



# Council Business Meeting Agenda

## ASHLAND CITY COUNCIL BUSINESS MEETING AGENDA

Tuesday, February 17, 2026  
Council Chambers, 1175 E Main Street

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Live stream via RVTV Prime at [rvtv.sou.edu](http://rvtv.sou.edu) or broadcast on Spectrum 180.

Public comment is welcome on public forum topics and agenda items.

To **speak electronically** during the meeting or to submit **written comments** in advance, please complete the online [Public Comment Form](#) by 10 a.m. the day of the meeting.

**I. EXECUTIVE SESSION 5:00 p.m.**

To conduct deliberations with persons designated by the governing body to negotiate real property transactions pursuant to ORS 192.660 (2)(e)

**II. CALL TO ORDER 6:00 pm**

- a. Land Acknowledgement\*\*

**III. PLEDGE OF ALLEGIANCE**

**IV. ROLL CALL**

**V. MAYOR'S / CHAIR OF THE COUNCIL ANNOUNCEMENT**

**VI. APPROVAL OF MINUTES**

- a. Minutes of the February 2, 2026, Study Session Meeting
- b. Minutes of the February 3, 2026, Business Meeting

**VII. CONSENT AGENDA**

**VIII. SPECIAL PRESENTATIONS**

**IX. PUBLIC FORUM**

**X. RESOLUTIONS**

- a. Resolution for electric rates

**XI. PUBLIC HEARING**

- a. Consideration of the Proposed Sale of 380 Clay Street
- b. First Reading and Public Hearing of Ordinance 3282 Creating Section 2.55 of the Ashland Municipal Code: Disposal of Real Property
- c. First Reading and Public Hearing of Ordinance 3295 Amending AMC 14.02 Utility Systems – Customer Accounting Policies
- d. Public Hearing and First Reading of the following Ordinance Language Changes:
  - 1. 3288 AN ORDINANCE CREATING 15.04.270 TO PROHIBIT PERMITS WHEN CODE VIOLATIONS ARE OUTSTANDING
  - 2. 3289 AN ORDINANCE UPDATING 15.36.030 TO CORRECT FOR THE PROPER DEPARTMENT THAT ASSIGNS FRONTAGE
  - 3. 3290 AN ORDINANCE AMENDING 9.08.170(3) –TO CREATE CERTAIN EXEMPTIONS FOR HEAT PUMPS OR MECHANICAL DEVICES FROM NOISE REGULATION
  - 4. 3291 AN ORDINANCE AMENDING 13.16.035 TO REQUIRE PROPERTY OWNERS TO REMOVE OR PRUNE DANGEROUS TREES WITHOUT A PERMIT





# Council Business Meeting Agenda

5. 3292 AN ORDINANCE AMENDING CHAPTER 6 TO REFLECT MARIJUANA RETAIL REGULATIONS

## XII. ORDINANCES, AND CONTRACTS

- a. Second Reading of the following Ordinance Language Changes:

1. **3271** AN ORDINANCE ESTABLISHING AN OFFICE OF THE CITY RECORDER IN THE CREATION OF AMC 2.28.530
2. **3283** AN ORDINANCE AMENDING AND UPDATING CHAPTER 2.29 – PUBLIC ART
3. **3284** AN ORDINANCE AMENDING AMC 2.54.010 TO ALIGN WITH PROCUREMENT LIMITS
4. **3285** AN ORDINANCE AMENDING AMC 2.62.030 TO PROVIDE FOR A CHAIN OF COMMAND IN THE EVENT OF AN EMERGENCY
5. **3286** AN ORDINANCE AMENDING 9.08.120 TO PREVENT PROPERTY OWNERS FROM KEEPING HAZARDOUS OR INFESTED TREES
6. **3287** AN ORDINANCE AMENDING AND UPDATING CHAPTER 14.12 – ELECTRIC SYSTEM REGULATIONS, with the adjustment in 14.12.020, as read by staff.
7. **3293** AN ORDINANCE AMENDING 9.08.170.D.2 TO REFER TO 9.16.070 FOR DOG NUISANCE MATTERS
8. **3294** AN ORDINANCE AMENDING 9.16.070 TO DISTINGUISH BETWEEN DAYTIME VERSUS NIGHTTIME DOG NOISE

## XIII. UNFINISHED BUSINESS

## XIV. NEW BUSINESS

## XV. CITY MANAGER REPORT

- a. Look Ahead

## XVI. OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS

## XVII. ADJOURNMENT

*If you need special assistance to participate in this meeting, please contact Alissa Kolodzinski at [recorder@ashlandoregon.gov](mailto:recorder@ashlandoregon.gov) or 541.488.5307 (TTY phone number 1.800.735.2900). Notification at least three business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting in compliance with the Americans with Disabilities Act.*

\* Items on the Agenda not considered due to time constraints are automatically continued to the next regularly scheduled Council meeting [AMC 2.04.030.(D)(3)]

## \*\* LAND ACKNOWLEDGEMENT

We acknowledge and honor the aboriginal people on whose ancestral homelands we work—the Ikirakutsum Band of the Shasta Nation, as well as the diverse and vibrant Native communities who make their home here today. We honor the first stewards in the Rogue Valley and the lands we love and depend on: Tribes with ancestral lands in and surrounding the geography of the Ashland Watershed include the original past, present and future indigenous inhabitants of the







## Council Business Meeting Agenda

Shasta, Takelma, and Athabaskan people. We also recognize and acknowledge the Shasta village of K'wakhakha - "Where the Crow Lights" - that is now the Ashland City Plaza.

\*\*\*Agendas and minutes for City of Ashland Council, Commission and Committee meetings may be found at the City website, [ashlandoregon.gov](http://ashlandoregon.gov).



**ASHLAND CITY COUNCIL  
STUDY SESSION MINUTES  
Monday, February 2, 2026**

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Mayor Graham called the meeting to order at 5:32 p.m.

Council Present: Mayor Graham, Councilors Bloom, DuQuenne, Hansen, Kaplan, and Sherrell. Dahle appeared via Zoom.

Council Absent:

Staff Present:

|                    |                        |
|--------------------|------------------------|
| Sabrina Cotta      | City Manager           |
| Alissa Kolodzinski | City Recorder          |
| Carmel Zarhan      | Assistant City Manager |

**I. Call to Order**

**II. Reports and Presentations**

*a. Potential Charter Updates*

Cotta presented two potential charter updates for Council's consideration in response to Council direction to bring charter and ordinance administrative changes forward:

- 1) Aligning ordinance noticing requirements with Oregon state law; and,
- 2) Clarifying residency requirements for elected officials.

Regarding ordinance noticing requirements, the current charter language requires three physical copies of ordinances to be available to the public, posted at City Hall, as well as published in a newspaper of general circulation. This is a paper-heavy process requiring money and resources. The proposed charter amendment aims to align the city's requirements with the Oregon Revised Statutes and reduce costs which allows for electronic noticing.

Concerns were raised about referencing specific ORS citations in the charter due to potential future legislative changes that would require voter approval to amend. Discussion included comparison with neighboring municipalities and concerns about relinquishing home rule authority. Zahran clarified the concept of home rule, noting it allows cities to be more restrictive, but not less restrictive, than state or federal law.

Regarding residency requirements, the current charter language does not address a time requirement for residency before running for elected office. The proposal would establish a residency requirement of 12 months prior to running and add that elected officials maintain residency throughout their term of office. The 12-month residency requirement is a recommendation from the League of Oregon Cities (LOC), noted as relevant with four Council seats up for election in November, and was brought forward as a baseline consideration for discussion.

Several councilors spoke against making charter changes at this time, noting that noticing requirements were not causing significant problems, the cost was manageable, and that such changes would be better addressed as part of a larger, more comprehensive charter review.

During discussion about residency requirements, it was noted that the current charter language does not specify when residency must be established or whether it must be maintained throughout an elected official's term. This lack of clarity raised concerns regarding the application process and the implications for both elections and appointments. Kolodzinski explained that the current process involves contacting Jackson County to verify that the candidate is a registered voter and the address provided on a candidate's form matches their voter registration. This ensures the candidate's information aligns with the requirements for running for office. The ambiguity surrounding the timing and maintenance of residency creates potential complications for the certification process.

Discussions considered adopting language akin to the State's SEL form with the intent to enhance consistency and eliminate potential ambiguities in the qualification process for both elected and appointed officials. Additional discussion on vacancies in the charter states an office may be deemed vacant if the officeholder ceases to possess qualifications for the office, which could address the concern about maintaining residency.

After extensive discussion, the Council reached consensus not to pursue either charter amendment for the May election. Instead, direction to staff was given to have the Ashland Municipal Code Review Group develop an ordinance to clarify the residency requirements for elected officials, including the requirement to maintain residency throughout one's term and that candidates affirm they meet the qualifications.

The Council emphasized that this approach would provide necessary clarity without requiring charter amendments at this time. They acknowledged that these issues could be revisited as part of a more comprehensive charter review process in the future.

**III. Adjournment of Study Session.**

The meeting was adjourned at 6:47 pm.

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City Recorder Alissa Kolodzinski

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Mayor Tonya Graham



# SPEAKER REQUEST FORM

## Study Session

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

2/2/26

Name: (Please Print)

PAUL MOZINA

Ashland Resident:



YES



NO

City:

\_\_\_\_\_

Agenda Topic/Item Number:

Charter Updates

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

**Disclaimer:** By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.

You are discussing aligning the Charter with the Oregon State Statutes, but what good is that if the Charter is not enforceable? The Ashland Charter has fundamental flaws and conflicts of interest embedded in it, that make it highly unlikely that—if the Council were to violate it—they would be held accountable.

Last summer I contacted Ashland Chief of Police, Tighe O'Meara, regarding the Council's violation of the Charter's requirement that any action taken by the Council be preceded by a public motion and vote. The Charter mandates that the Chief is responsible for enforcing the Charter and that failure to do so is grounds for removal. He asked me to explain the nature of the violations. In response to my summary, and citation of his duties under the Charter, he had this to say:

Paul, WHILE I AGREE THAT THE CHARTER HAS THOSE WORDS, I DON'T BELIEVE THAT THEY ARE MEANT TO MAKE ME RESPONSIBLE for investigating procedural deficiencies if they do in fact exist. The City Attorney is the Parliamentarian for Council operations, so he, not me, would be in charge of addressing this. However, it is PRESUMPTIOUS to assume that this is anything other than, at worst, a simple mistake.

As you have seen I have cc'd the CM [City Manager] and the CA [City Attorney], and I will await guidance from them about what next steps, if any, are to be taken. [my emphasis]

He quickly followed up with this:

Paul, just to close the loop on this, I have learned that the CA has already addressed your concerns, so I will not be looking into this any further. Have a good day.

While ostensibly being responsible for enforcing the Charter, the Chief relied on the opinion of the "Parliamentarian", City Attorney Johan Pietila's, justification of the Council's actions to ignore my "presumptuous [sic]" complaint. Never mind that the Chief didn't bother to explain exactly how the CA had addressed my concern that the council's "procedural deficiencies" were in fact violations of the Ashland Charter.



The May 19, 2025, Council Study Session and the June 3, 2025, Council Business Meeting occurred shortly after Pietila had been appointed City Attorney. He was newly responsible for insuring that the Council followed parliamentary rules—including the Ashland Charter. Apparently, this made him the perfect person to judge whether or not the Council, under his watchful eye, had violated the explicit requirements of the Charter when they failed to vote on the amendments they made to the 2025-2027 Biennial Budget.

The principle that “no one shall be a judge in his own cause” originated in ancient Roman Law and is obviously a cornerstone to any adjudicative procedure. But the obvious conflict of interest in this case was no impediment to Chief O’Meara: **THE PARLIAMENTARIAN HAS RULED**, now “Have a good day.”

The Charter also stipulates regarding the Chief that: “... and a failure or neglect to faithfully perform any or all of such duties shall be cause for REMOVAL FROM OFFICE BY THE CITY COUNCIL.” Does anyone think the Council would remove the Chief for failing to hold THEM accountable for obeying the Charter?

The inherent structural flaws in the Ashland Charter make it highly unlikely that it will be enforced when the perpetrators of the violations are the Mayor and Council. When those responsible for investigating the violations serve at their pleasure of the violators, nothing will be done. When the City Attorney is allowed to be the judge in his own cause and the Chief of Police is too lazy to investigate the matter, the Ashland Charter is unenforceable.

Please see my Ashland Chronicle article “**Is the Ashland Charter Enforceable?**” for the complete timeline of my attempt to file a complaint against the Ashland City Council.

<https://theashlandchronicle.com/guest-opinion-is-the-ashland-charter-enforceable>

**ASHLAND CITY COUNCIL  
BUSINESS MEETING MINUTES  
Tuesday, February 3, 2026**

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**Business Meeting 6:00 pm**

Council Present: Mayor Graham, Councilors Sherrell, Dahle, Bloom, Kaplan, DuQuenne, and Hansen.

Council Absent: None

Staff Present:

|                    |                           |
|--------------------|---------------------------|
| Sabrina Cotta      | City Manager              |
| Johan Pietila      | City Attorney             |
| Carmel Zarhan      | Assistant Deputy Attorney |
| Alissa Kolodzinski | City Recorder             |

Graham called the meeting to order at 6:00 p.m.

- a. Land Acknowledgement\*\*

Bloom read the land acknowledgement.

**II. PLEDGE OF ALLEGIANCE**

Kaplan led the pledge of allegiance.

**III. ROLL CALL**

**IV. MAYOR'S/ CHAIR OF THE COUNCIL ANNOUNCEMENT**

- a. Black History Month Proclamation – the proclamation was read into the record.

Graham announced that the "If I Were Mayor" contest was underway with a deadline of March 13<sup>th</sup> and encouraged community members to inform young people about this opportunity.

**V. APPROVAL OF MINUTES**

- a. Minutes of the January 14, 2026 – Special Study Session Meeting
- b. Minutes of the January 20, 2026 – Business Meeting

Hansen noted a scrivener's error in the January 20th minutes on page 3 where a roll call vote listed Kaplan twice instead of recording NO votes for Dahle, DuQuenne and Bloom.

**Hansen moved to approve the minutes of Jan 14 and 20 with the one change. The motion was seconded by Dahle.**

**Roll Call Vote: Sherrell, Dahle, Bloom, DuQuenne, Kaplan, and Hansen –YES. Motion passed.**

**VI. CONSENT AGENDA**

**VII. SPECIAL PRESENTATIONS**

Javier Dubon, Interim Executive Director of the Oregon Shakespeare Festival (OSF), provided a comprehensive overview of the festival's challenges, financial situation, and recovery efforts. He identified three main challenges: leadership instability (six different executive directors since 2019), changing audience behavior (exacerbated by the pandemic), and rising production costs. (See attached presentation.)



Dubon presented financial data showing the festival had faced pre-pandemic deficits, masked by one-time gifts and excess endowment draws. He explained the shift from a ticket-driven (65% earned pre-pandemic) to a contribution-reliant model (over 60% recently). Ticket sales plummeted from \$22 million to \$7 million post-pandemic but rebounded to \$10.4 million in 2024.

Dubon addressed common questions about cost-cutting measures, explaining that most expenses (nearly two-thirds of the budget) are related to labor rather than production materials. Staffing has already been reduced from 650 to 495 since 2019 levels. Programming variety remains essential as more than 50% of ticket revenue comes from people who see three or more shows. Recent successes include a 42% ticket sales increase in 2025, a \$5.1 million donor gift, \$1.9 million saved through cuts, and progress towards a \$22.5 million contribution goal. Dubon also discussed efforts to market the broader Ashland experience, the potential use of OSF spaces for events, climate change strategies, and city partnerships.

#### **VIII. PUBLIC FORUM –**

Eleven community members addressed the Council with concerns about homelessness issues; the budget approval process, related charter enforcement, and other budget issues; the city's use of pesticides; Asante hospital changes; and the City Hall property agreement.

#### **IX. PUBLIC HEARING**

Pietila and Zahran presented a series of ordinance changes, explaining these were the second set of more substantive ordinance changes following previous work on scrivener's errors.

*a. Ordinance No 3271 AN ORDINANCE ESTABLISHING AN OFFICE OF THE CITY RECORDER IN THE CREATION OF AMC 2.28.530*

Proposed changes would establish an office of the city recorder and create AMC 2.28.053, effectively updating code to reflect the change from an elected to appointed position.

##### **Public Hearing open**

Clarinda Marripen expressed concerns about the potential loss of transparency with the City Recorder under Administration rather than having Council oversight. She emphasized issues related to election integrity, arguing that the Recorder should be accountable more directly to the public and Council to prevent any undue influence on election processes.

Cate Hartzell voiced opposition to the Recorder's office as an elected rather than appointed position, citing the importance of a recorder that serves as a liaison to the public and concern that administration oversight might impede the transparency necessary for fair electoral processes.

##### **Public Hearing closed**

Councilors discussed the benefits of the position being hired based on qualifications and improved oversight through professional management and acknowledged that the change of the position as appointed rather than elected was already put to the voter's and decided upon.

After discussion and amendment, the following motion was adopted:

**Dahle moved to approve first reading of Ordinance 3271, an Ordinance Establishing an Office of the City Recorder in the creation of AMC 2.28.053 and schedule second reading for February 17, 2026. The motion was seconded by Hansen.**

**Roll Call Vote: Bloom, Sherrell, Dahle, DuQuenne, Hansen, and Kaplan – YES. Motion passed.**

*b. ORDINACE NO 3283 AMENDING AND UPDATING CHAPTER 2.29 – PUBLIC ART*

Proposed changes would clarify that the Public Arts Commission is a committee, expanding the selection panel membership to address recruitment difficulties, update noticing requirements, and clarify situations where public art can be placed such as on public property or on private property with specified maintenance arrangements.

**Public Hearing open**

No Speakers

**Public Hearing closed**

**DuQuenne moved to approve first reading of Ordinance 3283, an Ordinance Amending and Updating Chapter 2.29 for Public Art. The motion was seconded by Bloom.**

**Roll Call Vote: Bloom, Sherrell, Dahle, DuQuenne, Hansen, and Kaplan – YES. Motion passed.**

*c. ORDINACE NO 3284 AMENDING AMC 2.54.010 TO ALIGN WITH PROCUREMENT LIMITS*

Proposed changes would amend AMC 2.54.01 to align disposal of surplus property with the city's procurement limits and standardize the process so that items over \$250,000 would require Council approval, which would be consistent with other procurement thresholds.

