
FLU Policy 1-2.5.1 – Institutional Land Use Designation
FLU Policy 1-2.5.2 – Reduce Impacts to Adjacent Land Uses
Housing Policy 3-1.1.2 – Promote a Diversity of Housing Types
Housing Policy 3-1.3.3 – Multi-Generation Housing

**Rezoning**

The proposed rezoning is compatible with adjacent development and the preliminary site plan meets the minimum technical standards of Chapter 6.

## Table 1 – Water Analysis

| Ordinance # | Acres | Existing Land Use | Proposed City Land Use | Maximum Development | Water Demand (gross) (mgpd) | Capacity or Deficit (mgpd) |
|---|---|---|---|---|---|---|
| City of Umatilla Current Capacity | | | | | | 0.195* |
| | 9.789 | SF Med Density (5 units/acre) | Institutional (.75 ISR) | 319,806 SF (740 beds) | 0.09 | |
| | 9.789 | 49 Units | | 740 beds | | 0.105 |

* Includes Maxwell Road Amendment

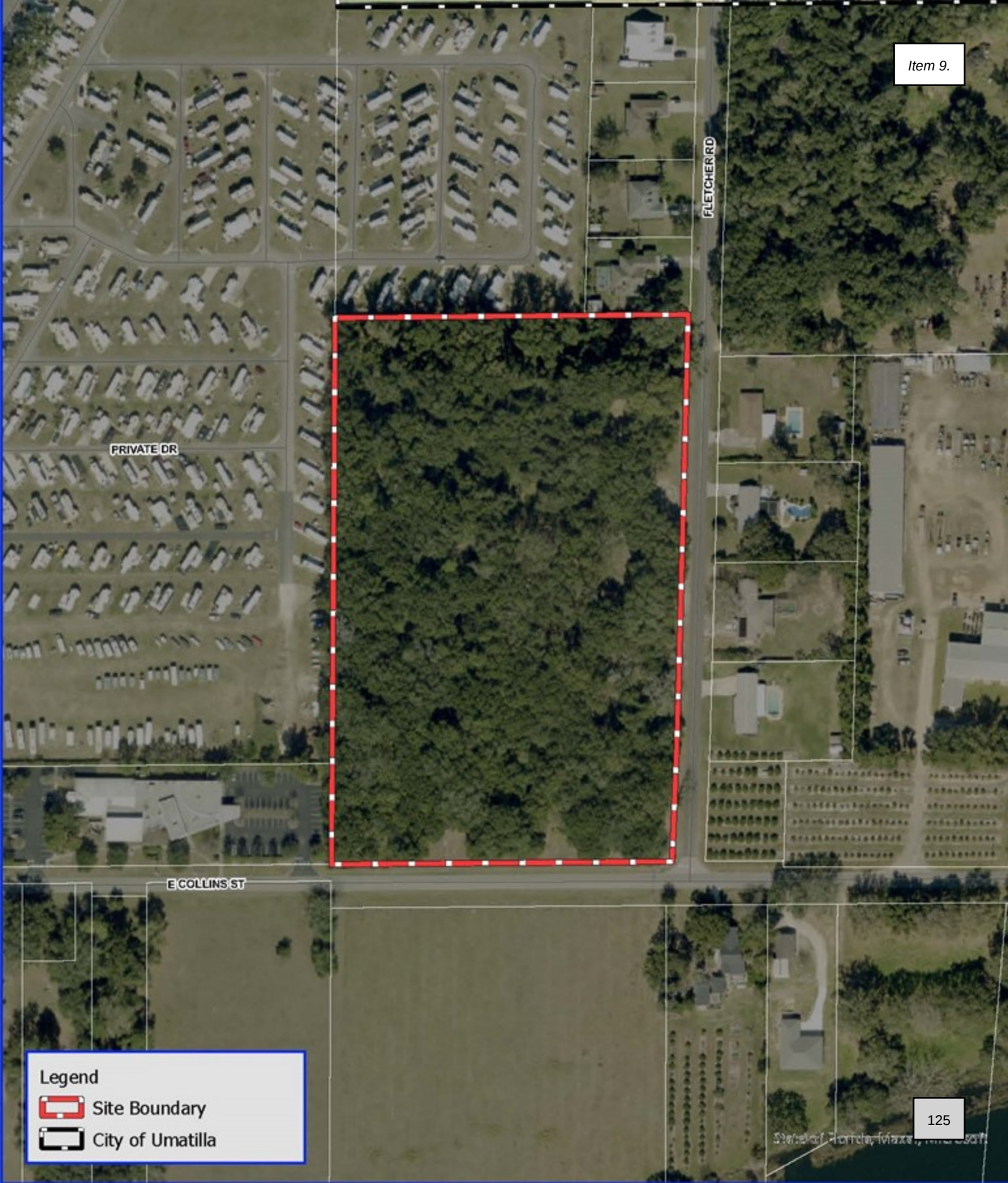
Estimated water demand based on PF Policy 4-1.10.1 of LOS of 150 gpdpc or 300 GPD per ERU
ERU's for ALF calculated at 0.417 per bed