**Public Hearing open**

Clarinda Merripen expressed concerns that removing the finance department from the process could make it political, but that including general public participation in the surplus process could create further opportunities for corruption.

**Public Hearing closed**

During council discussion, Cotta clarified that the procurement process follows state law and that the same process applies whether surplus property goes to individuals, nonprofits, or other government agencies.

**Hansen moved to approve first reading of 3284, an Ordinance Amending AMC 2.54.01 to Align with Procedure Limits and schedule the second reading for February 17, 2026. The motion was seconded by Kaplan.**

**Roll Call Vote: Bloom, Sherrell, Dahle, DuQuenne, Hansen, and Kaplan – YES. Motion passed.**

*d. ORDINACE NO 3285 AMENDING AMC 2.62.030 TO PROVIDE FOR A CHAIN OF COMMAND IN THE EVENT OF AN EMERGENCY*

Proposed changes would amend AMC 2.62.030 to provide a chain of command in the event the city manager is incapacitated or absent during an emergency.

**Public Hearing open**

No Speakers

**Public Hearing closed**

**Sherrell moved to approve the first reading of 3285, an Ordinance Amending AMC 2.62.030 to Approve for a Chain of Command in the Event of an Emergency and schedule the second reading during the February 17 meeting. The motion was seconded by Bloom.**

**Roll Call Vote: Hansen, Kaplan, Sherrell, Bloom, DuQuenne and Dahle – YES. Motion passed.**

*e. ORDINANCE NO 3286 AMENDING 9.08.120 TO PREVENT PROPERTY OWNERS FROM KEEPING HAZARDOUS OR INFESTED TREES*

Proposed changes would amend 9.08.120 to prevent property owners from keeping hazardous or infested trees and would add language about trees that harbor insects or diseases that could threaten other trees in the city.

**Public Hearing open**

No Speakers

**Public Hearing closed**

**Bloom moved to approve the first reading of Ordinance 3286, an Ordinance Amending 9.08.120 to Prevent Property Owners from Keeping Hazardous or Infested Trees and schedule second reading at the February 17 council meeting. The motion was seconded by DuQuenne.**

**Roll Call Vote: DuQuenne, Hansen, Kaplan, Sherrell, Bloom, and Dahle – YES. Motion passed.**

*f. ORDINANCE NO 3287 AMENDING AND UPDATING CHAPTER 14.12 – ELECTRIC SYSTEM REGULATIONS*

Proposed changes would update chapter 14.12 on electric system regulations, primarily to align with the Electric Service Requirement manual and current standards. The changes included updating references to the manual and modifying language about tree trimming on private property.

Councilors discussed that these regulations impact infill housing costs, creating a "double-edged sword" when trying to promote affordable housing while implementing industry standards, and suggested removing specific fee amounts from the ordinance and instead referencing the miscellaneous fees book.

**Public Hearing open**

No Speakers

**Public Hearing closed**

**Hansen moved to approve first reading of Ordinance 3287, an Ordinance Amending and Updating Chapter 14.12 Electrical System Regulations as Amended for Fees Referring to the Miscellaneous Fees Book and schedule second reading during the February 17 City Council meeting. The motion was seconded by Bloom.**

**Roll Call Vote: Sherrell, Bloom, Dahle, DuQuenne, Hansen, and Kaplan – YES. Motion passed.**

*Due to timing, the order was changed to accommodate those who came to address these topics.*

*a. ORDINANCE NO 3294 AMENDING 9.16.070 TO DISTINGUISH BETWEEN DAYTIME VERSUS NIGHTTIME DOG NOISE*

Proposed changes amend 9.16.07 to distinguish between daytime versus nighttime dog noise, creating separate standards for barking during day and night hours.

## **Public Hearing**

Susan Peck suggested the ordinance should make barking between 10 PM and 7 AM a violation without requiring it to be "excessive."

## **Public Hearing Closed**

Graham and Zahran clarified that the current language makes any unreasonable barking during nighttime hours a violation without specifying a time threshold.

**Dahle moved to approve first reading of 3294, an Ordinance Amending 9.16.07 to Distinguish Between Daytime Versus Nighttime Dog Noise and schedule a second reading during the February 17, 2026, City Council meeting. The motion was seconded by Bloom.**

**Roll Call Vote: Sherrell, Bloom, Dahle, DuQuenne, Hansen, and Kaplan – YES. Motion passed.**

*a. ORDINACE NO 3293 AMENDING 9.08.170.D.2 TO REFER TO 9.16.070 FOR DOG NUISANCE MATTERS*

Proposed changes would amend 9.08.170.D.2 to refer to 9.16.07 for dog nuisance matters, ensuring consistent treatment of dog-related issues across the municipal code.

## **Public Hearing open**

No speakers

## **Public Hearing closed**

**Dahle moved to approve first reading of 3293, An Ordinance Amending 9.08.170.D.2 to refer to 9.16.07 for Dog Nuisance Matters and schedule second reading for February 17, 2026. The motion was seconded by DuQuenne.**

**Roll Call Vote: Sherrell, Bloom, Dahle, DuQuenne, Hansen, and Kaplan – YES. Motion passed.**

*Due to time constraints (reaching 8 PM), the remaining first reading ordinances were postponed to the next business meeting:*

- ORDINACE NO 3288 CREATING 15.04.270 TO PROHIBIT PERMITS WHEN CODE VIOLATIONS ARE OUTSTANDING*
- ORDINACE NO 3290 AMENDING 9.08.170(3) –TO CREATE CERTAIN EXEMPTIONS FOR HEAT PUMPS OR MECHANICAL DEVICES FROM NOISE REGULATION*
- ORDINACE NO 3291 AMENDING 13.16.035 TO REQUIRE PROPERTY OWNERS REMOVE OR PRUNE DANGEROUS TREES WITHOUT A PERMIT*
- ORDINACE NO 3289 UPDATING 15.36.030 TO CORRECT FOR THE PROPER DEPARTMENT THAT ASSIGNS FRONTAGE*
- ORDINACE NO 3292 Amending Chapter 6 to reflect Marijuana Retail Regulations*

*b. First Reading of Ordinance 3282 Creating Section 2.55 of the Ashland Municipal Code: Disposal of Real Property*

- X. ORDINANCES, RESOLUTIONS AND CONTRACTS**
- XI. UNFINISHED BUSINESS**
- XII. NEW BUSINESS**
- XIII. CITY MANAGER REPORT –**
  - a. Look Ahead*

Cotta noted there would be no study session on February 16 due to a holiday. The next study session will be March 2, 2026, featuring presentations from Oregon Department of Fish and Wildlife about deer population and from the Amiga Club.

*b. February City Manager Report*

Cotta reported that effective February 1, the city no longer has a combined fire and rescue ground membership with Mercy Flights; they are now separated. She also mentioned that Pioneer Hall is open for reservations, and the community center should open soon.

**XIV. OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS**

- Hansen reminded everyone about the joint meeting with the Parks and Recreation Commission on February 11.
- Bloom noted Southern Oregon University's financial difficulties and proposed that the Council send a letter of support for SOU to receive state funds. He provided data collected by Eco Northwest's study: SOU generates \$282.5 million in annual output in Jackson County and is responsible for 2,146 jobs. Losing SOU could significantly impact the city's utilities, food and beverage tax, and lodging tax revenue.
  - The Council unanimously supported Graham and Bloom in drafting a letter on behalf of the full Council. Bloom also mentioned reaching out to other small university towns facing similar challenges.
- DuQuenne noted she would be listening to a legislative budget discussion the next morning and would report back on higher education funding.
- Kaplan reminded council members about a community feedback form for the Jackson County Continuum of Care that had been distributed by email.
- Graham mentioned she had sent a letter supporting OSF's funding requests to the state legislature, noting that both SOU and OSF are economic drivers with massive impacts on the community and region.

**XV. ADJOURNMENT**

**Bloom moved to adjourn. DuQuenne seconded the motion.**

**All Ayes. Motion passed.**

The meeting was adjourned at 8:18 p.m.

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City Recorder Alissa Kolodzinski

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Mayor Tonya Graham





# THE ROAD TO 100



## WHY WE'RE HERE TODAY

- Reflect on **key challenges** and **successes** from the past five years
- Share **lessons learned** and how we're putting them to use
- Provide a **financial update** and **look at what's ahead**



## KEY CHALLENGES

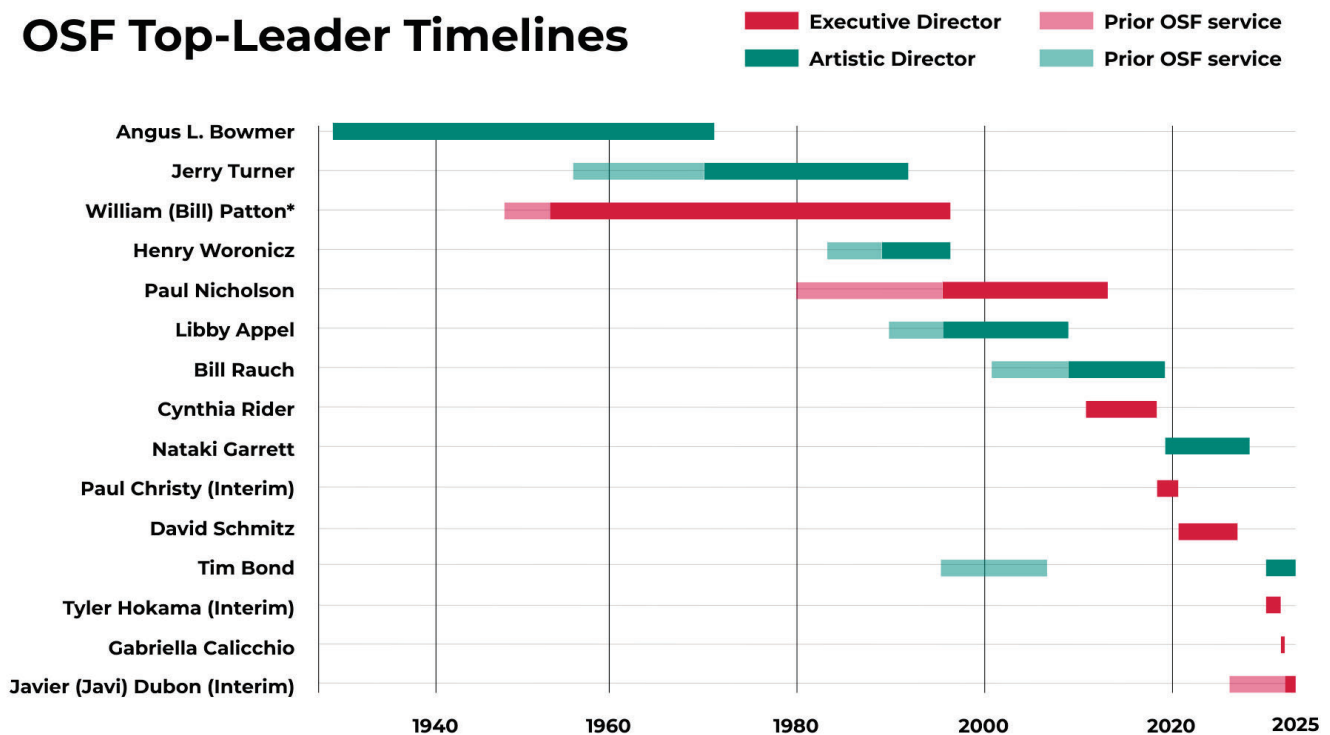
- **Leadership Instability:** Frequent leadership changes and poor strategic choices have set us back and eroded trust.
- **Changing Audience Behavior:** Patrons have fallen out of their pre-pandemic habits and are spending differently
- **Rising Costs:** From materials and labor to housing and transportation, the cost of producing theatre has risen dramatically in our current economic climate.

# LEADERSHIP INSTABILITY

- Since 2019, OSF has had **six different Executive Directors**
- Five of the six came in without prior OSF experience or institutional knowledge
- Leadership turnover led to mission misalignment during an already unprecedented time for the arts sector

THE ROAD TO  
**100**

## OSF Top-Leader Timelines



## KEY LEARNINGS FROM LEADERSHIP INSTABILITY

- **Succession Is Strategy:** OSF must invest in developing future leaders across staff and board to ensure long-term resilience.
- **Knowledge Is Capital:** Retaining experienced staff and preserving what makes OSF unique is critical to sustainability.
- **Transparency Is Non-Negotiable:** Leadership and governance must understand and communicate OSF's financial realities clearly and early.

THE ROAD TO  
**100**

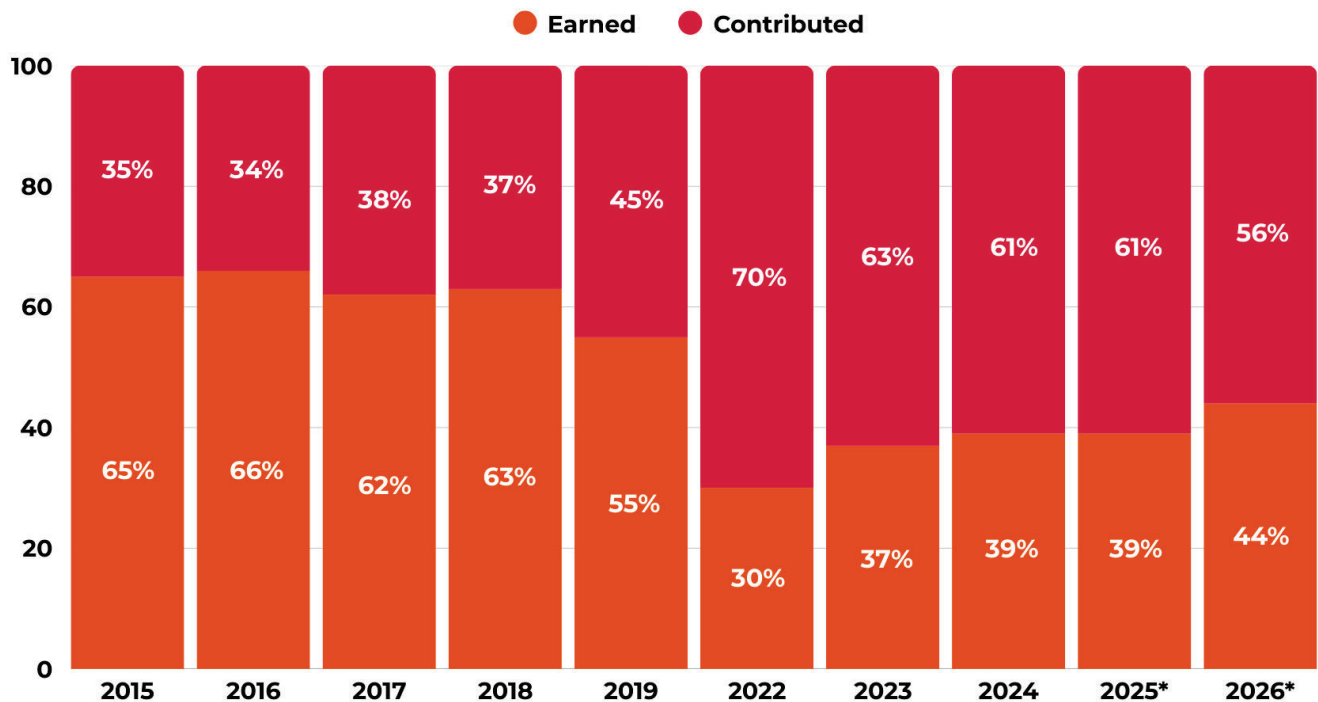


# HISTORICAL FINANCIALS

|             | 2017         | 2018          | 2019          | 2022          | 2023          | 2024          |
|-------------|--------------|---------------|---------------|---------------|---------------|---------------|
| Revenue     | \$38,966,449 | \$39,398,950* | \$43,400,450* | \$28,807,072  | \$31,723,691* | \$31,757,171  |
| Expenses    | \$39,334,605 | \$39,506,698  | \$40,365,907  | \$35,368,699  | \$34,476,183  | \$34,085,601  |
| Net Deficit | (\$368,155)  | (\$107,747)   | \$3,034,542   | (\$6,561,626) | (\$2,752,491) | (\$2,328,429) |

|                                 |   |             |             |   |             |   |
|---------------------------------|---|-------------|-------------|---|-------------|---|
| *Includes excess endowment draw | - | \$3,500,000 | \$2,500,000 | - | \$4,825,655 | - |
|---------------------------------|---|-------------|-------------|---|-------------|---|

### Revenue Blend by Fiscal Year



|                            | 2018         | 2019         | 2022         | 2023         | 2024         |
|----------------------------|--------------|--------------|--------------|--------------|--------------|
| <b>Contributed Revenue</b> | \$10,398,787 | \$14,584,087 | \$19,197,550 | \$16,121,874 | \$16,866,522 |

|                     | 2018         | 2019         | 2022        | 2023        | 2024         |
|---------------------|--------------|--------------|-------------|-------------|--------------|
| <b>Ticket Sales</b> | \$21,647,589 | \$21,256,874 | \$7,145,751 | \$7,032,744 | \$10,482,865 |





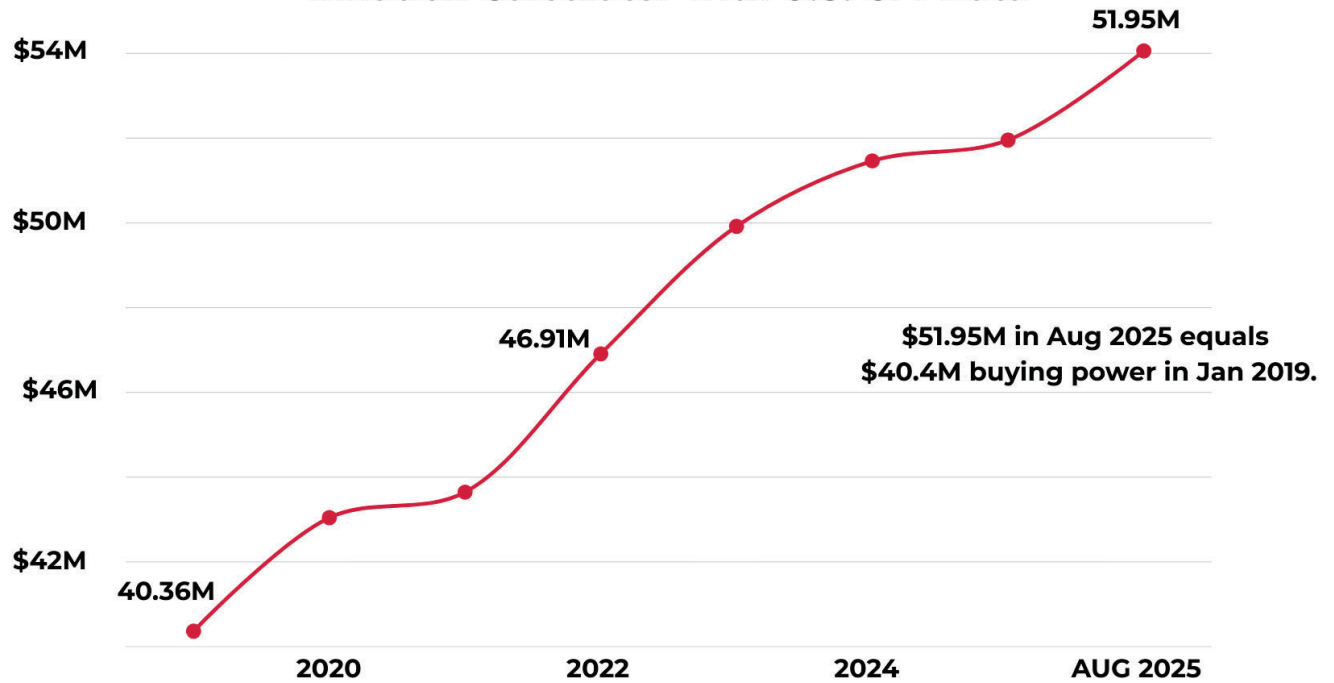
# CAN THE FESTIVAL PRODUCE MORE ECONOMICALLY?