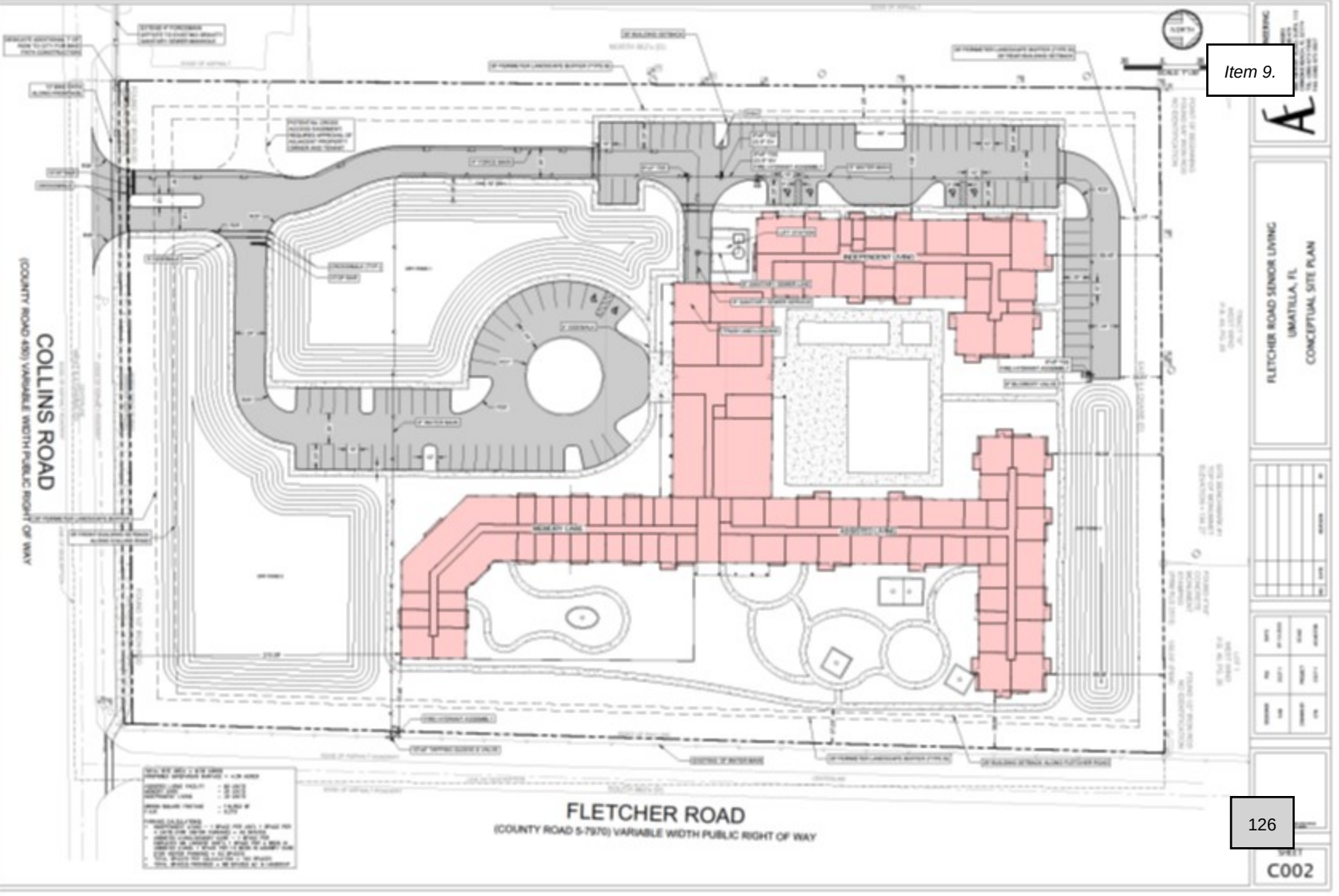
## Table 2 – Wastewater Analysis

| Ordinance # | Acres | Existing County Land Use | Proposed City Land Use | Maximum Development | Water Demand (gross) (mgpd) | Capacity or Deficit (mgpd) |
|---|---|---|---|---|---|---|
| City of Umatilla Current Capacity | | | | | | 0.17 |
| | 9.789 | SF Med Density (5 units/acre) | Institutional (.75 ISR) | 319,806 SF (740 beds) | 0.077 | |
| | | 49 Units | 740 beds | 740 beds | | 0.093 |

* Includes Maxwell Road Amendment

Estimated wastewater demand based on PF Policy 4-1.2.1 of LOS of 100 gpdpc or 250 GPD per ERU
ERU's for ALF calculated at 0.417 per bed


FLETCHER RD
PRIVATE DR
E COLLINS ST
Legend
Site Boundary
City of Umatilla


COLLINS ROAD
(COUNTY ROAD 439) VARIABLE WIDTH PUBLIC RIGHT OF WAY
FLETCHER ROAD
(COUNTY ROAD 5-7970) VARIABLE WIDTH PUBLIC RIGHT OF WAY
FLETCHER ROAD SENIOR LIVING
UMATILLA, FL
CONCEPTUAL SITE PLAN
C002

# Perspective - Main Entry

**ORDINANCE 2023-16**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF FLORIDA STATUTE 163.3187(1)(c); AMENDING THE LAND USE DESIGNATION OF 9.789 ± ACRES OF LAND DESIGNATED SINGLE FAMILY MEDIUM DENSITY TO INSTITUTIONAL IN THE CITY OF UMATILLA FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY FLETCHER GROVE DEVELOPMENT, LLC LOCATED NORTH OF CR 450 AND WEST OF FLETCHER ROAD ; DIRECTING THE CITY MANAGER TO TRANSMIT THE AMENDMENT TO THE APPROPRIATE GOVERNMENTAL AGENCIES PURSUANT TO CHAPTER 163, FLORIDA STATUTES; AUTHORIZING THE CITY MANAGER TO AMEND SAID COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a petition has been received from Alison Yurko, Esq. on behalf of the owner, Fletcher Grove Development LLC as owner, requesting that real property within the city limits of the City of Umatilla be assigned a land use designation from Residential Single-Family Medium Density to Institutional under the Comprehensive Plan for the City of Umatilla;

**WHEREAS**, the amendment would facilitate institutional development and is in compliance with the policies of the City's comprehensive plan; and

**WHEREAS,** the required notice of the proposed small scale comprehensive plan amendment has been properly published as required by Chapter 163, Florida Statutes; and

**WHEREAS,** the Local Planning Agency for the City of Umatilla have reviewed the proposed amendment to the Comprehensive Plan and have made recommendations to the City Council of the City of Umatilla.

**WHEREAS,** the City Council reviewed said petition, the recommendations of the Land Planning Agency, staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

**WHEREAS**, the City has held such public hearings and the records of the City provide that the owners of the land affected have been notified as required by law; and,

**NOW, THEREFORE, BE IT ORDAINED** BY THE CITY COUNCIL OF UMATILLA, FLORIDA, AS FOLLOWS:

**Section 1: Purpose and Intent.**
That the land use classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated from Single Family Medium Density to Institutional as more particularly described and depicted as set forth on Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference, and as defined in the Umatilla Comprehensive Plan.

.

**LEGAL DESCRIPTION:** See Exhibit "A"

**Alternate Key # 1037620**

A. That a copy of said Land Use Plan Amendment is filed in the office of the City Manager of the City of Umatilla as a matter of permanent record of the City, and that matters and contents therein are made a part of this ordinance by reference as fully and completely as if set forth herein, and such copy shall remain on file in said office available for public inspection.

B. That the City Manager, after passage of this Ordinance, is hereby directed to indicate the changes adopted in this Ordinance and to reflect the same on the Comprehensive Land Use Plan Map of the City of Umatilla.

**Section 2: Severability.**
If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 3:** All ordinances or parts of ordinances in conflict herewith are herby repealed.

**Section 4: Scrivener's Errors.**
Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 5: Effective Date.**
This Ordinance shall become effective 31 days after its adoption by the City Council. If this Ordinance is challenged within 30 days after its adoption, it may not become effective until the state land planning agency or Administrative Commission, respectively, issues a final order determining that this Ordinance is in compliance.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

_____
Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

_____
Jessica Burnham, FCRM
City Clerk

Approved as to Form:

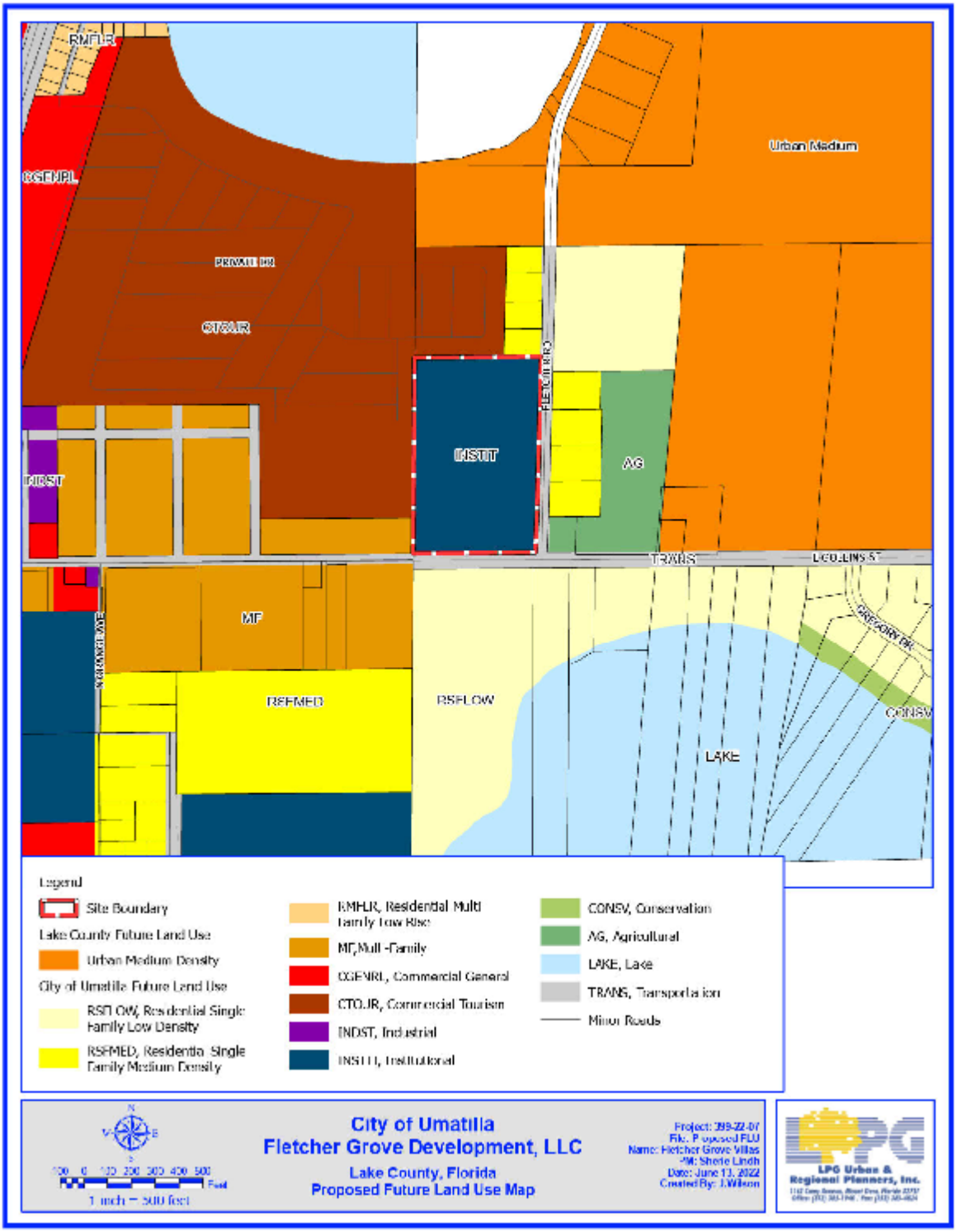
_____
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading_____
(SEAL)

**EXHIBIT "A"**

BEGINNING AT A POINT 468 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 3 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, SAID LOT 3 BEING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, AND FROM SUCH BEGINNING POINT RUN EAST 8.4 CHAINS. THENCE SOUTH 862 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE WEST 8.4 CHAINS, THENCE NORTH 862 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**EXHIBIT "B"**


RMFLR
CGENRL
CTOURR
Urban Medium
INSTT
AG
INDST
TRANS
MF
RSFMED
RSFLOW
LAKE
CONSV
Legend
Site Boundary
Lake County Future Land Use
Urban Medium Density
City of Umatilla Future Land Use
RSFLOW, Residential Single Family Low Density
RSFMED, Residential Single Family Medium Density
RMHLR, Residential Multi Family Low Rise
MF,Mult -Family
CGENRL, Commercial General
CTOURR, Commercial Tourism
INDST, Industrial
INSTT, Institutional
CONSV, Conservation
AG, Agricultural
LAKE, Lake
TRANS, Transportation
Minor Roads
1 inch = 500 feet
City of Umatilla
Fletcher Grove Development, LLC
Lake County, Florida
Proposed Future Land Use Map
LPG Urban & Regional Planners, Inc.

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

**DATE: August 7, 2023** **MEETING DATE: August 15, 2023**

**SUBJECT: First Reading of Ordinance 2023-17 Fletcher Grove Assisted Living Facility Rezoning**

**BACKGROUND SUMMARY:**

The applicant is requesting to Rezone 9.789 acres from Commercial Tourist (CT) and Residential Professional (RP) to Public Facilities District (PFD).