## YES, BUT IT'S COMPLICATED...

- Repertory theatre relies on a fixed, complex structure that **doesn't shrink easily**
- Many expenses support revenue, so **cuts often reduce both cost and income**
- Several structural **savings have already been made**, leaving fewer options
- Labor is our biggest cost, as **it takes many people to produce at this level**



## Inflation Calculator with U.S. CPI Data





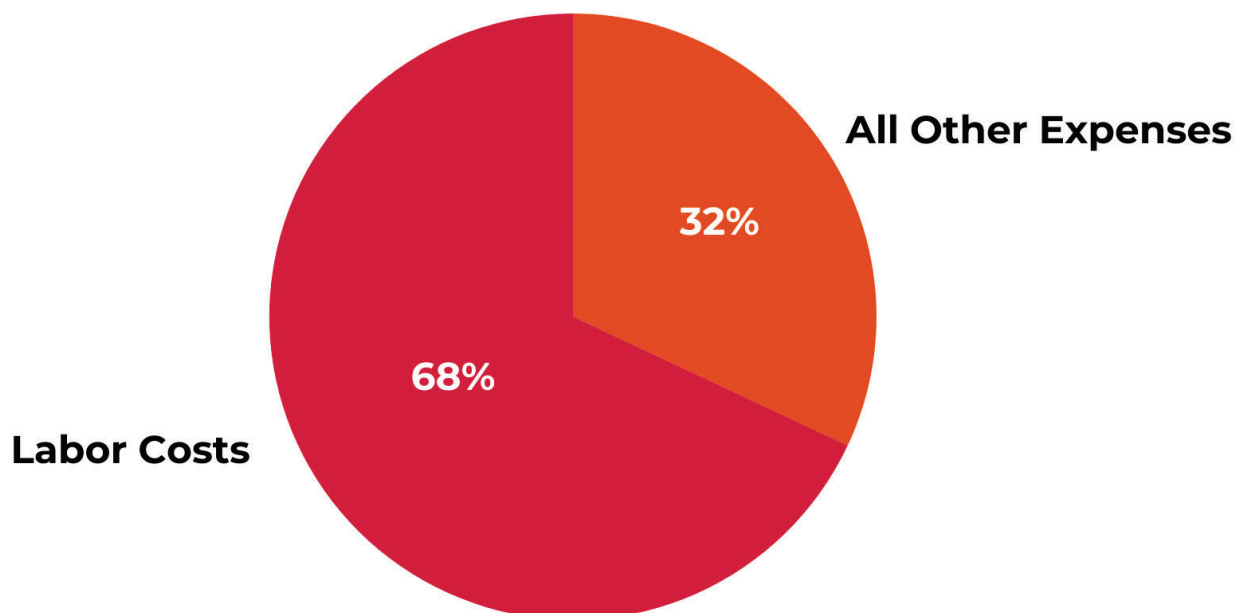
# 1.4%

of FY2026 budget  
is for materials

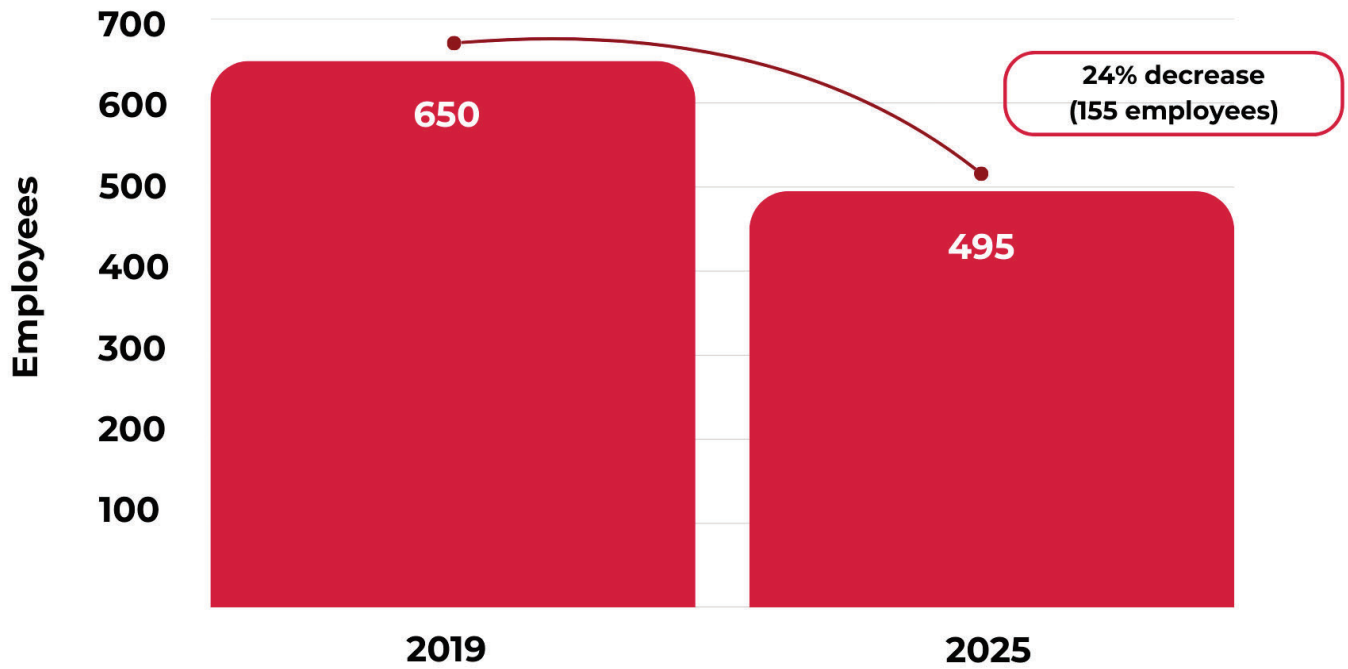
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**Materials** only make  
up a fraction of OSF's  
operating expenses

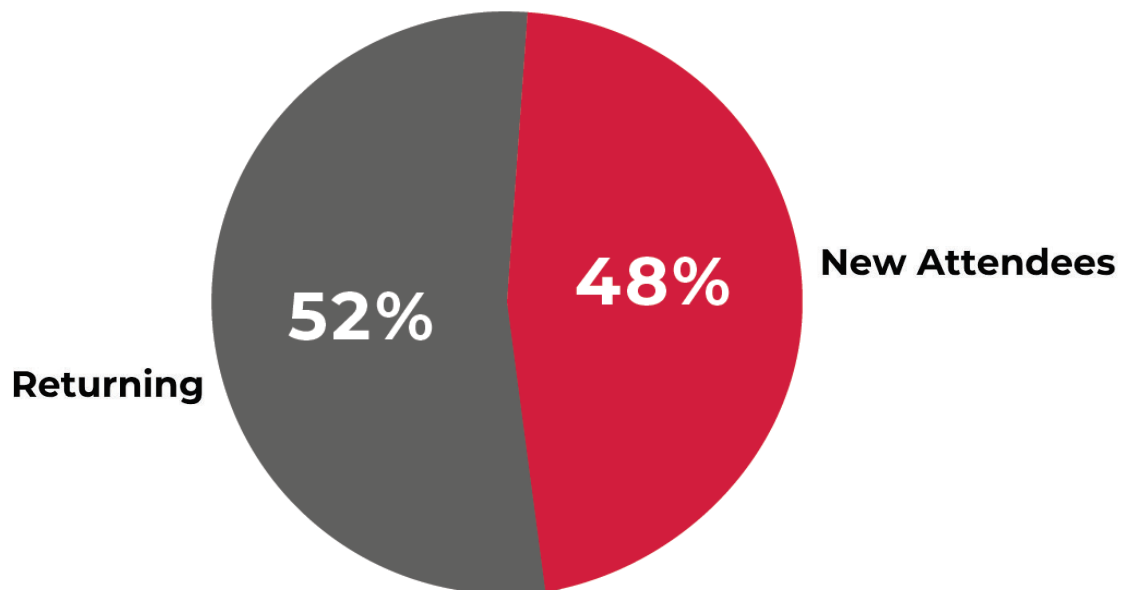
## Labor as % of 2026 Operating Expenses



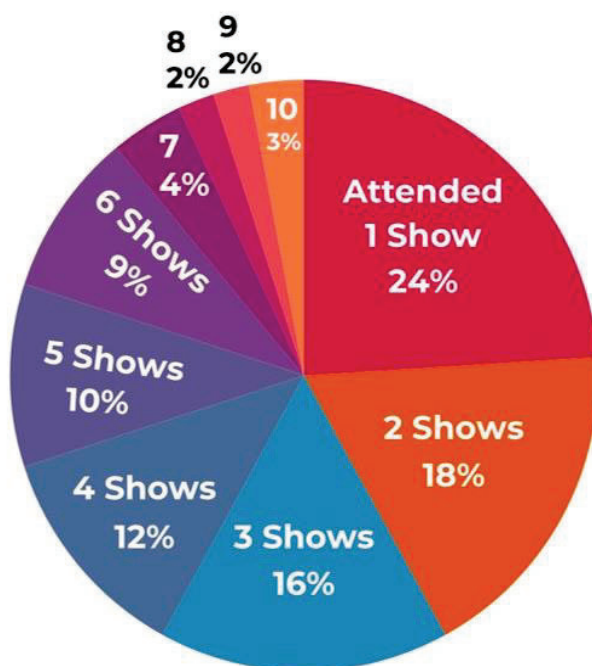
## Headcount 2019 vs 2025



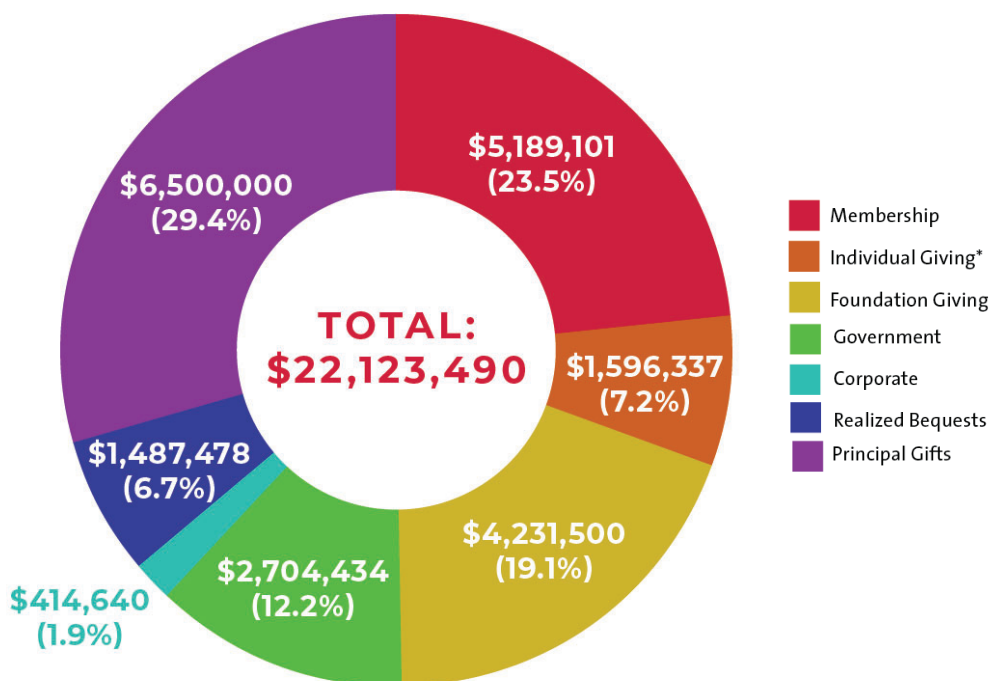
## Who Purchased in 2025? Returning vs. New Attendees



## 2025 Revenue Per Number of Productions Attended



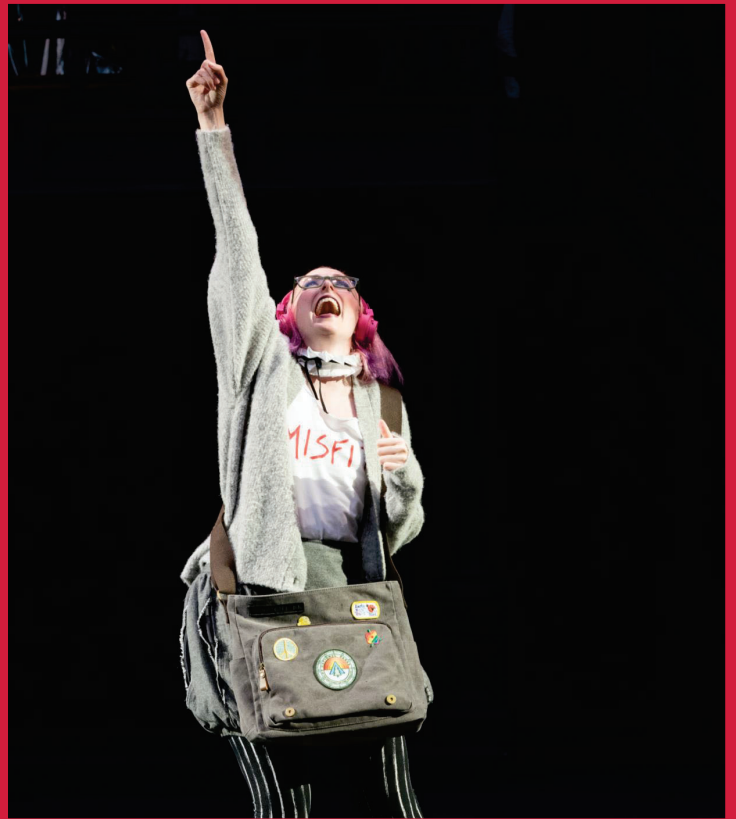
## 2025 Contributed Revenue by Category



“

## OUR REMEDIES OFT IN OURSELVES DO LIE.

*All's Well That Ends Well*



## WHAT CAN WE DO TO PRODUCE MORE ECONOMICALLY?

**Curate productions of varying scale.** When possible, balance larger, spectacle-driven shows with more intimate productions.

Example: In 2026, we're bringing back *Smote This* as part of a season designed to feature works of different sizes.

**Be mindful of cast size when selecting titles.**

Example: In 2026, our acting company will shrink from ~90 to ~70 members—a 22% reduction compared to 2025.

**Limit hiring to essential personnel only.** Evaluate organizational needs carefully before adding staff.

Example: In 2026, five new roles originally slated for hire were removed from consideration.

**Pursue additional efficiencies.** Explore opportunities such as co-productions, renegotiating vendor contracts, and other partnerships.



## WHAT ARE WE DOING WITH THESE LEARNINGS?

- **Programming with purpose:** Curating and balancing a season that honor OSF's legacy *and* meets today's diverse audience needs
- **Planning ahead:** Advancing our season planning and budgeting timeline to lock initial budget drafts a year in advance
- **Spending smarter, not just less:** Right-sizing production and business operations to balance revenue potential with artistic excellence

## WHAT ARE WE DOING WITH THESE LEARNINGS?

- **Marketing for tomorrow:** Investing in modern, data-driven strategies to expand audiences in key markets and the local community
- **Leaning into Ashland:** Treating OSF as a destination marketing engine that highlights the region's vast offerings
- **Optimizing earned income:** Leveraging pricing and inventory management to meet demand while preserving access



## PRINCIPAL AND LEGACY GIVING IS KEY

To allow time for ticket sales to grow over the next few years, we must lean into principal giving and legacy giving, these strategies help create a financial runway that **supports long-term growth**.

This approach requires:

- A **clearly defined case for support**, including our best estimates of future needs.
- **Transparent financial reporting**, giving donors insight into both our successes and challenges.
- Connecting supporters to the aspects of OSF they're **most passionate about** and inviting them to **make transformational investments that align with their priorities**.