Chapter 6, Section 2(j)(3) Land Development Code provides special conditions for approval, which include the following:

1. PFD uses shall front on an arterial or collector roadway.

   **The subject site has frontage on CR 450 which is a collector roadway.**

2. Such uses shall comply with appropriate landscaping and buffering requirements pursuant to Chapter 15.

   **The proposed site plan meets the landscaping and buffering requirements. A 20' type "B" buffer is proposed adjacent to the perimeter property boundary. The southern and eastern buffer exceeds the minimum buffer requirements of a 15' type "A" along CR 450 and Fletcher Road.**

3. Such uses shall comply with appropriate access management pursuant to the Chapter 14.

   **Both CR 450 and Fletcher Road are under the jurisdiction of Lake County and will meet Lake County access management standards.**

4. The proposed PFD zoning is compatible with the adjacent zoning of Commercial Tourist, Residential Professional, R-3, and Agricultural Residential (AR).

   **Adjacent zonings of R-3 and AR are located across Fletcher Road to the east. Appropriate buffers and increased setbacks are proposed which would mitigate any potential impacts to the residential**.

The Preliminary Site Plan identifies three (3) – 2 story buildings for a total of 121 units (156 beds) with common areas (dining room, theater, library, etc.) and recreational amenities which include outdoor court yards with water features.

**RECOMMENDATIONS:**

Approve First Reading of Ordinance 2023-17 Fletcher Grove Assisted Living Facility Rezoning

**FISCAL IMPACTS:**

None

**ATTACHMENTS:**

1. Fletcher Grove ALF location map
2. Fletcher Grove ALF Elevation Drawing
3. Ordinance 2023-17 Fletcher Grove Assisted Living Facility Rezoning

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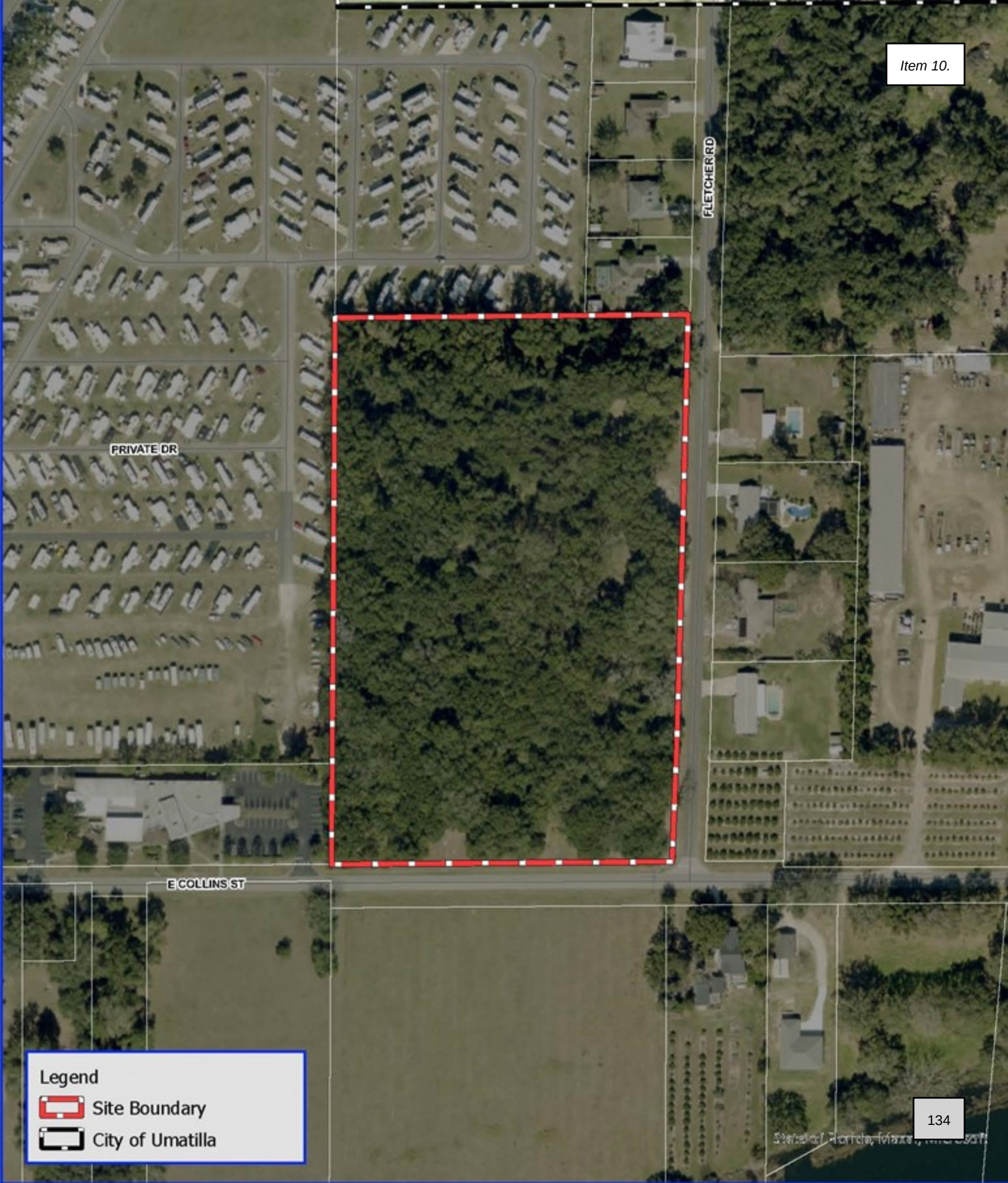

FLETCHER RD
PRIVATE DR
E COLLINS ST
Legend
Site Boundary
City of Umatilla

# Perspective - Main Entry

**ORDINANCE 2023-17**

**AN ORDINANCE OF THE CITY OF UMATILLA, COUNTY OF LAKE, STATE OF FLORIDA, RECLASSIFYING 9.789 ± ACRES OF LAND ZONED COMMERCIAL TOURIST AND RESIDENTIAL PROFESSIONAL TO THE DESIGNATION OF PUBLIC FACILITIES DISTRICT (PFD) FOR THE HEREAFTER DESCRIBED PROPERTY OWNED BY FLETCHER GROVE DEVELOPMENT, LLC LOCATED NORTH OF CR 450 AND WEST OF FLETCHER ROAD; APPROVING A CONCEPTUAL PLAN FOR THE PROPERTY; PROVIDING FOR CONDITIONS AND CONTINGENCIES; DIRECTING THE CITY MANAGER TO PROVIDE CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL TO THE CLERK OF THE CIRCUIT COURT, AND THE LAKE COUNTY MANAGER; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a petition has been submitted by Alison Yurko, Esq. on behalf of the owner, Fletcher Grove Development, LLC as Owner, to rezone approximately 9.789 acres of land from Commercial Tourist (CT) and Residential Professional (RP) to Public Facilities District (PFD);