THE ROAD TO  
**100**





# \$14.89M

2025 Sales

Goal: \$15.2M

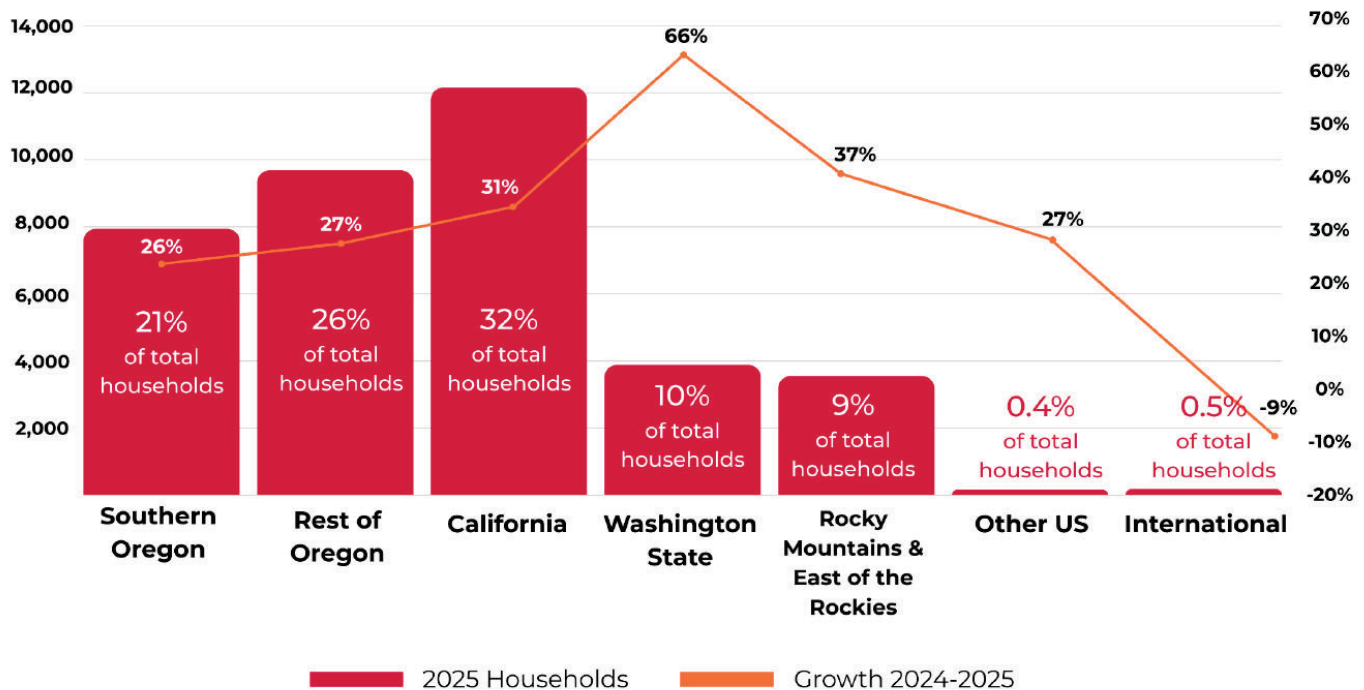
**42%** increase compared to the 2024 season!

**2024:** \$10.4M

**2023:** \$7.0M

**2022:** \$7.1M

## Geographic Household Growth in 2025 vs 2024

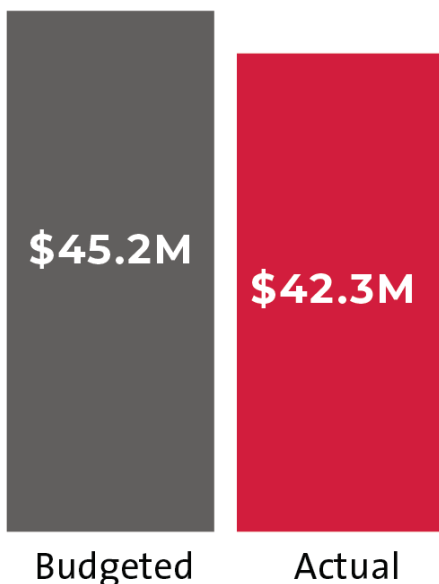




# \$5.1M

Bridge gift made by **Bertie Elliott**, one of OSF's single largest donors, dedicated to 2026 operating expenses

## 2025 Budgeted Expenses vs. Actual



**Expense Management:** Closing FY2025 under budget by approximately 5% — a projected savings of \$1.9 million.





# \$43.4M

## 2026 Operating Budget

---

**Ticket Sales Goal:** \$16.3M

**Contributed Revenue Goal:** \$22.5M

**Other Revenue Goal:** \$4.6M

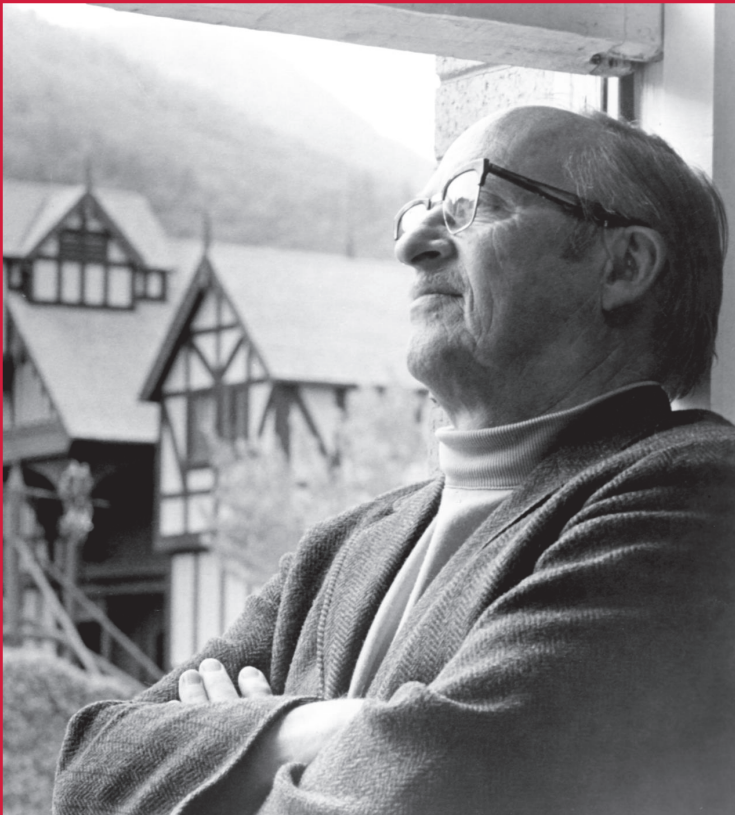
**Contributed Revenue Progress  
to Goal:** 58%!

## IMMEDIATE ORGANIZATIONAL PRIORITIES

- **Mission Fulfillment:** Produce exceptional, mission-driven work that resonates deeply with audiences. Create transformative experiences that connect people to their shared humanity and elevate the festival's cultural impact locally and nationally.
- **Operational Excellence & Modernization:** Relentlessly evaluate and improve every operational process—from financial reporting to onboarding, offboarding, and policy development. Embrace modernization and efficiency to build a future-ready organization.
- **Audience Growth:** Accelerate audience growth through aggressive, data-driven marketing and intentional programming choices. Inspire audiences to travel and engage, while expanding the festival's visibility across the region and in key national markets.

## IMMEDIATE ORGANIZATIONAL PRIORITIES

- **Principal Gift Cultivation:** Identify and engage high-capacity donors with a compelling, clearly defined vision and funding priorities. Secure transformational gifts that provide the financial runway to grow earned revenue and reduce long-term unrealistic reliance on philanthropy.
- **Rebuild Membership Base:** Focus on acquiring new members and bringing back former members to build a stronger foundation for long-term sustainability
- **Expense Management:** Focus not only on how much we spend, but on how and where we invest. Align expenditures with strategic priorities to maximize impact, ensure sustainability, and support long-term organizational health.



“

We are not a museum...not an antiquarian display place. The past is certainly our nurturing source and continuing inspiration, but we are in no way bound by the past. We don't stand still. **We are a living, breathing, changing and growing theatre, with a future still to discover.** Theatre is always a living art, with open arms for the new. The legacy of the **Oregon Shakespeare Festival will continue to enrich the future because our beginnings are strong, sound and sure.**

- Angus Bowmer  
(As I Remember, Adam | 1975)







## SPEAKER REQUEST FORM

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Date:

2/3/25

Name: (Please Print)

Denise M Gorker

Ashland Resident:



YES



NO

City:

\_\_\_\_\_

Agenda Topic/Item Number:

Public Forum

Public Forum Topic (Non-agenda Item):

The Business of Homelessness  
in Ashland

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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Date:

2/3/26

Name: (Please Print)

LINDA ADAMS

Ashland Resident:



YES



NO

City: \_\_\_\_\_

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

Strategic plan + the CommonGood

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As we the people <sup>with</sup> ~~and~~ you as our representatives engage in the Strategic Planning process ahead, I want to speak to the soul of our city. We are at a crossroads, and the map we choose now will define our character for a generation.

Our Constitution was established to 'promote the general Welfare.' This is a moral mandate, not just a legal one. In times of fiscal uncertainty, the easiest path is austerity—the narrowing of our vision until we only see line items, deficits and Cheetoheads. But we must not allow budget challenges to become an excuse for a poverty of imagination. Government, at its best, is the vehicle through which we manifest our shared values. It is the physical embodiment of the Common Good.

We must recognize that human capital and infrastructure are two sides of the same coin. This includes the 'boring' miracles of local government: reconstructing Charters, the ability to turn on a tap and have clean water flow, or to flip a switch and see light. But a truly healthy infrastructure must also include a safety net for our most vulnerable.

**Our unhoused neighbors are a part of this community's human capital.** When we allow people to fall through the cracks, we weaken the entire structure of our city. Investing in services, transitional housing, and dignity for the unhoused is not a distraction from our 'core' mission—it *is* our core mission. A city that functions for the people must function for *all* the people.

Whether it is moving safely through town on a bike or taking our kids to a park, these shared resources are the democratic living rooms of Ashland. They are where our community fabric is woven. This is what a government 'of the people' does: it provides the means for every resident, regardless of their housing status, to live with safety and dignity."

**Closing** "I urge you to reject the fearful narrative of scarcity. Let us embrace a strategic plan that invests boldly in our infrastructure and all our people. Let's ensure Ashland remains a place where the light stays on, the water flows, and no one is left behind in the dark.

*Linda Adams*  
*Testimony 2/3/26*





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Date:

2/3/2026

Name: (Please Print)

SUZANNE HAVEMAN

Ashland Resident:



YES



NO

City: \_\_\_\_\_

Agenda Topic/Item Number:

ASHLAND COMMUNITY HOSPITAL

Public Forum Topic (Non-agenda Item):

ASHLAND COMMUNITY HOSPITAL

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Date:

2/2/26

Name: (Please Print)

John Maurer

Ashland Resident:



YES



NO

City:

\_\_\_\_\_

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

Hospital

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Date:

2/3/26

Name: (Please Print)

Mary Hughes

Ashland Resident:



YES



NO

City:

Agenda Topic/Item Number:

Hospital

Public Forum Topic (Non-agenda Item):

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Date:

2/3/26

Name: (Please Print)

Cate Hartzell

Ashland Resident:



YES



NO

City:

Ashland

Agenda Topic/Item Number:

Public Forum

Public Forum Topic (Non-agenda Item):

Sale of City Hall

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Date:

Tue Feb 3, 2024

Name: (Please Print)

Wes Brain

Ashland Resident:



YES



NO City: \_\_\_\_\_

Agenda Topic/Item Number:

#5 Ashland Community Hospital on agenda  
If SO YES for Agenda Item

Public Forum Topic (Non-agenda Item):

If ACT is Not on agenda

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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Date:

2-3-26

Name: (Please Print)

Debbie Mattsson

Ashland Resident:

☒ YES ☐ NO City: \_\_\_\_\_

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

hospital

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Date:

FEB 3

Name: (Please Print)

CHARLDA MERRIPEN

Ashland Resident:

☒ YES ☐ NO City: \_\_\_\_\_

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

LAST NIGHTS MTA.

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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Amongst Ashlanders with jobs and houses the number one question that I come across is: How is Ashland going to pay for itself given the upcoming deficit?

Yet yesterday, in the study session y'all spent, checks notes, over an hour and 11 minutes out of an hour and 15 minutes session talking about how long a person has to be a resident to run for office.

This is akin to President Trump bringing up fictitious voter fraud so that no one brings up the Epstein files. Yes, I went there.

According to your own forecasts, put out at the November retreat you hosted, we have a fiscal deficit sometime between starting in the worst case next year, or the best case three years from today. I don't even trust those numbers as I question some of the premises used to make them.

Every agenda item you bring up should address this issue.

Every staff proposal needs to given the skeptics eye when it comes to spending money.

Every councilor should preface their comments on each proposal with "And how will this affect the looming deficit?"

Let me help you practice - You want new city hall complex in this economy? If you get a bond for it, how is it to affect the looming deficit?

I might also want to know if there be any litigation related to the current city hall how that will affect the looming deficit?

Speaking of bonds, we already have a huge bond for the water treatment plant. What does the debt service look like over the next 10 years and how is it affecting the deficit?

You also need to hire a Finance Director who is accomplished and respected enough so when she brings accurate but unwelcome data to the table, you all listen. She needs to be independent and be able to hold a mirror to the City Manager, Mayor and council. And we need her yesterday.

Finally, stop with the frivolous distractions. The spraying of chemicals should have never happened. Once you all knew it, someone from the Mayor's Office should have called our lawyers and had them call Parks to put a stop to it. You all have done this exact thing before.

Same with the Ice Rink. Once it became known that it was an issue, someone from the Mayor's office should have either called Parks or liaised between Parks and Public Works to make some kind of inspection happen. This is what we elect you to do.

Instead you spent an hour and 11 minutes yesterday talking about a phantom problem. Do better.





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Date:

2/3/26

Name: (Please Print)

PAUL MOZINA

Ashland Resident:



YES



NO

City:

Agenda Topic/Item Number:

Ashland Charter

Public Forum Topic (Non-agenda Item):

Ashland Charter

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When I heard Deputy City Administrator, Jordan Rooklyn, falsely assert at the June 3 business meeting that the Council had amended the 2025-2027 Biennial Budget "via motion" (no one on the council bothered to correct her), that got my attention. I started investigating and discovered that the City Council had violated Open Meetings Laws, the Oregon Revised Statutes and the Ashland Charter in the process of amending the 2025-2027 budget.

You won't find a form or procedure on the City of Ashland's website for filing a complaint regarding violations of the Ashland Charter. My experience attempting to submit a complaint against the City Council exposed that, depending on WHO is alleged to have violated the Charter, the facts will be ignored.

On June 18, 2025, the day after the City Council's business meeting, I sent the following email to the Mayor and City Councilors:

"Dear Mayor Graham and Councilors,

Please reconsider my public comment made last night.

The Council's *actions* to amend the 2025-2027 Biennial Budget approved by the Citizen's Budget Committee (CBC) were done in bad faith to the committee and the people of Ashland.

Shortly after the CBC approved the budget on May 14, the Council met for a study session on May 19. Agenda item IV. Third Quarter Financial Update, stipulated that the item was: "Informational. No motion or direction needed." In the context of this informational item, the Council chose to revisit the funding options for the childcare grant program, which had been approved by the CBC on the 14th. There is *nothing* in the packet or language in the agenda item to indicate that a discussion of the 2025-2027 biennial budget was to occur. The agenda item description was not specific enough (pg.9) to permit citizens to recognize that an amendment to the budget was going to be discussed.

At the May 19 Study Session, Councilor Dahle expressed his concerns about how to "unwind" the decision of the CBC. He thought that some kind of resolution would be required, possibly working the budget committee into the amending process, and that would need to happen prior to adopting the budget. There was





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Date:

2/3/26

Name: (Please Print)

SHARON BRYSON

Ashland Resident:

☒ YES ☐ NO City: \_\_\_\_\_

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item):

9.28

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## AMC 9.28. Ashland Pesticide law.

Communities that are invested in informing residents of poison that government inflicts on their citizens are able to go to their city website and have an IPM (Integrated Pest Management Policy) at the strike of a keyboard. In about three minutes I was able to find IPM for Ashland School District, the city of Talent, Medford, Eugene and Portland all posted for free. No IPM for Ashland.

I've been told City of Ashland doesn't have IPM instead AMC 9.28. In the text of AMC 9.28 there are gaps that cause the law ineffective. The policy states APRD has a similar policy in place that again is not posted for public view. I was able to get a copy from an insider.

Parks similar policy is an IPM that clearly states the steps of the policy and how records will be kept. Gaps in 9.28 - begin with the purpose statement 'designed to reduce or eliminate use of exposure to pesticides' but no plan as to how by whom or when. 030 of 9.28 talks about landscape species and monitoring - again not stated how, with what or who monitors. Application section bullet F. states written record of product, date, time etc. with name of applicator and applicators supervisor. I see no copy of the form to be used.

Which brings me to the main purpose of my presenting to you this evening. I am submitting for public record of 6 months of pesticide logs that I paid for and want council and interested citizens to have available. The records will be submitted to add to this meetings minutes. There were 16 sprays near neighborhoods, 3 golf course sprays with tow behind tank sprayer. It clears up the question of does Parks use pesticides in parks. The answer is yes.

*12 city property  
3 parks  
1 doesn't say*

**Also, of interest to me is House Bill 2679. A bill that was on the floor in Salem last session. The bill didn't pass but was introduced to put restrictions on pesticides containing neonicotinoids. I am invested in a pesticide free Ashland that reflects the culture of our town where the majority of residents are health conscious for our ecosystem, each other and for our children.**



City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Sklar, Trevor Costa Date of Application 7-8-25  
Time of Application 9  
Hour(s) Spent Applying Pesticides 1.5 Tank/

Name of Park Maintained Area (one park per application record) Crowson Water Tower

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property) Schools, Misc., Golf Course, Parks Div.) \_\_\_\_\_

Area of Park Treated (Circle areas on list below)

TW-treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 gal per 1000 sq ft of water

Supplier: Amazon

EPA Registration Number Ranger Pro 524-517

Target Species (be specific) brambles, weeds + grasses, blackberry

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack SQ-Squeeze Bottle HA-Handheld

Weather Conditions: wind none  
temperature 80  
precipitation none

Total amount of product applied 36 oz.

Comments \_\_\_\_\_



City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Skater, Ben Dimino, Trevor Carter Date of Application 7-16-25  
Time of Application 1  
Hour(s) Spent Applying Pesticides 2

Name of Park Maintained Area (one park per application record)

Siskiyou Meadows, 7-11 to N. Mtn.

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property), Schools, Misc., Golf Course, Parks Div.) \_\_\_\_\_

Area of Park Treated (Circle areas on list below)

TW-treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz to 1 gallon water

Supplier: Amazon

EPA Registration Number Ranger Pro 524-517

Target Species (be specific) grasses broadleaf weeds

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack SQ-Squeeze Bottle HA-Handheld

Weather Conditions: wind none  
temperature 85°  
precipitation none

Total amount of product applied 45 oz

Comments \_\_\_\_\_

City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Trever Coster

Date of Application 7-30-25  
Time of Application 1

Hour(s) Spent Applying Pesticides 2

Name of Park Maintained Area (one park per application record) N. Mtn. Varsity Baseball

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property, Schools, Misc., Golf Course, Parks Div.)

Area of Park Treated (Circle areas on list below)

TW-treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.562 per 1 gallon

Supplier: Amazon

EPA Registration Number Ranger Pro 524-517

Target Species (be specific) grasses

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

Weather Conditions: wind 0  
temperature 95°  
precipitation 0

Total amount of product applied 15 oz

Comments \_\_\_\_\_

City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Skates, Treva Coster Date of Application 7-30-25  
Time of Application 9  
Hour(s) Spent Applying Pesticides \_\_\_\_\_

Name of Park Maintained Area (one park per application record) Gilligans Island, Omas Island, N Entry  
CIRCLE AREA BELOW, and write in area from code list sheet

(City Property, Schools, Misc., Golf Course, Parks Div.)

Area of Park Treated (Circle areas on list below)

TW- treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz per gallon of water

Supplier: Amazon

EPA Registration Number Ranger Pro 520-517

Target Species (be specific) broad leaf weeds, grasses

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

Weather Conditions: wind none  
temperature 86°  
precipitation none

Total amount of product applied 37.5 oz

Comments \_\_\_\_\_

City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Skates, Trevor Coster Date of Application 8-12-25  
Time of Application 10  
Hour(s) Spent Applying Pesticides 3

Name of Park Maintained Area (one park per application record) Gilligan's, Astro, Naps medicine, Grove PL, APD

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property) Schools, Misc., Golf Course, Parks Div.) \_\_\_\_\_

Area of Park Treated (Circle areas on list below)

TW-treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz per gallon of water

Supplier: Amazon

EPA Registration Number Ranger Pro 524-517

Target Species (be specific) grasses, broad leaf weeds, clover

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

Weather Conditions: wind none  
temperature 75°  
precipitation none

Total amount of product applied 45 oz.

Comments \_\_\_\_\_



City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Skates, Trevor Coster Date of Application 8-21-25  
Time of Application 10  
Hour(s) Spent Applying Pesticides 1.5

Name of Park Maintained Area (one park per application record) Siskiyou Meadows 7-11 to Palm St.

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property) Schools, Misc., Golf Course, Parks Div.) \_\_\_\_\_

Area of Park Treated (Circle areas on list below)

TW-treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz. per gal. water

Supplier: Amston

EPA Registration Number Rougar Pro 524-517

Target Species (be specific) black oak weeds + grasses

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

Weather Conditions: wind none  
temperature 82°  
precipitation none

Total amount of product applied 22.5

Comments \_\_\_\_\_

City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Skates, Trevor Coster

Date of Application 8-27-25

Time of Application 9

Hour(s) Spent Applying Pesticides 3.5

Name of Park Maintained Area (one park per application record) 1st 2nd 3rd E of Mt St on Siski  
E. main and Tolman, N. Entry

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property) Schools, Misc., Golf Course, Parks Div.)

Area of Park Treated (Circle areas on list below)

TW-treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz per gall of water

Supplier: Amson

EPA Registration Number Ranger Pro 524-517

Target Species (be specific) grasses, clover, broad leaf weeds

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

Weather Conditions: wind none

temperature 80°

precipitation none

Total amount of product applied 52.5 oz

Comments \_\_\_\_\_

City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Trever Coster Date of Application 9-16-25  
Time of Application 11:30  
Hour(s) Spent Applying Pesticides 1 hr.

Name of Park Maintained Area (one park per application record) Varsity baseball  
CIRCLE AREA BELOW, and write in area from code list sheet grasses, broad leaf weeds

(City Property, Schools, Misc., Golf Course, Parks Div.)

Area of Park Treated (Circle areas on list below)

TW-treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz. per gallon

Supplier: Amazon

EPA Registration Number Ranger Pro 524-517

Target Species (be specific) grasses, broad leaf weeds

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack SQ-Squeeze Bottle HA-Handheld

Weather Conditions: wind none  
temperature 70°  
precipitation none

Total amount of product applied 7.5 oz.

Comments \_\_\_\_\_



City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Skates/Trevor Coster Date of Application 9-23-25  
Time of Application 1:00  
Hour(s) Spent Applying Pesticides 2.5

Name of Park Maintained Area (one park per application record)

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property, Schools, Misc., Golf Course, Parks Div.) Community Dev. N. Entry

Area of Park Treated (Circle areas on list below)

TW- treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz per gal. water

Supplier: Amazon

EPA Registration Number Renger Pro 524-517

Target Species (be specific) grasses, clover, broad leaf weeds

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

Weather Conditions: wind none  
temperature 75°  
precipitation none

Total amount of product applied 27.5 oz.

Comments \_\_\_\_\_



City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Skates, Trevor Coste Date of Application 10-1-25  
Time of Application 10  
Hour(s) Spent Applying Pesticides .5

Name of Park Maintained Area (one park per application record)

N. Entry

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property, Schools, Misc., Golf Course, Parks Div.)

Area of Park Treated (Circle areas on list below)

TW-treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Dichlobenil

Mixing Ratio (amount product/amt. water or granular coverage rate) 100 lbs per acre

Supplier: Grange Coop

EPA Registration Number Cassara 4G 400-168

Target Species (be specific) grasses

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

-broadcast

Weather Conditions: wind none  
temperature 70°  
precipitation none

Total amount of product applied 15 lbs

Comments \_\_\_\_\_

City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Scates, Trevor Coster Date of Application 10-1-25  
Time of Application 2  
Hour(s) Spent Applying Pesticides 1

Name of Park Maintained Area (one park per application record)

CIRCLE AREA BELOW, and write in area from code list sheet Ash st medians rock project

(City Property) Schools, Misc., Golf Course, Parks Div.) \_\_\_\_\_

Area of Park Treated (Circle areas on list below)

TW- treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Dichlobenil

Mixing Ratio (amount product/amt. water or granular coverage rate) 100 lb per acre

Supplier: Grange Coop

EPA Registration Number C950704 4G 400-168

Target Species (be specific) grasses, broadleaf weeds

Equipment Used (Circle One Code Below or Write In): hand broad caster

BP-Backpack SQ-Squeeze Bottle HA-Handheld

Weather Conditions: wind none  
temperature 75°  
precipitation none

Total amount of product applied 20 lbs

Comments \_\_\_\_\_

City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Skyles, Trevor Costar

Date of Application 10-15-25

Time of Application 11

Hour(s) Spent Applying Pesticides 3

Name of Park Maintained Area (one park per application record)

7-11 to N. Mtn medians, Gilligans island, S.2 Chirapatti

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property, Schools, Misc., Golf Course, Parks Div.)

Area of Park Treated (Circle areas on list below)

TW- treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz per gallon of water

Supplier: Amesbury

EPA Registration Number Ranger Pro 524-517

Target Species (be specific) clover, grasses, broadleaf weeds

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

Weather Conditions: wind none

temperature 65°

precipitation none

Total amount of product applied 55 oz.

Comments \_\_\_\_\_



City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Skates, Traver Coster Date of Application 10-16-25  
Time of Application 11 am  
Hour(s) Spent Applying Pesticides 2 hrs

Name of Park Maintained Area (one park per application record)

Astro, Fire Island, City yard S. of Mtn onto gate,

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property), Schools, Misc., Golf Course, Parks Div.) \_\_\_\_\_

Area of Park Treated (Circle areas on list below)

TW-treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz per gallon of water

Supplier: Amazon

EPA Registration Number Ranger Pro 524-517

Target Species (be specific) grasses + broadleaf weeds

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

Weather Conditions: wind none  
temperature 78°  
precipitation none

Total amount of product applied 30 oz.

Comments \_\_\_\_\_



City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Sertes / Trevor Coste Date of Application 10-22-25  
Time of Application 11 am  
Hour(s) Spent Applying Pesticides 3 hrs

Name of Park Maintained Area (one park per application record)

Siskiyou median curbs, city yard north of mtn auto gate, Mtn  
medicines, N. entry curbs, PD lower entry  
CIRCLE AREA BELOW, and write in area from code list sheet

(City Property, Schools, Misc., Golf Course, Parks Div.) \_\_\_\_\_

Area of Park Treated (Circle areas on list below)

TW- treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz per gal of water

Supplier: Amazon

EPA Registration Number Ranger Pro 524-517

Target Species (be specific) grasses, broad leaf weeds

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

Weather Conditions: wind none  
temperature 70°  
precipitation none

Total amount of product applied 45 oz

Comments \_\_\_\_\_

City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Joe Skates, Ernie Camacho, Trevor Coster Date of Application 11-26-25  
Time of Application 12  
Hour(s) Spent Applying Pesticides 2.5

Name of Park Maintained Area (one park per application record) Ashland St. Medians,  
Oman's island, Gilligan island  
CIRCLE AREA BELOW, and write in area from code list sheet

(City Property, Schools, Misc., Golf Course, Parks Div.) \_\_\_\_\_

Area of Park Treated (Circle areas on list below)

TW- treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Glyphosate

Mixing Ratio (amount product/amt. water or granular coverage rate) 2.5 oz per gallon of water

Supplier: Ams206

EPA Registration Number Ranger Pro 524-517

Target Species (be specific) clover, broadleaf weeds, grasses

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack

SQ-Squeeze Bottle

HA-Handheld

Weather Conditions: wind none  
temperature 55°  
precipitation none

Total amount of product applied 45 oz.

Comments \_\_\_\_\_

City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(To be kept for 3 years)

Applicator Trever Coster Date of Application 1-14-26  
Time of Application 10:30  
Hour(s) Spent Applying Pesticides 1 hrs

Name of Park Maintained Area (one park per application record) N. Mtn. Baseball and Softball infields

CIRCLE AREA BELOW, and write in area from code list sheet

(City Property, Schools, Misc., Golf Course Parks Div.)

Area of Park Treated (Circle areas on list below)

TW- treewells FL-fencelines Cr-Cracks BI-bleachers Sh-Shrub beds P-Ponds DU-Dugouts

Bf-Baseball fields R-Roses W-Wasps/Hornets A-Annuals P-Paths/Trails TC-Tennis Courts

SB-Sloped Banks Other: \_\_\_\_\_

Chemical Used: CHOOSE ONE CODE FROM APPROVED CODE LIST or Write in Other: Dichlobanil

Mixing Ratio (amount product/amt. water or granular coverage rate) 100 lbs per acre

Supplier: Grange Coop

EPA Registration Number Casecron 4G 400-168

Target Species (be specific) grasses

Equipment Used (Circle One Code Below or Write In): \_\_\_\_\_

BP-Backpack SQ-Squeeze Bottle HA-Handheld

Weather Conditions: wind none  
temperature 48  
precipitation none

Total amount of product applied 20 lbs

Comments \_\_\_\_\_



City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(to be kept for 3 years)

Applicator: Jeremy Christensen Date of Application: 7/16/2025

Time of application: 5:15 AM Hour(s) Spent Applying Pesticides (X.XX) 2

Park or Maintained Area (1 per Applic. Record) Golf Greens (enter CODE from list here)

Area Treated: CIRCLE ONE OR MORE CODES, and/or fill in the blank:

TW-treewells FL-fencelines CR-Cracks BL-bleachers SH-Shrub beds  
P-Ponds DU-Dugouts BF-Baseball fields R-Roses W-Wasps/Hornets  
A-Annuals P-Paths/Trails TC-Tennis Courts SB-Sloped Banks

Other: Greens

Chemical Used: ENTER 1 CODE FROM the APPROVED PESTICIDE LIST: \_\_\_\_\_

Other: Secura Action

Mixing Ratio:

Liquids: X Tablespoons. per gallon OR 3oz ounces per gallon  
Granular: \_\_\_\_\_ per \_\_\_\_\_ square feet of coverage

Supplier: Simplot EPA Registration No. 100-1633

Target Species (be specific) ENTER CODES FROM SPECIES LIST and/or write in.

CODES: Dollar spot

Other: \_\_\_\_\_

Equipment Used: CIRCLE ONE CODE:

BP-Backpack SQ-Squeeze Bottle HA-Handheld Other: Tow behind Tank sprayer

Weather Conditions: temperature: 67° wind conditions: 2 mph

precipitation: / comments: \_\_\_\_\_

Total amount of product applied (Tbsp. or ounces): 28 oz

Comments: \_\_\_\_\_

Parks\All Parks Users\Forms\Employee Stuff\Pesticide Application Record



City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 S. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(to be kept for 3 years)

Applicator: Jeremy Christensen Date of Application: 8/27/25

Time of Application: 5:30 AM Hour(s) Spent Applying Pesticides (X.XX) 2 hrs

Park or Maintained Area (1 per Applic. Record) OKGC (enter CODE from list here)

Area Treated: CIRCLE ONE OR MORE CODES, and/or fill in the blank:

FW-treewells FL-fencelines CR-Cracks BL-bleachers SH-Shrub beds  
P-Ponds DU-Dugouts BF-Baseball fields R-Roses W-Wasps/Hornets  
A-Annuals P-Paths/Trails TC-Tennis Courts SB-Sloped Banks

Other: Greens / Surrounds

Chemical Used: ENTER 1 CODE FROM the APPROVED PESTICIDE LIST: \_\_\_\_\_

Other: Trimec

Mixing Ratio:

Liquids: \_\_\_\_\_ Tablespoons. per gallon OR 1 ounces per gallon  
Granular: \_\_\_\_\_ per \_\_\_\_\_ square feet of coverage

Supplier: Simplot EPA Registration No. 2217-529

Target Species (be specific) ENTER CODES FROM SPECIES LIST and/or write in.

CODES: \_\_\_\_\_

Other: Burweed

Equipment Used: CIRCLE ONE CODE:

BP-Backpack SQ-Squeeze Bottle HA-Handheld Other: Tow behind sprayer

Weather Conditions: temperature: 66° wind conditions: 0

precipitation: 0 comments: \_\_\_\_\_

Total amount of product applied (Tbsp. or ounces): 57.2 oz

Comments: \_\_\_\_\_

Parks\All Parks Users\Fornis\Employee Staff\Pesticide Application Record

City of Ashland  
PARKS and RECREATION DEPARTMENT  
340 N. Pioneer Street Ashland, OR 97520

Pesticide Application Record  
(to be kept for 3 years)

Applicator: Jeremy Christensen Date of Application: 10/22/29

Time of Application: 6:20 AM Hour(s) Spent Applying Pesticides (X.XX) 2 hrs

Park or Maintained Area (1 per Applic. Record) OK6C (enter CODE from list here)

Area Treated: CIRCLE ONE OR MORE CODES, and/or fill in the blank:

TW-treewells FL-fencelines CR-Cracks BL-bleachers SH-Shrub beds  
P-Ponds DU-Dugouts BF-Baseball fields R-Roses W-Wasps/Hornets  
A-Annuals P-Paths/Trails TC-Tennis Courts SB-Sloped Banks

Other: Greens

Chemical Used: ENTER 1 CODE FROM the APPROVED PESTICIDE LIST: \_\_\_\_\_  
Other: Thimec

Mixing Ratio:

Liquids: \_\_\_\_\_ Tablespoons. per gallon OR 1 ounces per gallon  
Granular: \_\_\_\_\_ per \_\_\_\_\_ square feet of coverage

Supplier: Simplot EPA Registration No. 2217-529

Target Species (be specific) ENTER CODES FROM SPECIES LIST and/or write in.

CODES: \_\_\_\_\_

Other: Burweed

Equipment Used: CIRCLE ONE CODE:

BP-Backpack SQ-Squeeze Bottle HA-Handheld Other: Tow behind spray

Weather Conditions: temperature: 43° wind conditions: 1 mph

precipitation: 0 comments: \_\_\_\_\_

Total amount of product applied (Tbsp. or ounces): 57.2 oz

Comments: \_\_\_\_\_

Parks\All Parks Users\Forms\Employee Stuff\Pesticide Application Record

Status

Completed Legislative Action

Spectrum: Partisan Bill (Democrat 12)  
Status: Failed on June 27 2025 - 100% progression  
Action: 2025-06-27 - In committee upon adjournment.  
Text: Latest bill text (Introduced) [PDF]

Summary

This Act puts limits on the use of pesticides that have some neonicotinoids in them. (Flesch Readability Score: 61.8). Directs the State Department of Agriculture to classify certain pesticides containing neonicotinoids as restricted-use. Prohibits application of restricted-use neonicotinoid pesticides on residential landscapes, subject to certain exceptions. Becomes operative on January 1, 2027. Takes effect on the 91st day following adjournment sine die.

Title

Relating to neonicotinoid pesticides; prescribing an effective date.

Sponsors

|                         |                         |                       |                                 |
|-------------------------|-------------------------|-----------------------|---------------------------------|
| Rep. Zach Hudson [D]    | Sen. Jeffrey Golden [D] | Rep. Tom Andersen [D] | Sen. Courtney Neron Misslin [D] |
| Rep. Farrah Chaichi [D] | Rep. Lisa Fragala [D]   | Rep. Mark Gamba [D]   | Rep. John Lively [D]            |
| Rep. Jules Walters [D]  | Sen. Deb Patterson [D]  | Sen. Khanh Pham [D]   | Sen. Kathleen Taylor [D]        |



## SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date: 2-3-26

Name: (Please Print)

SUSAN PECK

Ashland Resident:



YES



NO

City: \_\_\_\_\_

Agenda Topic/Item Number: ORD 3294 Doghouse

X. ~~ORDINANCE, RES, CONTRACTS~~

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

**Disclaimer:** By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.





## SPEAKER REQUEST FORM

Submit this form to the meeting Secretary prior to the discussion item.