**WHEREAS**, the Petition bears the signature of all required parties; and

**WHEREAS,** the required notice of the proposed rezoning has been properly published;

**WHEREAS,** the City Council reviewed said petition, the recommendations of staff report and any comments, favorable or unfavorable, from the public and surrounding property owners at a public hearing duly advertised;

**WHEREAS,** upon review, certain terms pertaining to the development of the above-described property have been duly approved, and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Umatilla, Florida, as follows:

**Section 1: Purpose and Intent.**
That the zoning classification of the following described property, being situated in the City of Umatilla, Florida, shall hereafter be designated as PFD, Public Facilities District, as defined in the Umatilla Land Development Regulations. The property is more particularly described and depicted as set forth on Exhibit "A" and as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

**LEGAL DESCRIPTION:** Exhibit "A"

**Alternate Key # 1037620**

**Section 2: Zoning Classification.**
That the property shall be designated as PFD, Public Facilities District, in accordance with Chapter 6, Section 2(j) of the Land Development Regulations of the City of Umatilla, Florida (Exhibit "B"). The property rezoned pursuant to this section shall be subject to the Umatilla Land Development Regulations pertaining properties within the Public Faculties District and shall be developed according to the Preliminary Site Plan attached hereto as Exhibit "C".

**Section 3:** The City Manager, or designee, is hereby directed to amend, alter, and implement the official zoning map of the City of Umatilla, Florida, to include said designation consistent with this Ordinance.

**Section 4: Severability.**
If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

**Section 5: Scrivener's Errors.**
Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

**Section 6: Effective Date.**
This Ordinance shall become effective immediately upon passage by the City Council of the City of Umatilla.

**PASSED AND ORDAINED** in regular session of the City Council of the City of Umatilla, Lake County, Florida, this _____ day of _____, 2023.

_____
Kent Adcock, Mayor
City of Umatilla, Florida

ATTEST:

_____
Jessica Burnham, FCRM
City Clerk

Approved as to Form:

_____
Kevin Stone
City Attorney

Passed First Reading _____
Passed Second Reading_____
(SEAL)

EXHIBIT “A”

BEGINNING AT A POINT 468 FEET SOUTH OF THE NORTHWEST CORNER OF GOVERNMENT LOT 3 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, SAID LOT 3 BEING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7, AND FROM SUCH BEGINNING POINT RUN EAST 8.4 CHAINS. THENCE SOUTH 862 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID GOVERNMENT LOT 3; THENCE WEST 8.4 CHAINS, THENCE NORTH 862 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXHIBIT “B”

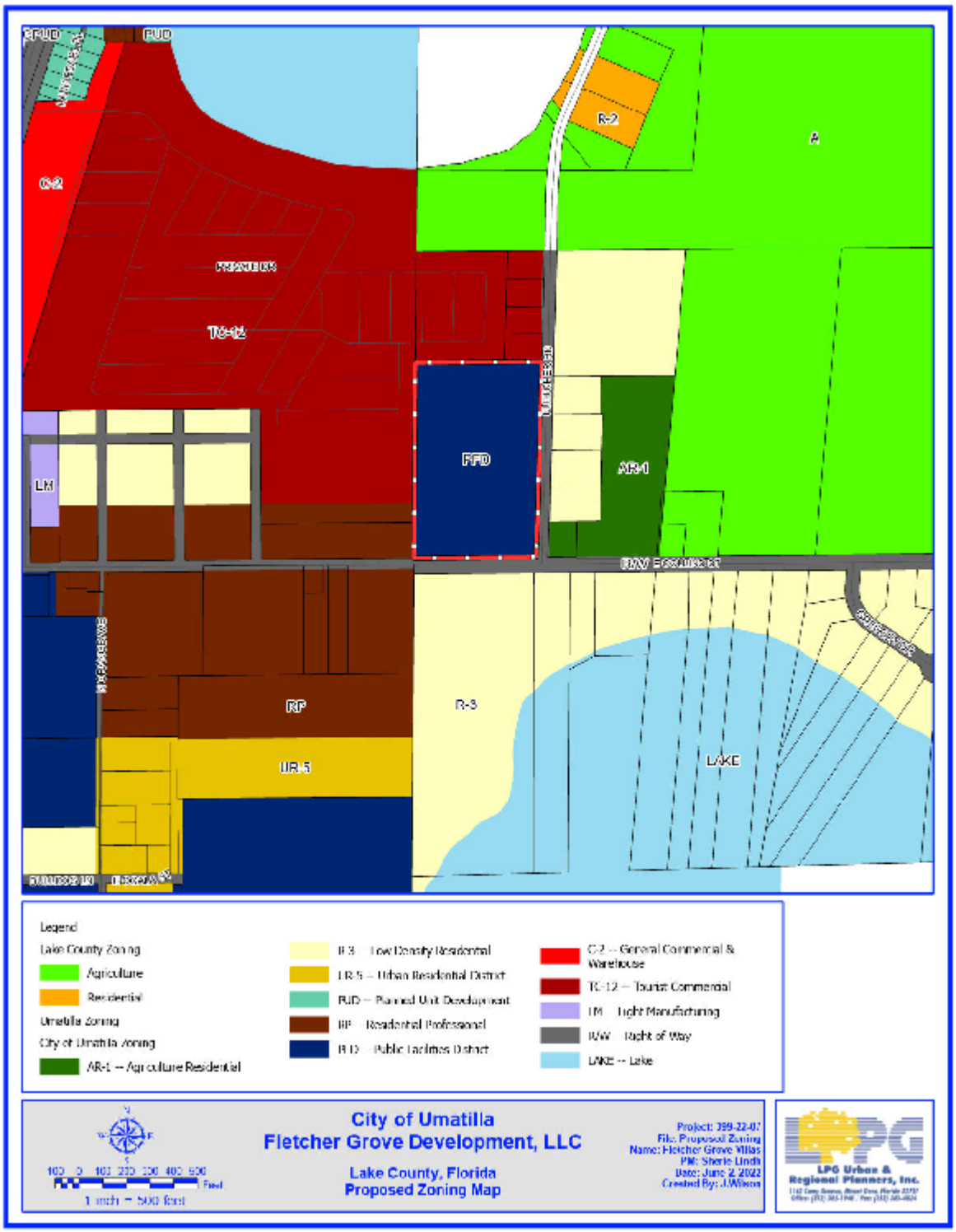
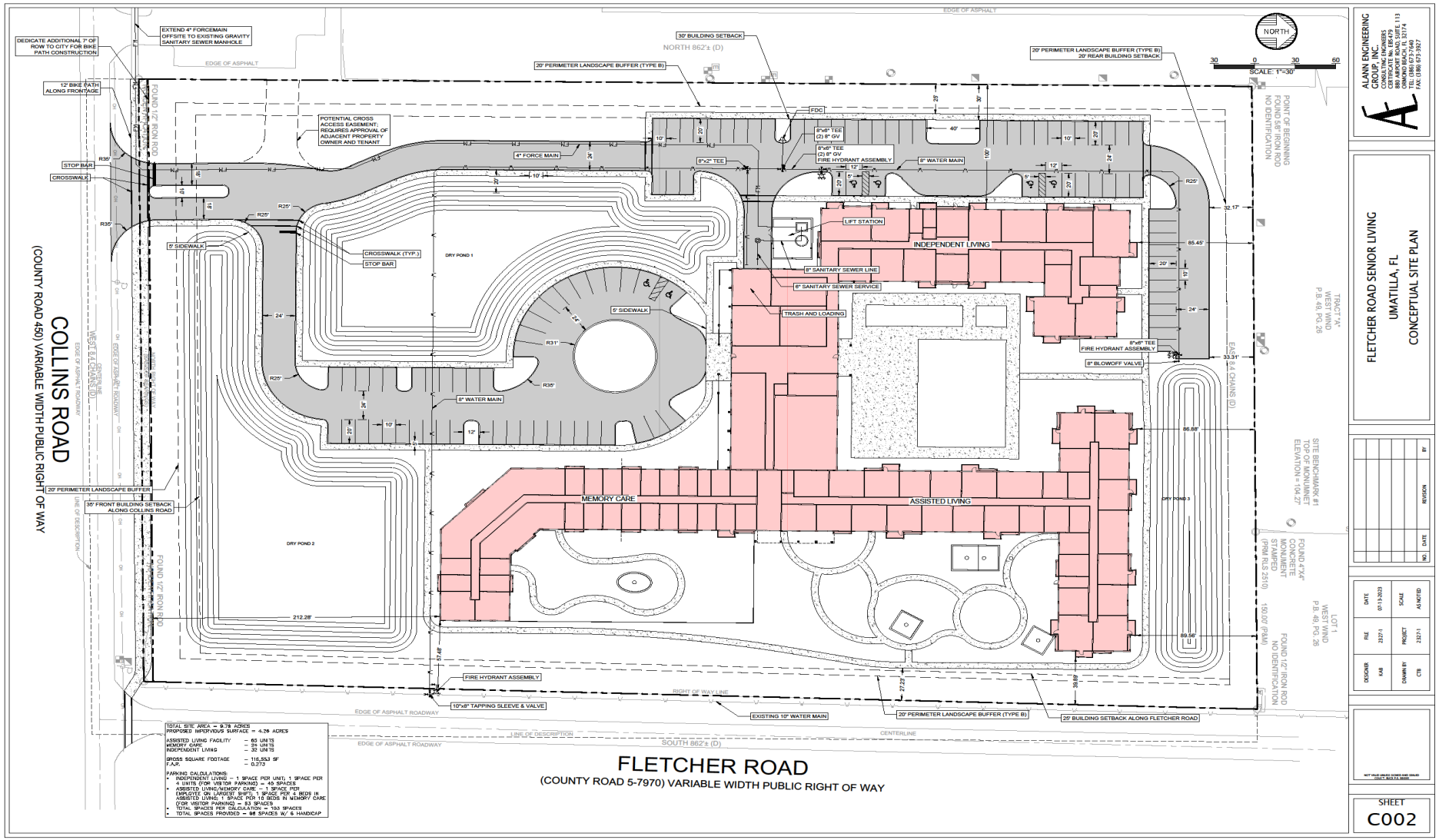

PUD
R-2
A
C-2
TC-12
PFD
AR-1
LM
RP
LR-5
R-3
LAKE
Legend
Lake County Zoning
Agriculture
Residential
Umatilla Zoning
City of Umatilla Zoning
AR-1 -- Agriculture Residential
R-3 -- Low Density Residential
LR-5 -- Urban Residential District
PUD -- Planned Unit Development
RP -- Residential Professional
PFD -- Public Facilities District
C-2 -- General Commercial & Warehouse
TC-12 -- Tourist Commercial
LM -- Light Manufacturing
R/W -- Right of Way
LAKE -- Lake
City of Umatilla
Fletcher Grove Development, LLC
Lake County, Florida
Proposed Zoning Map
LPG Urban & Regional Planners, Inc.

EXHIBIT "C"