- 1) You will be called forward when it is your turn to speak
- 2) State your name and speak clearly into the microphone
- 3) Limit your comments to the time allotted
- 4) Provide any written materials to the meeting Secretary
- 5) Speakers are solely responsible for the content of their statement

Date:

2/3/20

Name: (Please Print)

Cate Hartzell

Ashland Resident:



YES



NO

City:

Agenda Topic/Item Number:

Ordin Revisions

ORD 3271

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

**Disclaimer:** By submitting this request to address the Public Body, I agree that I will refrain from the use of any obscene, vulgar, or profane language. I understand that if I do not follow procedure my speaking time may be terminated, and I may be requested to sit down or leave the building.



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Date:

Name: (Please Print)

CLARINDA MERRIFIELD

Ashland Resident:

☐ YES ☐ NO City: \_\_\_\_\_

Agenda Topic/Item Number:

SECTION 2.54.110 Procurement ORD 3284

Public Forum Topic (Non-agenda Item):

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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Date:

FEB

Name: (Please Print)

CLARINDA MERRIPEN

Ashland Resident:



YES



NO

City:

Agenda Topic/Item Number:

ORDINANCE LANGUAGE

- all items

Public Forum Topic (Non-agenda Item):

Recorder  
under Admin

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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I rise to speak about first reading of Ordinance Language Change (Set #2).

The first problem I have is putting the Recorder under Administration. The Recorder oversees our elections. She should be overseen by the Council and the Mayor. Putting her under the City Manager blinds us, the public, what she is doing and gives incumbent candidates access in a way challengers do not have.

Will it be messy and hard to manage, but a whole lot less problematic than consolidating power in an opaque bureaucracy. An example of how the council should oversee her could look like a broad monthly report to the council for review that would be read into the public record.

Another guardrail would be to have a public election commission oversee her work, but that could be more far challenging.

However, consolidating her power under the City Manager gives us zero transparency and that shouldn't be tolerated.

Secondly, under section 2.54.010 removing the Finance Department from administering abandoned property unhinges the process from fiscal management. It means



that it could be done without analysis. It should be an additive approval process not a subtractive one. So it would have to go through the Finance Department and the City Managers for approval.

Thirdly, under the same section, removing an upper limit with the addition of adding the general public as a buyer or transferee, opens a hole for corruption that is needless and self inflicted.

Fourthly regarding the recorder, she should stay in charge of Maps of the city. Taking her out of the line of reporting for ordinance 15.36.030 will create confusion and political maneuvering where none now exists.

Note: ORDINANCE NO. 3292 Section H regarding minors in Marijuana Dispensaries is redundant. Just point to the relevant section of Oregon law which is already quite clear and be done with it. Any further clarifications just set Ashland up for problems in the future.

Did not speak



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Date:

Name: (Please Print)

Claudia Merriden

Ashland Resident:

☐ YES ☐ NO City: \_\_\_\_\_

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item): RD 3789  
15.36.030 Frontage

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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not speak



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Date:

Name: (Please Print)

Claudia Merriper

Ashland Resident:

☐ YES ☐ NO City: \_\_\_\_\_

Agenda Topic/Item Number:

Public Forum Topic (Non-agenda Item): marijuana  
ORD NO. 3292

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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not speak



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Date:

2/3/26

Name: (Please Print)

Cate Hartzell

Ashland Resident:



YES



NO

City:

Ashland

Agenda Topic/Item Number:

Public Hearing: (b) Ordin 3282

real property

Public Forum Topic (Non-agenda Item):

N/A

Please respect the order of proceedings and strictly follow the directions of the presiding officer. Behavior or actions which are loud or disruptive are disrespectful and offenders will be requested to leave.

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Ashland City Recorder](#)  
**Subject:** Online Form Submittal: City Council Public Comment Form  
**Date:** Tuesday, January 27, 2026 11:41:01 PM

---

[EXTERNAL SENDER]

## City Council Public Comment Form

### Public Comment

Use this form to submit public comment for City Council meetings. This form must be submitted by **10 a.m.** the day of the meeting to be on the record.

**If you wish to speak to the Council in person at a meeting, you must fill out a Speaker Request form available on-site. Do not use this form.**

|                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Full Name                                                                            | JAMES PETER EVANHOE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Meeting Date                                                                         | February 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Email Address                                                                        | [REDACTED]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Are you a City of Ashland resident?                                                  | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Indicate if you want to provide written testimony, or if you want to speak via Zoom. | Written                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Which agenda item would you like to address?                                         | Moving OSF Off of City owned property 3 new theaters                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Comments (Leave this section blank if you are requesting to speak electronically.)   | <p>Subject: Will Ashland ever become financial stable again?</p> <p>Answer: As of this date of communicating and the absence of tourists numbers needed to become financial stable without increasing taxes the answer is NO.</p> <p>The main driving force for decades was OSF and its standard off Broadway productions which brought 340,000 tourists into Ashland and into many Ashland businesses hotels, motels, restaurants, gift shops, etc.</p> <p>But in 2022 OSF became sexually perverted and only produced plays thst were sexually explicated. Because of this one fact Ashland lost 90% of its annual OSF visitors. Approximately the revenue loss for Ashland businesses is now over one billion</p> |

dollars. The added losses of 2022 to 2025.

Now 4 years later OSF is still a financial failure when compared to OSF 2017-2019.

Not one of our guests from out of town thought the OSF play they attended was good, 2022-2025. They did not comment to be polite.

OSF is now selling its staging artifacts to raise funds.

What they need to do for the financial good of Ashland is closed down completely, move out of the modern theaters on City property, back into yhrir older OSF owned theaters to allow Ashland to develop commercial projects that will once again see 340,000 seasonal tourist, which will stablize the Ashland City economy.

---

Upload a file or image

*Field not completed.*

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**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Ashland City Recorder](#)  
**Subject:** Online Form Submittal: City Council Public Comment Form  
**Date:** Tuesday, February 03, 2026 8:10:20 AM

---

[EXTERNAL SENDER]

## City Council Public Comment Form

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**If you wish to speak to the Council in person at a meeting, you must fill out a Speaker Request form available on-site. Do not use this form.**

|                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Full Name                                                                            | FERNANDO Gapasin                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Meeting Date                                                                         | February 03, 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Email Address                                                                        | [REDACTED]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Are you a City of Ashland resident?                                                  | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Indicate if you want to provide written testimony, or if you want to speak via Zoom. | Written                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Which agenda item would you like to address?                                         | Public Comment on our Community Hospital                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Comments (Leave this section blank if you are requesting to speak electronically.)   | <p>To Ashland City Council:</p> <p>The Bottom Line for Healthcare is CARE<br/>by<br/>Dr. Fernando E. Gapasin</p> <p>Save Our Hospital, Ashland is a coalition of Ashland patients and healthcare providers who want to keep Ashland's General Hospital as defined by OAR 333-500-0032 and mandated by an 80-page Affiliation Agreement between the City and Asante executed on 31 July 2013. This means that Asante is mandated to provide general hospital services, including emergency,</p> |

birthing, in-patient, and surgical services to the residents of Ashland through 2028.

Ashland Community Hospital has been an essential service in our community since 1907. The Ashland city charter grants the city of Ashland authority and direction to maintain a hospital within the city limits of our community. We require our elected officials to honor this responsibility by insisting that Asante abide by the mandates of their 2013 contract with the City of Ashland. In the latter part of the last century highly educated and skilled healthcare professionals moved to Ashland with the vision of providing a national model for patient-centered healthcare. Having a community based General Hospital is essential to maintaining this vision. If a General Hospital is not in Ashland it has been stated by some of these providers that they will be forced to leave Ashland. This drain of highly skilled providers will diminish essential healthcare in our city.

The Ashland birthing center provides a water birth option and doulas, is unique in this region. More than two hundred births occurred at the hospital last year. Medford will not be able to offer these services in their current form.

Just a year ago Asante began a process that included broad stakeholder input and concluded that inpatient services and birthing services would, in fact, be expanded. Twelve months later, without any discussion with staff or our community, Asante has abruptly reversed course.

Moving in-patient services eleven miles away will impose hardship and potentially life-threatening consequences on Ashland residents, particularly the elderly who represent 30 percent of our community.

Asante claims the loss of millions. However, data from the Oregon Health Authority says that "Asante Ashland Community Hospital itself made millions of dollars in 2024 and continued doing so through the first half of 2025, with operating margins that outpaced those of most hospitals in the state."

We must continue to require our City Council to insist that Asante fulfills the requirements of the 2013 agreement which provides for a \$4 million penalty if Asante fails to maintain a General Hospital in Ashland until 2028 and remind them that the city charter requires a general hospital in Ashland. Simultaneously, we need to meet with the Asante Board of Directors to remind them of Asante's obligations to our community and demand an explanation for their change of direction.

We invite all Ashland residents to join our coalition.

For now please contact me if you wish to join us at our next meeting.

text or call

Or email

---

Upload a file or image

*Field not completed.*



**From:** [REDACTED]  
**Subject:** City Council  
**Date:** Typo Changes meaning in Comment Submission  
Tuesday, February 03, 2026 10:07:48 AM

---

[EXTERNAL SENDER]

Hello City Council,

I just sent a comment for tonight's meeting. I cannot attend the public session because I'm in treatment for cancer and I can't be in a big gathering, even masked. But I sent my message quickly to get it in before deadline and then re-read it, finding that a word was missing that changed the meaning.

I sent:

I would be with him at nightfall.

I meant:

I would not be with him at nightfall.

Below my name is my comment in full.

If you receive this in time, thank you, Jeannine Grizzard

As a twenty year resident of Ashland, and the artistic director of our community theater (Ashland Contemporary Theatre), I am deeply embedded in this community. I took much time away from producing plays to nurse my husband until he died in July and now I am undergoing treatment for a stress induced illness.

But pretend my story is likely in others and that it is eight months ago with my husband nearing end of life. The impact to us both of diminished hospital services would have been heartbreaking. He had a fall about once a week, never hurt. But if he had broken a bone, he would have been transported to Asante in Medford for his hospital stay. I would not be with him at nightfall. He might have died alone because of the distance.

It doesn't take much imagination to play out this and similar scenarios in countless troubling ways for our residents, especially seniors. Driving at night to Medford to tend our loved ones is a hardship.

The City owes it to its residents to fix this looming Sword of Damocles over our heads and ensure ongoing hospital services in Ashland.

Sincerely, Jeannine Grizzard

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Ashland City Recorder](#)  
**Subject:** Online Form Submittal: City Council Public Comment Form  
**Date:** Monday, February 02, 2026 9:55:07 PM

---

[EXTERNAL SENDER]

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|                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Full Name                                                                            | Lauri Hoagland                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Meeting Date                                                                         | 2/3/26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Email Address                                                                        | <div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Are you a City of Ashland resident?                                                  | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Indicate if you want to provide written testimony, or if you want to speak via Zoom. | Written                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Which agenda item would you like to address?                                         | public forum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Comments (Leave this section blank if you are requesting to speak electronically.)   | <p>Ashland residents remain highly concerned about Asante's plan to reduce medical services at the Asante Ashland Community Hospital and break their 2013 agreement with our community. The Oregon Constitution guarantees affordable, comprehensive and accessible health care for all residents in our state. Convenient hospital services have been a part of our community for the last 119 years. Many of us were born and raised with a local hospital to go to and others have chosen this community because this level of care is available in our community. Yet, our input was never a part of this recent decision! Asante has not held any public meetings to discuss their plan or answer questions about care changes. We pay for our health care.</p> |

Asante gets tax benefits because they provide that care. We deserve a voice in this decision.  
We worry about what will be left of our Ashland Community Hospital in 2028 when the agreement between Asante and Ashland community expires? Will Asante discontinue all its services in Ashland? As our elected officials we expect the city council to advocate for our health and hold Asante accountable. Our city charter Article XV11 designates the city council as responsible for owning, operating and conducting a city hospital. You may have turned over operations to Asante but that doesn't absolve you of your stewardship.

---

Upload a file or image

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# Council Business Meeting

Date: February 17, 2026

|             |                                 |
|-------------|---------------------------------|
| Agenda Item | Resolution for electric rates   |
| Department  | Electric                        |
| From        | Thomas McBartlett III, Director |

## TIME ESTIMATE

20 min

## CATEGORY

Ordinance/Resolution - a motion is needed to adopt the ORD. or RESO.

## SUMMARY

This is a public meeting to consider an increase to electric rates. The requested increase of 3.9% is an average across all rate classes. The percentage of increase will vary for the individual rate classes. In 2025, Utility Financial Solutions updated the financial projections and performed a cost-of-service study for the utility. The updated financial projections were used to create the rate adjustments necessary to meet operational needs and financial policies for the utility. The intent of this rate model is to set rates at a level which accurately reflects the costs of providing electric service to each unique rate class. To avoid large swings in any rates, the implementation has been spread out over multiple years.

- Per Council direction given on December 17, 2025, special meeting rates are being brought forward.

## POLICIES, PLANS & GOALS SUPPORTED

Administrative Goals Supported:

- Promote conservation as a long-term strategy to protect the environment and public utility needs.
- Ensure ongoing fiscal ability to provide desired and required services at an acceptable level.
- Develop fee/rate structure that is consistent with adopted master plans and studies.

Plans/Studies Supported:

Electric System Master Plan- September 2024

Electric Cost of Service Study and Financial Projection — January 2026

## BACKGROUND AND ADDITIONAL INFORMATION

The COS evaluated how the utility's costs are allocated across different customer classes to determine whether those costs are accurately reflected in rates. The COS identified the cost to serve each class of customer and provides a model to ensure these costs are recovered through equitable charge and rate structures (i.e. all classes carry their fair share). The COS recommended a series of rate changes over a three-year period. This Rate Design implements the COS rate model.

A summary of actual and proposed average rate changes for the Electric Utility are:

|                  |      |      |      |      |      |      |      |      |      |      |      |      |
|------------------|------|------|------|------|------|------|------|------|------|------|------|------|
| Adjustment by FY | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
| Increase %       | 6.04 | 5.16 | 3.67 | 0.0  | 4.5  | 0.0  | 0.0  | 0.0  | 0.0  | 3.9  | 3.9  | 3.9  |

## Electric Bill Comparison

- Pacific Power is the City's neighboring utility. A comparison of a typical residential customer's bill is seen below.







# Council Business Meeting

| Residential - single family dwelling<br>Average monthly usage = 750kwh                                   | Pacific Power (Talent, OR) |           |               | City of Ashland<br>FY22 |           |                              | City of Ashland FY27<br>with 3.9% increase |           |                              |
|----------------------------------------------------------------------------------------------------------|----------------------------|-----------|---------------|-------------------------|-----------|------------------------------|--------------------------------------------|-----------|------------------------------|
|                                                                                                          | kwh                        | cost/unit | Total         | kwh                     | cost/unit | Total                        | kwh                                        | cost/unit | Total                        |
| Total Usage                                                                                              | 750                        |           |               | 750                     |           |                              | 750                                        |           |                              |
| Basic Charge                                                                                             |                            | \$ 14.00  | \$ 14.00      |                         | \$ 16.25  | \$ 16.25                     |                                            | \$ 16.75  | \$ 16.75                     |
| Delivery Charge                                                                                          | 750                        | 0.07277   | 54.58         |                         |           |                              |                                            |           |                              |
| Supply Energy Charge Block 1 for 32 Days                                                                 | 750                        | 0.07362   | 55.22         | 500                     | 0.0757    | 37.85                        | 500                                        | 0.07903   | 39.52                        |
| Supply Energy Charge Block 2                                                                             | -                          | 0.07362   | 0.00          | 250                     | 0.0911    | 22.78                        | 250                                        | 0.09443   | 23.61                        |
| System benefit charge                                                                                    |                            | 0.01188   | 8.91          |                         |           |                              |                                            |           |                              |
| sub total                                                                                                |                            |           | \$ 132.71     |                         |           | 76.88                        |                                            |           | 79.88                        |
| Public Purpose                                                                                           |                            | 1.50%     | 1.99          |                         |           |                              |                                            |           |                              |
| Energy Conservation Charge                                                                               | 750                        |           | -             |                         |           |                              |                                            |           |                              |
| Low Income Assistance                                                                                    |                            |           | 0.69          |                         |           |                              |                                            |           |                              |
| Low income discount recovery                                                                             |                            |           | 2.64          |                         |           |                              |                                            |           |                              |
|                                                                                                          |                            |           | -             |                         |           |                              |                                            |           |                              |
| BPA Columbia River Benefits for 32 Days                                                                  | 750                        | (0.00876) | (6.57)        |                         |           |                              |                                            |           |                              |
| Franchise Fee                                                                                            |                            | 1.50%     | 1.99          |                         |           |                              |                                            |           |                              |
| <b>Electric Utility total</b>                                                                            |                            |           | <b>133.45</b> |                         |           | <b>76.88</b>                 |                                            |           | <b>79.88</b>                 |
| <b>Electric Utility total more/(less) than Pacific Power bill for same kwh use:</b>                      |                            |           |               |                         |           | <b>\$ (56.57) 42.4% Less</b> |                                            |           | <b>\$ (53.57) 40.1% Less</b> |
| City of Ashland Electric Users Tax (General Fund)                                                        |                            |           |               |                         |           | 19.22                        |                                            |           | 19.97                        |
| Electric Utility total plus City Electric User Tax                                                       |                            |           | 133.45        |                         |           | 96.10                        |                                            |           | 99.85                        |
| Electric Utility total plus City Electric User Tax more/(less) than Pacific Power bill for same kwh use: |                            |           |               |                         |           | <b>\$ (37.35) 28.0% Less</b> |                                            |           | <b>\$ (33.60) 25.2% Less</b> |

## FISCAL IMPACTS

The proposed rate increases will raise the average residential customer's monthly electric bill by approximately \$3. The Electric Utility funds programs to help residents struggling with utility bills and offers conservation programs to help customers reduce their electric consumption.

These modest rate adjustments ensure that the utility remains financially sound and able to meet operational needs.

## SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS

I move approval of resolution 2026-02 titled "A resolution revising rates for electric service pursuant to Ashland Municipal Code 14.16.030 and repealing resolution 2021-08"

## REFERENCES & ATTACHMENTS

1. Attachmnet 1 RateResolution2026 -02\_CZ Edit
2. 2026 Rate Tables- Revised
3. Ashland Rate Design Electric V1.8pdf
4. Ashland ECOS Report V1.2
5. 2026Rates



## RESOLUTION NO. 2026- 02

### **A RESOLUTION REVISING RATES FOR ELECTRIC SERVICE PURSUANT TO ASHLAND MUNICIPAL CODE SECTION 14.16.030 AND REPEALING RESOLUTION 2021-08**

#### **THE CITY OF ASHLAND RESOLVES AS FOLLOWS:**

SECTION 1. The percentages in the following table represent the average impact to customers in the respective classes. The following rate adjustments are adopted as a three-year progressive schedule, with each year's rates reflecting an incremental increase over the prior year's rates. These rates for electric service provided by the City of Ashland are effective with usage after July 1, 2026, per the attached rate tables.

| Residential | Seasonal Residential | Commercial Single/ Telecom | Outdoor Lighting | Commercial Three Phase | Govt/Muni Single Phase | Govt/Muni Three Phase | Govt Large Service |
|-------------|----------------------|----------------------------|------------------|------------------------|------------------------|-----------------------|--------------------|
| 3.83%       | 3.83%                | 3.83%                      | 4.90%            | 4.50%                  | 2.90%                  | 2.90%                 | 3.83%              |

These rates for electric service provided by the City of Ashland are effective with usage after July 1, 2027, per the attached rate tables.

| Residential | Seasonal Residential | Commercial Single/ Telecom | Outdoor Lighting | Commercial Three Phase | Govt/Muni Single Phase | Govt/Muni Three Phase | Govt Large Service |
|-------------|----------------------|----------------------------|------------------|------------------------|------------------------|-----------------------|--------------------|
| 3.83%       | 3.83%                | 3.83%                      | 4.90%            | 4.50%                  | 2.90%                  | 2.90%                 | 3.83%              |

These rates for electric service provided by the City of Ashland are effective with usage after July 1, 2028, per the attached rate tables.

| Residential | Seasonal Residential | Commercial Single/ Telecom | Outdoor Lighting | Commercial Three Phase | Govt/Muni Single Phase | Govt/Muni Three Phase | Govt Large Service |
|-------------|----------------------|----------------------------|------------------|------------------------|------------------------|-----------------------|--------------------|
| 3.83%       | 3.83%                | 3.83%                      | 4.90%            | 4.50%                  | 2.90%                  | 2.90%                 | 3.83%              |

SECTION 2. Copies of this resolution shall be maintained in the Office of the City Recorder and shall be available for public inspection during regular business hours.

SECTION 3. Classification of the fee. The fees specified in Section 1 of this resolution are classified as not subject to the limits of Section 11b of Article XI of the Oregon Constitution (Ballot Measure 5).

SECTION 4. Resolution 2021-08 is repealed on the date new rates established by this Resolution are effective.

SECTION 5. This resolution takes effect upon signing by the Mayor.

This resolution was duly PASSED and ADOPTED this \_\_\_\_\_ day of February 2026 and takes effect upon signing by the Mayor.

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of February 2026.

\_\_\_\_\_  
Tonya Grahm, Mayor

Reviewed as to form:

\_\_\_\_\_  
Carmel Zahran, Deputy City Attorney

**City of Ashland, Oregon**  
**RESIDENTIAL SERVICE**

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**Applicable:**

To single-family residential customers when all service is supplied to one point of delivery

**Monthly Billing:**

The Monthly Billing shall be the sum of the Basic and Energy Charges.

| Basic Charge: | July 2021 | July 2026 | July 2027 | July 2028 |
|---------------|-----------|-----------|-----------|-----------|
| Per Month     | \$ 16.25  | \$ 16.75  | \$ 17.25  | \$ 17.75  |

| Charge: Per kWh    | July 2021  | July 2026  | July 2027  | July 2028  |
|--------------------|------------|------------|------------|------------|
| First 500 kWh      | \$ 0.07570 | \$ 0.07903 | \$ 0.08251 | \$ 0.08615 |
| 500 kWh - 5000 kWh | \$ 0.09110 | \$ 0.09443 | \$ 0.09791 | \$ 0.10155 |
| Over 5000 kWh      | \$ 0.12940 | \$ 0.13273 | \$ 0.13621 | \$ 0.13985 |

**Minimum Charge:**

The monthly minimum charge shall be the Basic Charge. A higher minimum may be required under contract to cover special conditions.

**Special Conditions:**

Residential Horsepower load requirements of greater than 3 HP must comply with the City of Ashland's Electric Service Manual.

**Continuing Service:**

This schedule is based on continuing service at each service location.  
Disconnect and reconnect transactions shall not operate to relieve a customer from monthly minimum charges.



**City of Ashland, Oregon**  
**SEASONAL RESIDENTIAL SERVICE**

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**Applicable:**

This rate is applicable to seasonal residential uses such as owner occupied single-family residential customers providing travelers accommodations, and when all service is supplied at one point of delivery.

**Monthly Billing:**

The Monthly Billing shall be the sum of the Basic and Energy Charges.

| Basic Charge: | July 2021 | July 2026 | July 2027 | July 2028 |
|---------------|-----------|-----------|-----------|-----------|
| Per Month     | \$ 16.25  | \$ 16.75  | \$ 17.25  | \$ 17.75  |

| Charge: Per kWh   | July 2021  | July 2026  | July 2027  | July 2028  |
|-------------------|------------|------------|------------|------------|
| First 600 kWh     | \$ 0.08590 | \$ 0.08937 | \$ 0.09299 | \$ 0.09676 |
| 601 kWh - 5000kWh | \$ 0.09370 | \$ 0.09717 | \$ 0.10079 | \$ 0.10456 |
| Over 5000 kWh     | \$ 0.13060 | \$ 0.13407 | \$ 0.13769 | \$ 0.14146 |

**Minimum Charge:**

The monthly minimum charge shall be the Basic Charge. A higher minimum may be required under contract to cover special conditions.

**Special Conditions:**

Residential Horsepower load requirements of greater than 3 HP must comply with the City of Ashland's Electric Service Manual.

**Continuing Service:**

This schedule is based on continuing service at each service location. Disconnect and reconnect transactions shall not operate to relieve a customer from monthly minimum charges.

**Applicable:**

This schedule is applicable to non-residential and multiple-family residential customers whose entire requirements are supplied hereunder, and whose loads have never registered 1,000 kilowatts or more, more than once in any consecutive 18-month period. Deliveries at more than one point, or more than one voltage and phase classification, will be separately metered and billed. Service for intermittent, partial requirements or highly fluctuating loads, or where service is seasonally disconnected during any one year period will be provided only by special contract for such service.

**Monthly Billing:**

The monthly billing shall be the sum of the Basic, Demand (if applicable), Energy, and Reactive Power Charges, plus applicable Metering and Delivery adjustments.

**Basic Charge:**

| Single Phase  | July 2021 | July 2026 | July 2027 | July 2028 |
|---------------|-----------|-----------|-----------|-----------|
| 30 kW or less | \$ 25.00  | \$ 25.00  | \$ 25.00  | \$ 25.00  |
| Over 30 kW    | \$ 64.67  | \$ 64.67  | \$ 64.67  | \$ 64.67  |

| Three-Phase Service | July 2021 | July 2026 | July 2027 | July 2028 |
|---------------------|-----------|-----------|-----------|-----------|
| 30 kW or less       | \$ 50.00  | \$ 50.00  | \$ 50.00  | 50.00     |
| Over 30 kW          | \$ 112.10 | \$ 112.10 | \$ 112.10 | 112.10    |

**Demand Charge:**

No charge for the first 15 kW of demand.  
 For all kW in excess of 15 kW

| Demand Charge | July 2021  | July 2026  | July 2027  | July 2028  |
|---------------|------------|------------|------------|------------|
| Per kW        | \$ 7.00000 | \$ 7.50000 | \$ 8.00000 | \$ 8.50000 |

**Energy Charge:**

| Single Phase       | July 2021  | July 2026  | July 2027  | July 2028  |
|--------------------|------------|------------|------------|------------|
| Wh up to 3,000 kWh | \$ 0.08870 | \$ 0.09244 | \$ 0.09665 | \$ 0.10104 |
| 3001 - 20000 kWh   | \$ 0.08900 | \$ 0.09274 | \$ 0.09695 | \$ 0.10134 |
| over 20,000 kWh    | \$ 0.08930 | \$ 0.09304 | \$ 0.09725 | \$ 0.10164 |

| Three Phase        | July 2021  | July 2026  | July 2027  | July 2028  |
|--------------------|------------|------------|------------|------------|
| Wh up to 3,000 kWh | \$ 0.07910 | \$ 0.08257 | \$ 0.08633 | \$ 0.09030 |
| 3001 - 20,000 kWh  | \$ 0.07960 | \$ 0.08307 | \$ 0.08633 | \$ 0.09080 |
| over 20,000 kWh    | \$ 0.07980 | \$ 0.08327 | \$ 0.08703 | \$ 0.09100 |

**Minimum Charge:**

The monthly charge shall be the basic charge. A higher minimum may be required under contract to cover special conditions.

**Reactive Power Charges:**

The maximum 30-minute reactive demand for the month in kilovolt-amperes in excess of 25% of the measured kilowatt demand the same month will be billed, in addition to the above charges, at rate shown below per kvar of such excess reactive demand.

| Reactive Power Charge | July 2021  | July 2026  | July 2027  | July 2028  |
|-----------------------|------------|------------|------------|------------|
| Per kvar              | \$ 0.09069 | \$ 0.09477 | \$ 0.09904 | \$ 0.10349 |

**Demand:**

Demand shall be the kilowatts shown by, or computed from the readings of the City's demand meter for the 30-minute period of customers greatest use during the month, determined to the nearest kilowatt.

**Metering & Delivery Voltage Adjustments:**

The above monthly charges are applicable without adjustment for voltage with delivery and metering are at the City's standard secondary voltage.

**Metering:**

For as long as metering voltage is at the City's available primary distribution voltage of 11 kV or greater, the above charges shall be reduced by one and one-half percent (1 1/2 %) to compensate for losses.

**Delivery:**

For as long as delivery voltage is at City's available primary distribution voltage of 11 kV or greater, the total of the above charges will be reduced by 15 Cents per kilowatt of load size used for the determination of the Basic Charge billed in the month. A High Voltage Charge of \$47.43 per month will be added where such deliveries are metered at the delivery voltage. When a new delivery is, at the request of the customer, made by means of City-owned transformers at a voltage other than a locally standard distribution voltage, the above charges for any month will be increased by 15 Cents per kilowatt of load size used for the determination of the Basic Charge billed in the month.

The City retains the right to change its line voltage or classification thereof at any time, and after reasonable advance notice to any customer affected by such change, such customer then has the option to take service at the new line voltage or to accept service through transformers to be supplied by City subject to the voltage adjustments above.

**Contract:**

The City may require the customer to sign a written contract which shall have a term of not less than one (1) year.

**Installation and Maintenance:**

The City may contract for the installation and maintenance of electric facilities on the customer's premises. The terms of such service shall be set forth in a contract, the form and terms of which shall be approved by the City Council. Monthly charges made by the City as reimbursements for ownership, operation and maintenance costs applicable to facilities installed to furnish service under rules of this schedule shall be determined in accordance with the following:

- (1) Operating Charge shall be equal to  $\frac{2}{3}$  of 1% per month of the installed cost of facilities paid for by the customer.
- (2) Facilities Charge shall be equal to 1  $\frac{1}{2}$  % per month of the installed cost of facilities paid for by the customer.
- (3) Transformer Capacity Charge shall be equal to 15 Cents per nameplate kva.

**Special Conditions:**

Customers shall not resell electric service received from the City under provisions of this schedule to any person, except by written permission of the City, and where customer meters and bills any of his/her tenants at City's regular rates for the type of service which such tenant may actually receive.

**Continuing Service:**

This schedule is based on continuing service at each service location. Disconnect and reconnect transactions shall not operate to relieve a customer from monthly minimum charge.



**Applicable:**

This schedule is applicable to governmental customers whose entire requirements are supplied hereunder, and whose loads have never registered 1,000 kilowatts or more, more than once in any consecutive 18-month period. Deliveries at more than one point, or more than one voltage and phase classification, will be separately metered and billed.

**Monthly billing:**

The monthly billing shall be the sum of the Basic, Demand (if applicable), Energy, and Reactive Power Charges, plus applicable Metering and Delivery adjustments.

**Basic Charge:**

| Single Phase  | July 2021 | July 2026 | July 2027 | July 2028 |
|---------------|-----------|-----------|-----------|-----------|
| 30 kW or less | \$ 25.00  | \$ 25.00  | \$ 25.00  | \$ 25.00  |
| Over 30 kW    | \$ 64.67  | \$ 64.67  | \$ 64.67  | \$ 64.67  |

| Three-Phase Service | July 2021 | July 2026 | July 2027 | July 2028 |
|---------------------|-----------|-----------|-----------|-----------|
| 30 kW or less       | \$ 50.00  | \$ 50.00  | \$ 50.00  | \$ 50.00  |
| Over 30 kW          | \$ 112.10 | \$ 112.10 | \$ 112.10 | \$ 112.10 |

**Demand Charge:**

No charge for the first 15 kW of demand  
For all kW in excess of 15 kW

| Demand Charge | July 2021 | July 2026 | July 2027 | July 2028 |
|---------------|-----------|-----------|-----------|-----------|
| Per kW        | \$ 7.00   | \$ 7.50   | \$ 8.00   | \$ 8.50   |

**Energy Charge:**

| Single Phase            | July 2021  | July 2026  | July 2027  | July 2028  |
|-------------------------|------------|------------|------------|------------|
| Per kWh up to 3,000 kWh | \$ 0.09850 | \$ 0.10163 | \$ 0.10488 | \$ 0.10825 |
| 3001 - 20,000 kWh       | \$ 0.10360 | \$ 0.10673 | \$ 0.10998 | \$ 0.11335 |
| over 20,000 kWh         | \$ 0.10360 | \$ 0.10673 | \$ 0.10998 | \$ 0.11335 |

| Three Phase             | July 2021  | July 2026  | July 2027  | July 2028  |
|-------------------------|------------|------------|------------|------------|
| Per kWh up to 3,000 kWh | \$ 0.10590 | \$ 0.10777 | \$ 0.10972 | \$ 0.11176 |
| 3001 - 20,000 kWh       | \$ 0.08120 | \$ 0.08307 | \$ 0.08502 | \$ 0.08706 |
| over 20,000 kWh         | \$ 0.07960 | \$ 0.08147 | \$ 0.08342 | \$ 0.08546 |

**Minimum Charge:**

The monthly minimum charge shall be the basic charge. A higher minimum may be required under contract to cover special conditions.

**Reactive Power Charges:**

The maximum 30-minute reactive demand for the month in kilovolt-amperes in excess of 25% of the measured kilowatt demand the same month will be billed, in addition to the above charges, at rate shown below per kvar of such excess reactive demand.

| Reactive Power Charge | July 2021  | July 2026  | July 2027  | July 2028  |
|-----------------------|------------|------------|------------|------------|
| Per kvar              | \$ 0.08956 | \$ 0.09216 | \$ 0.09483 | \$ 0.09758 |

**Demand:**

Demands shall be the kilowatts shown by, or computed from the readings of the City's demand meter for the 30-minute period of customer's greatest use during the month, determined to the nearest kilowatt.

**Metering & Delivery Voltage Adjustments:**

The above monthly charges are applicable without adjustment for voltage with delivery and metering are at the City's standard secondary voltage.

**Metering:**

For as long as metering voltage is at the City's available primary distribution voltage of 11 kV or greater, the above charges shall be reduced by one and one-half percent (1 1/2 %) to compensate for losses.

**Delivery:**

For as long as delivery voltage is at City's available primary distribution voltage of 11 kV or greater, the total of the above charges will be reduced by 15 Cents per kilowatt of load size used for the determination of the Basic Charge billed in the month. A High Voltage Charge of \$47.43 per month will be added where such deliveries are metered at the delivery voltage. When a new delivery is, at the request of the customer, made by means of City-owned transformers at a voltage other than a locally standard distribution voltage, the above charges for any month will be increased by 15 Cents per kilowatt of load size used for the determination of the Basic Charge billed in the month.

The City retains the right to change its line voltage or classification thereof at any time, and after reasonable advance notice to any customer affected by such change, such customer then has the option to take service at the new line voltage or to accept service through transformers to be supplied by City subject to the voltage adjustments above.

**Contract:**

The City may require the customer to sign a written contract which shall have a term of not less than one (1) year.

**Installation and Maintenance:**

The City may contract for the installation and maintenance of electric facilities on the customer's premises. The terms of such service shall be set forth in a contract, the form and terms of which shall be approved by the City Council. Monthly charges made by the City as reimbursements for ownership, operation and maintenance costs applicable to facilities installed to furnish service under rules of this schedule shall be determined in accordance with the following:

(1) Operating Charge shall be equal to  $\frac{2}{3}$  of 1% per month of the installed cost of facilities paid for by the customer.

(2) Facilities Charge shall be equal to 1  $\frac{1}{2}$  % per month of the installed cost of facilities paid for by the customer.

(3) Transformer Capacity Charge shall be equal to 15 Cents per nameplate kva.

**Special Conditions:**

Customers shall not resell electric service received from the City under provisions of this schedule to any person, except by written permission of the City, and where customer meters and bills any of his/her tenants at City's regular rates for the type of service which such tenant may actually receive.

**Continuing Service:**

This schedule is based on continuing service at each service location. Disconnect and reconnect transactions shall not operate to relieve a customer from monthly minimum charges.

**Applicable:**

This schedule is applicable to electric service loads which have registered a peak demand of 1,000 to 3,000 kilowatts more than once in any consecutive 18-month period. Deliveries at more than one point, or more than one voltage and phase classification, will be separately metered and billed. Service for intermittent, partial requirements, or highly fluctuating loads, or where service is seasonally disconnected during any one-year period will be provided only by special contract for such service.