COLLINS ROAD
(COUNTY ROAD 450) VARIABLE WIDTH PUBLIC RIGHT OF WAY
FLETCHER ROAD
(COUNTY ROAD 5-7970) VARIABLE WIDTH PUBLIC RIGHT OF WAY
INDEPENDENT LIVING
ASSISTED LIVING
MEMORY CARE
LIFT STATION
TRASH AND LOADING
DRY POND 1
DRY POND 2
DRY POND 3
8" WATER MAIN
4" FORCE MAIN
8" SANITARY SEWER LINE
8" SANITARY SEWER SERVICE
8" BLOWOFF VALVE
FIRE HYDRANT ASSEMBLY
EXISTING 10" WATER MAIN
10"x8" TAPPING SLEEVE & VALVE
POTENTIAL CROSS ACCESS EASEMENT; REQUIRES APPROVAL OF ADJACENT PROPERTY OWNER AND TENANT
EXTEND 4" FORCEMAIN OFFSITE TO EXISTING GRAVITY SANITARY SEWER MANHOLE
DEDICATE ADDITIONAL 7' OF ROW TO CITY FOR BIKE PATH CONSTRUCTION
12' BIKE PATH ALONG FRONTAGE
20' PERIMETER LANDSCAPE BUFFER (TYPE B)
20' PERIMETER LANDSCAPE BUFFER (TYPE B) 20' REAR BUILDING SETBACK
30' BUILDING SETBACK
30' FRONT BUILDING SETBACK ALONG COLLINS ROAD
20' BUILDING SETBACK ALONG FLETCHER ROAD
5' SIDEWALK
CROSSWALK (TYP.)
STOP BAR
CROSSWALK
NORTH 862'± (D)
SOUTH 862'± (D)
EDGE OF ASPHALT
EDGE OF ASPHALT ROADWAY
RIGHT OF WAY LINE
LINE OF DESCRIPTION
CENTERLINE
FOUND 1/2" IRON ROD
FOUND 5/8" IRON ROD NO IDENTIFICATION
POINT OF BEGINNING
FOUND 4"X4" CONCRETE MONUMENT STAMPED (PRM RLS 2510)
SITE BENCHMARK #1 TOP OF MONUMNET ELEVATION = 104.27'
TRACT "AA" WEST WIND P.B. 49, PG. 26
LOT 1 WEST WIND P.B. 49, PG. 26
WEST 64 CHAINS (D)
EAST 64 CHAINS (D)
212.28'
150.00' (P&M)
SCALE: 1"=30'
NORTH
TOTAL SITE AREA = 9.78 ACRES
PROPOSED IMPERVIOUS SURFACE = 4.26 ACRES
ASSISTED LIVING FACILITY – 60 UNITS
MEMORY CARE – 24 UNITS
INDEPENDENT LIVING – 32 UNITS
GROSS SQUARE FOOTAGE – 116,553 SF
F.A.R. – 0.273
PARKING CALCULATIONS:
• INDEPENDENT LIVING – 1 SPACE PER UNIT; 1 SPACE PER 4 UNITS (FOR VISITOR PARKING) = 40 SPACES
• ASSISTED LIVING/MEMORY CARE – 1 SPACE PER EMPLOYEE ON LARGEST SHIFT), 1 SPACE PER 4 BEDS IN ASSISTED LIVING; 1 SPACE PER 10 BEDS IN MEMORY CARE (FOR VISITOR PARKING) = 53 SPACES
• TOTAL SPACES PER CALCULATION = 103 SPACES
• TOTAL SPACES PROVIDED = 98 SPACES W/ 6 HANDICAP
ALANN ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
CERTIFICATE OF AUTHORIZATION #27615
880 AIRPORT ROAD, SUITE 113
ORMOND BEACH, FL 32174
TELEPHONE: (386) 673-3927
FAX: (386) 673-3927
FLETCHER ROAD SENIOR LIVING
UMATILLA, FL
CONCEPTUAL SITE PLAN
NO. DATE REVISION BY
DESIGNER KAB
DRAWN BY CTB
FILE 2327-1
PROJECT 2327-1
DATE 07/13/2023
SCALE AS NOTED
SHEET C002

# CITY OF UMATILLA

## AGENDA ITEM STAFF REPORT

**DATE: August 9, 2023** **MEETING DATE: August 15, 2023**

**SUBJECT: RFP 2023-06 Umatilla Industrial Park and Lake Ferns Road Improvement Project BID Award**

**BACKGROUND SUMMARY:**

The City recently solicited construction bids for the Lake Fern Road construction project. The staff conducted a bid opening at 2PM on Thursday, August 3rd and received five sealed bid packages.

The bids submitted are as follows:

1. Bulldog Sitework - $1,458,763.54
2. Art Walker Construction - $1,578,839.35
3. Carr and Collier - $2,700,000.00
4. CWR Contracting - $3,361,710
5. Saboungi Construction, Inc. - $3,745,467.29

City Engineering Consultant Halff Engineering has reviewed and evaluated the bids and is recommending the City award the project to the lowest bid, Bulldog Sitework for $1,458,763.54.

**This bid award does not include the alternate bids for water and sewer. This is the road only.*

**RECOMMENDATIONS:**

Award Bid to Bulldog Sitework for $1,458,763.54

**FISCAL IMPACTS:**

Funding of $1,458,763.54 to come from property sale proceeds and infrastructure sales tax.

**ATTACHMENTS:**

1. Halff Recommendation Letter
2. Lake Fern Bid Award Map

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VIA EMAIL amercer@umatillafl.org

August 9, 2023

Aaron Mercer
Director of Development and Public Services
City of Umatilla
1 South Central
Umatilla, FL 32784

**RE: LAKE FERNS ROAD INDUSTRIAL PARK (HALFF AVO 043859.053) (City of Umatilla Bid No. 2023-06)**

Dear Mr. Mercer:

We have reviewed the bid packages for completeness and accuracy, called references, and have checked bid requirements for the apparent low bidder, Bulldog Sitework, Inc. Based upon our review of the submittal package, we recommend approval of the low base bid in the amount of $1,458,763.54 to Bulldog Sitework, Inc.

Should you have any questions with regards to this matter, please feel free to contact our office.

Sincerely,

HALFF

Cecily Barnes, PE
Project Manager

Cc: Scott Blankenship & Jessica Burnham (via email)


| DATE | REVISION |
|---|---|
| --- | - |
| | - |
| | - |
| | - |
| | - |
| | - |
| | - |
| | - |

LAKE FERNS ROAD INDUSTRIAL PARK CONSTRUCTION PLANS

UMATILLA FLORIDA

AERIAL

halff

CERTIFICATE OF AUTHORIZATION NUMBER: 00000

| | |
|---|---|
| DATE: | MARCH 2023 |
| DESIGNED BY: | DKB |
| DRAWN BY: | TNJ |
| CHECKED BY:: | DKB |
| JOB NO.: | 040859.059 |
| FILE NAME: | BASE |

Sheet C-200

DUANE K
Registered Eng 44631

# Umatilla Public Library FY 22-23

July 2023

| Library Monthly Statistics FY 22-23 | | | | | |
|---|---|---|---|---|---|
| | Q 1 | Q 2 | Q3 | **July 2023** | FY 22-23 |
| **Visits *(door count halved)*** | 11,077 | 10,604 | 10,004 | **2,871** | 34,556 |
| **Checkouts** | 8,044 | 9,308 | 9,553 | **3,423** | 30,328 |
| **E-Books (digital)** | 1,065 | 1,188 | 1,419 | **523** | 4,195 |
| **Total Circulation** | 9,379 | 10,496 | 10,972 | **3,946** | 34,793 |
| **New Patrons** | 70 | 105 | 132 | **33** | 340 |
| **Computer use** | 891 | 831 | 647 | **257** | 2,626 |
| **Adult Volunteer Hours** | 110 | 126 | 85 | **32.5** | 354 |
| **Attendance Family Programs** | 1,065 | 155 | 131 | **19** | 1,370 |
| **Attendance Adult Programs** | 67 | 84 | 135 | **107** | 393 |
| **Attendance Teen Programs** | 297 | 320 | 178 | **21** | 816 |
| **Attendance Juvenile Programs** | 402 | 470 | 572 | **211** | 1,655 |
| **Total # of Programs** | 114 | 127 | 86 | **24** | 351 |
| **Meeting room Rental** | - | - | - | **-** | - |
| **Cash to city (including cc)** | $ 1,434.03 | $ 3,561.34 | $ 1,493.44 | **$533.49** | $ 7,022.30 |

## Highlights

**Summer Reading**: A total of 184 children participated in the reading incentive program. Along with reading for prizes, children attended programs such as ZooMom, Crafting with Clay, Rock Painting, Slime Making, Storytime & Craft, an Escape Room in the Caboose, and a finale featuring free Kona Ice and a laser light dance party. Teens constructed art using specialized MakeDo cardboard tools and served as Teen Advisory Board Junior Friends Volunteers, earning community service hours. Teens read a total of 16,604 minutes. Adults read for 63,605 minutes and attended BINGO, Writing Your Memoirs, Literary Society, Puzzle League, and also had a weekly craft or jigsaw puzzle drop-in program. Our extremely popular Seed Library rounded out a fun and educational summer with 1,213 packets of seeds distributed.

**Flagpole Courtyard**: The Impact Fee Grant upgrading the flagpole courtyard into an outdoor programming space has been completed and final touches are underway. There are now three 8' benches and two 5' benches in the courtyard. Shade is provided by a coordinating sail that stands firmly rooted thanks to the efforts of Public Works. Please visit the new courtyard and enjoy a touch of shade this summer. It will be a beautiful spot for reading and programs as the weather cools.

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

**WEEK OF**
**July 25, 2023 through July 31, 2023**
**ARRESTS**

| | | | |
|---|---|---|---|
| n/a | | | |

**CRIMINAL CITATIONS REQUIRING COURT APPEARANCE**

| | | | |
|---|---|---|---|
| 7/25/2023 | 9:20 a.m. | McGuire, Antwone Daytona Beach | Operating motor vehicle while drivers license suspended/cancelled/revoked. |

**REPORTS FILED**

| | | |
|---|---|---|
| 7/26/2023 | 7:19 a.m. | Officers responded to a call from Aim High Academy in reference to a suspicious person outside of their facility. Person was gone upon arrival. |
| 7/26/2023 | 3:02 p.m. | Officers responded to Rogers Giles Road to assist the Lake County Sheriffs office in reference to a lost person. Person was located and transported by EMS to Advent Health Waterman. |
| 7/26/2023 | 5:57 p.m. | Officers took a report for a stolen tag. |
| 7/27/2023 | 9:21 a.m. | Officers responded to a call on South Central Avenue in reference to a lost person. Person was located and turned over to family. |
| 7/29/2023 | 2:10 a.m. | Officers assisted the Lake County Sheriffs office on County Road 450 in reference to a person needing medical attention. Person was turned over to EMS and transported to Advent Health Waterman. |
| 7/29/2023 | 10:02 a.m. | Officers responded to the area of Lakeview Street and Lakeshore Avenue in reference to a suspicious person. All was okay person was taking a nap. |
| 7/29/2023 | 11:03 p.m. | Officers responded to a residence on East Fifth Street to assist the Lake County Sheriffs office with report of a fight. Upon arrival it was determined there was no fight occurring. |
| 7/30/2023 | 7:30 p.m. | Person was trespassed from Orangewood Villas. |
| 7/31/2023 | 11:55 a.m. | Officers took a report of a stolen bike. |

| | | |
|---|---|---|
| **7/27/2023** | **7:27 p.m.** | **Officers responded to a residence on East Seventh Avenue to assist the Lake County Sheriffs office with a person needing medical attention.** |

| | |
|---|---|
| **ARRESTS** | **1** |
| **DISPATCHED CALLS** | **105** |
| **TRAFFIC STOPS** | **21** |
| **TRAFFIC CITATIONS ISSUED** | **1** |

# UMATILLA POLICE DEPARTMENT PRESS RELEASE

**WEEK OF**
**August 1, 2023 through August 7, 2023**

**ARRESTS**

| | | | |
|---|---|---|---|
| n/a | | | |

**CRIMINAL CITATIONS REQUIRING COURT APPEARANCE**

| | | | |
|---|---|---|---|
| n/a | | | |

**REPORTS FILED**

| | | |
|---|---|---|
| 8/01/2023 | 3:35 p.m. | Officers responded to a call on Cayman Circle. A person was transported for treatment under the Baker Act to Lifestreams Behavioral Center. |
| 8/02/2023 | 2:27 p.m. | Officers were called to Umatilla Boulevard in reference to a person needing medical attention. Person was turned over to EMS. |
| 8/04/2023 | 5:29 p.m. | Officers responded to a residence on Winogene Avenue and took a fraud report. |
| 8/04/2023 | 5:58 p.m. | Officers responded to the area of Marshall Street and CR 450A to assist the Lake County Sheriffs Office with a traffic crash. |
| 8/05/2023 | 4:26 a.m. | Officers responded to the Circle K located at 391 N. Central Avenue in reference to a suspicious person. Person was trespassed from that business. |
| 8/05/2023 | 7:28 a.m. | Officers assisted the Lake County Sheriffs office to a residence on SR 19 reference a burglary in progress. |
| 8/05/2023 | 8:27 a.m. | Officers received a call regarding a suspicious person near SR 19. Person was in need of medical attention so they were turned over to EMS. |
| 8/05/2023 | 5:31 p.m. | Officers were called to a residence on Lakeside Avenue reference a suspicious person in their neighbors yard. Person was in need of medical attention and turned over to EMS. |
| 8/06/2023 | 8:38 p.m. | Officers were called to the Save A Lot plaza reference a person needing medical attention. They were turned over to EMS. |

| | | |
|---|---|---|
| **8/07/2023** | **2:08 p.m.** | **Complainant came into the Umatilla Police Department to file a fraud report.** |

| | |
|---|---|
| **ARRESTS** | **0** |
| **DISPATCHED CALLS** | **89** |
| **TRAFFIC STOPS** | **19** |
| **TRAFFIC CITATIONS ISSUED** | **3** |