**Monthly Billing:**

The Monthly Billing shall be the sum of the Basic, Demand (if applicable), Energy, and Reactive Power Charges, plus appropriate Metering and Delivery adjustments.

|                       | July 2021   | July 2026   | July 2027   | July 2028   |
|-----------------------|-------------|-------------|-------------|-------------|
| Basic Charge          | \$ 2,639.36 | \$ 2,639.36 | \$ 2,639.36 | \$ 2,639.36 |
| Demand Charge per kW  | \$ 9.00000  | \$ 9.50000  | \$ 10.00000 | \$ 10.50000 |
| Energy Charge per kWh | \$ 0.05950  | \$ 0.06167  | \$ 0.06399  | \$ 0.06645  |

**Minimum Charge:**

The monthly minimum charge shall be the basic charge. A higher minimum charge may be required by contract.

**On-Peak Period Billing Demand:**

The on peak period kilowatts shown by or computed from the readings of City's demand meter for the 30-minute period of customer's greatest use during the month, determined to the nearest kilowatt.

**Reactive Power Charge:**

The maximum 30-minute reactive demand for the month in kilovolt-amperes in excess of 25% of the measured kilowatt demand for the same month will be billed, in addition to the above charges, at rate shown below per kvar of such excess reactive demand.

|          | July 2019  | July 2026  | July 2027  | July 2028  |
|----------|------------|------------|------------|------------|
| Per kvar | \$ 0.89561 | \$ 0.89560 | \$ 0.08956 | \$ 0.08956 |

**Metering:**

For as long as metering voltage is at the City's available primary distribution voltage of 11 kV or greater, the above charges shall be reduced by (1-1 1/2%) to compensate for losses.

## City of Ashland, Oregon

### OUTDOOR AREA LIGHTING SERVICE

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#### Monthly Billing:

The following rate schedule is no longer available for new residential installations and is for outdoor area lighting service furnished from dusk to dawn by City-owned high pressure sodium luminaires which may be served by secondary voltage circuits from City's existing overhead distribution system, and mounted on City-owned wood poles and served in accordance with City's specifications as to equipment and facilities, shall be as follows:

#### (1) Net Monthly Rate Per Luminaire:

| Type of Luminaire    | Nominal Lumen Rating | July 2026 | July 2027 | July 2028 |
|----------------------|----------------------|-----------|-----------|-----------|
| High-Pressure Sodium | 5,800                | \$ 26.60  | \$ 27.91  | \$ 29.27  |
| High-Pressure Sodium | 22,000               | \$ 38.71  | \$ 40.60  | \$ 42.59  |
| High-Pressure Sodium | 50,000               | \$ 62.05  | \$ 65.09  | \$ 68.28  |

#### Existing Residential Monthly Billing:

| Type of Luminaire    | Nominal Lumen Rating | July 2026 | July 2027 | July 2028 |
|----------------------|----------------------|-----------|-----------|-----------|
| High-Pressure Sodium | 5,800                | \$ 20.79  | \$ 21.81  | \$ 22.88  |
| High-Pressure Sodium | 22,000               | \$ 29.58  | \$ 31.03  | \$ 32.55  |
| High-Pressure Sodium | 50,000               | \$ 47.77  | \$ 50.11  | \$ 52.57  |

#### (2) Pole Charge:

| Pole Charge | July 2026 | July 2027 | July 2028 |
|-------------|-----------|-----------|-----------|
| Per Month   | \$ 2.34   | \$ 2.45   | \$ 2.57   |

#### Maintenance:

Maintenance will be performed during regular working hours as soon as practicable after customer has notified City of service failure. The City reserves the right to contract for the installation and/or maintenance of lighting service provided hereunder.

#### Suspension of Service:

The customer may request temporary suspension of power for lighting by written notice. During such periods the monthly rate will be reduced by the City's estimated average monthly re-lamping and energy costs for the luminaire.

#### Contract:

Due to the investment involved and cost of initial installation, the term of the contract shall be by written agreement with the Electric Department, the form of which shall have prior approval by the City Council, and the term of which shall be for not less than three (3) years.





# Electric

## Rate Design

January 2026



Corporate location:

Utility Financial Solutions, LLC  
185 Sun Meadow Court  
Holland, MI USA 49424  
(616) 393-9722  
Fax (888) 566-4430

Submitted Respectfully by:  
Mike Johnson, Rates Manager  
Utility Financial Solutions, LLC  
[mjohnson@ufswb.com](mailto:mjohnson@ufswb.com)  
608 230 5849

**City of Ashland**  
**Rate Design**  
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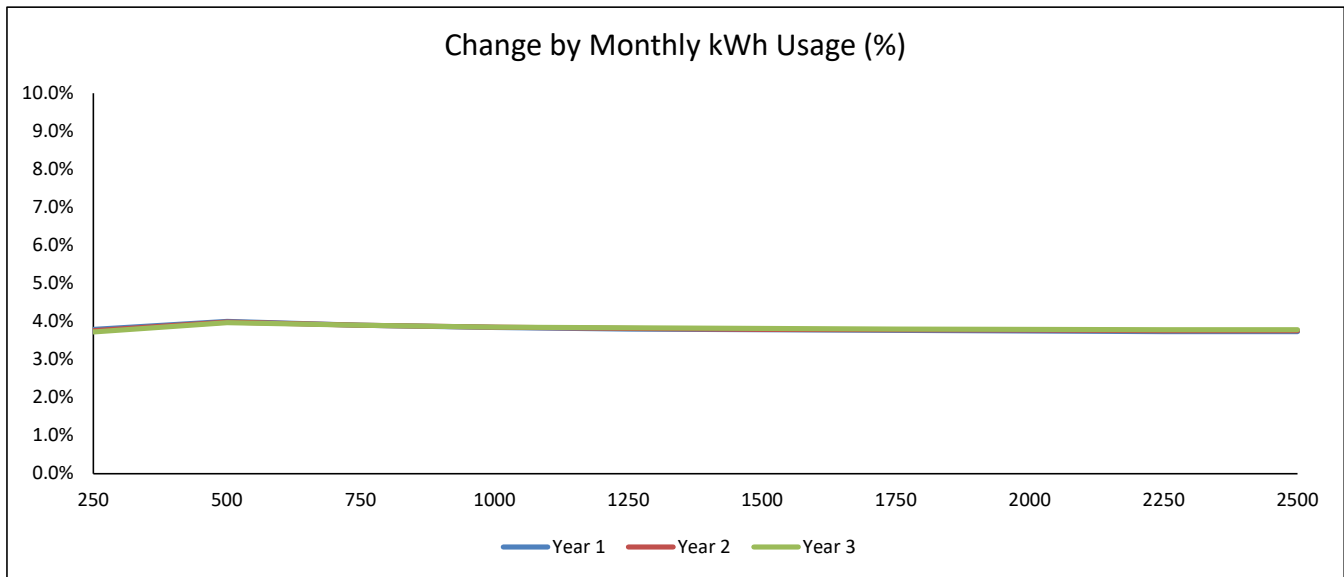
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**City of Ashland**  
**Rate Design**  
*Rate Design Summary*

| Customer Class                   | Projected<br>Revenues<br>Under Current<br>Rates | Projected<br>Revenues Under<br>Proposed Rates<br>Year 1 | Projected<br>Revenues Under<br>Proposed Rates<br>Year 2 | Projected<br>Revenues<br>Under<br>Proposed Rates<br>Year 3 | Projected<br>Percentage<br>Change Year<br>1 | Projected<br>Percentage<br>Change Year 2 | Projected<br>Percentage<br>Change Year<br>3 |
|----------------------------------|-------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------|---------------------------------------------|------------------------------------------|---------------------------------------------|
| Residential                      | \$ 9,282,505                                    | \$ 9,637,627                                            | \$ 10,006,334                                           | \$ 10,389,148                                              | 3.83%                                       | 3.83%                                    | 3.83%                                       |
| Seasonal Residential             | 67,685                                          | 70,274                                                  | 72,963                                                  | 75,754                                                     | 3.83%                                       | 3.83%                                    | 3.83%                                       |
| Outdoor Area Lighting            | 12,588                                          | 13,204                                                  | 13,851                                                  | 14,530                                                     | 4.90%                                       | 4.90%                                    | 4.90%                                       |
| Commercial/Telecommunications 1φ | 1,602,736                                       | 1,664,053                                               | 1,727,714                                               | 1,793,812                                                  | 3.83%                                       | 3.83%                                    | 3.83%                                       |
| Commercial/Telecommunications 3φ | 3,703,154                                       | 3,869,796                                               | 4,043,937                                               | 4,225,914                                                  | 4.50%                                       | 4.50%                                    | 4.50%                                       |
| Municipal/Government 1φ          | 235,129                                         | 241,948                                                 | 248,964                                                 | 256,184                                                    | 2.90%                                       | 2.90%                                    | 2.90%                                       |
| Municipal/Government 3φ          | 1,109,900                                       | 1,142,087                                               | 1,175,207                                               | 1,209,289                                                  | 2.90%                                       | 2.90%                                    | 2.90%                                       |
| Government Large w/Base          | 649,891                                         | 674,754                                                 | 700,568                                                 | 727,370                                                    | 3.83%                                       | 3.83%                                    | 3.83%                                       |
| Government Large wo/Base         | 369,913                                         | 385,233                                                 | 401,197                                                 | 417,829                                                    | 4.14%                                       | 4.14%                                    | 4.15%                                       |
| Totals                           | \$ 17,033,501                                   | \$ 17,698,975                                           | \$ 18,390,736                                           | \$ 19,109,829                                              | 3.91%                                       | 3.91%                                    | 3.91%                                       |

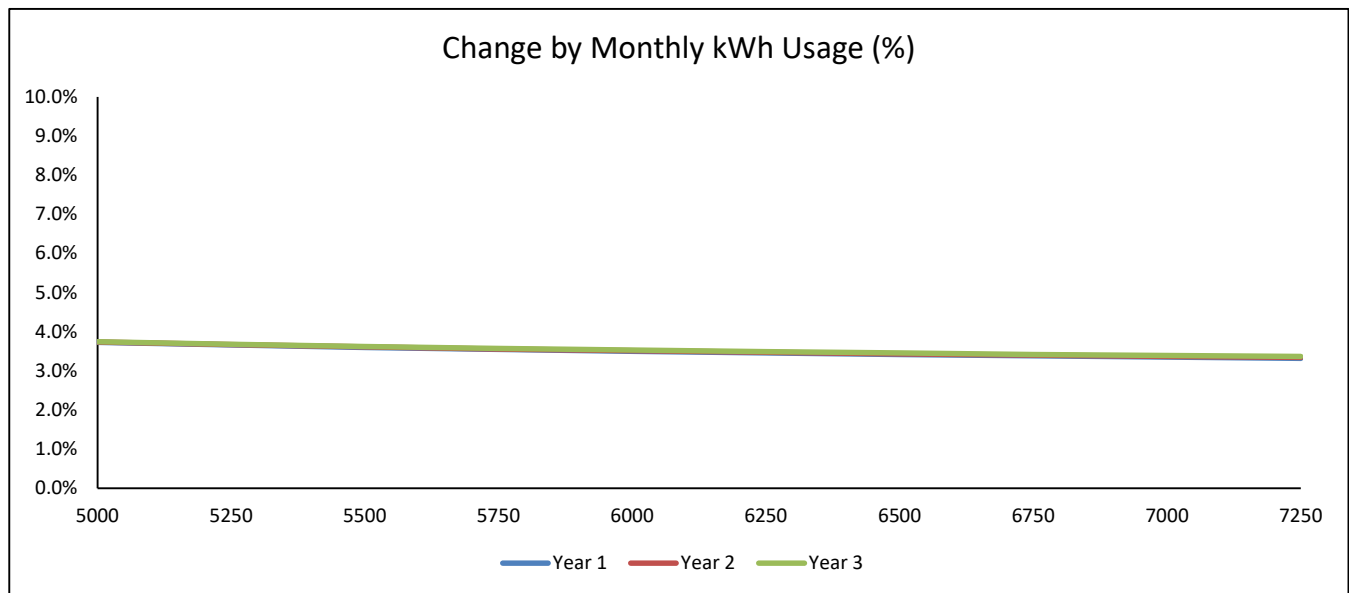
**City of Ashland**  
**Rate Design**  
*Projected Residential Rates*

| Rates                      | Current      | Year 1       | Year 2        | Year 3        |
|----------------------------|--------------|--------------|---------------|---------------|
| Monthly Facilities Charge: |              |              |               |               |
| All Customers              | \$ 16.25     | \$ 16.75     | \$ 17.25      | \$ 17.75      |
| Energy Charge:             |              |              |               |               |
| Block 1 (0 - 500 kWh)      | \$ 0.07570   | \$ 0.07903   | \$ 0.08251    | \$ 0.08615    |
| Block 2 (501 - 5,000 kWh)  | \$ 0.09110   | \$ 0.09443   | \$ 0.09791    | \$ 0.10155    |
| Block 3 (Excess)           | \$ 0.12940   | \$ 0.13273   | \$ 0.13621    | \$ 0.13985    |
| Revenue from Rate          | \$ 9,282,505 | \$ 9,637,627 | \$ 10,006,334 | \$ 10,389,148 |
| Change from Previous       |              | 3.8%         | 3.8%          | 3.8%          |



**City of Ashland**  
**Rate Design**  
*Projected Seasonal Residential Rates*

| Rates                      | Current    | Year 1     | Year 2     | Year 3     |
|----------------------------|------------|------------|------------|------------|
| Monthly Facilities Charge: |            |            |            |            |
| All Customers              | \$ 16.25   | \$ 16.75   | \$ 17.25   | \$ 17.75   |
| Energy Charge:             |            |            |            |            |
| Block 1 (0 - 600 kWh)      | \$ 0.08590 | \$ 0.08937 | \$ 0.09299 | \$ 0.09676 |
| Block 2 (601 - 5,000 kWh)  | \$ 0.09370 | \$ 0.09717 | \$ 0.10079 | \$ 0.10456 |
| Block 3 (Excess)           | \$ 0.13060 | \$ 0.13407 | \$ 0.13769 | \$ 0.14146 |
| Revenue from Rate          | \$ 67,685  | \$ 70,274  | \$ 72,963  | \$ 75,754  |
| Change from Previous       |            | 3.8%       | 3.8%       | 3.8%       |





**City of Ashland**  
**Rate Design**  
*Projected Outdoor Area Lighting Rates*

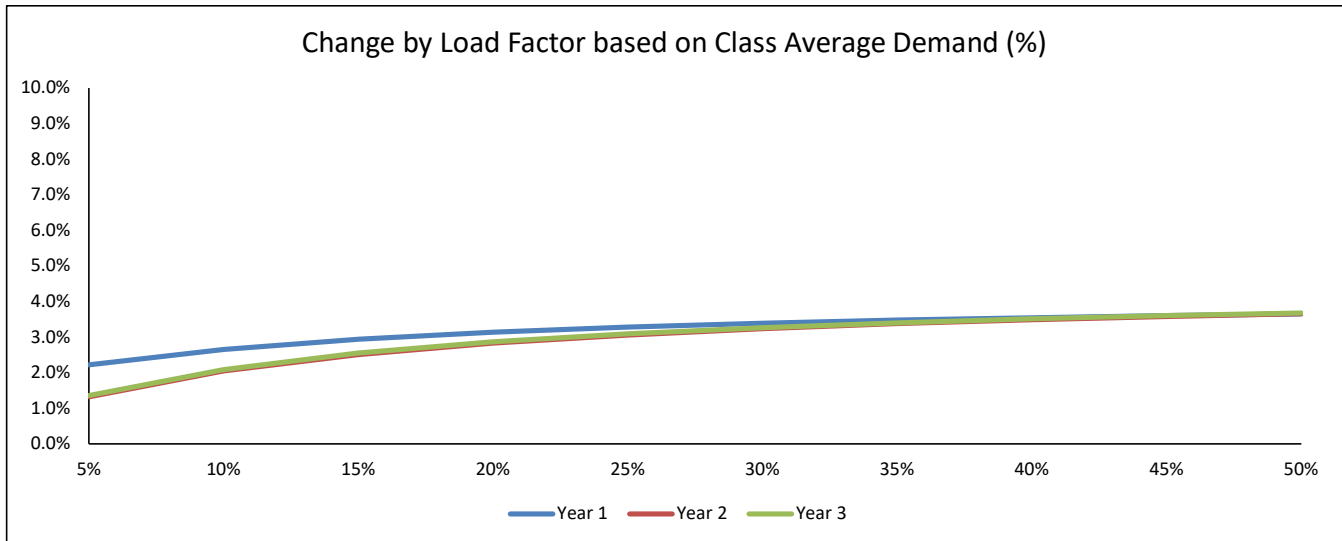
| Rates                                       | Current   | Year 1    | Year 2    | Year 3    |
|---------------------------------------------|-----------|-----------|-----------|-----------|
| Monthly Facilities Charge:                  |           |           |           |           |
| High Pressure Sodium 5,800 Lumens           | \$ 25.36  | \$ 26.60  | \$ 27.91  | \$ 29.27  |
| High Pressure Sodium 22,000 Lumens          | \$ 36.90  | \$ 38.71  | \$ 40.60  | \$ 42.59  |
| High Pressure Sodium 50,000 Lumens          | \$ 59.15  | \$ 62.05  | \$ 65.09  | \$ 68.28  |
| High Pressure Sodium 5,800 Lumens (Closed)  | \$ 19.82  | \$ 20.79  | \$ 21.81  | \$ 22.88  |
| High Pressure Sodium 22,000 Lumens (Closed) | \$ 28.20  | \$ 29.58  | \$ 31.03  | \$ 32.55  |
| High Pressure Sodium 50,000 Lumens (Closed) | \$ 45.54  | \$ 47.77  | \$ 50.11  | \$ 52.57  |
| Pole                                        | \$ 2.23   | \$ 2.34   | \$ 2.45   | \$ 2.57   |
| Revenue from Rate                           | \$ 12,588 | \$ 13,204 | \$ 13,851 | \$ 14,530 |
| Change from Previous                        |           | 4.9%      | 4.9%      | 4.9%      |

## City of Ashland

### Rate Design

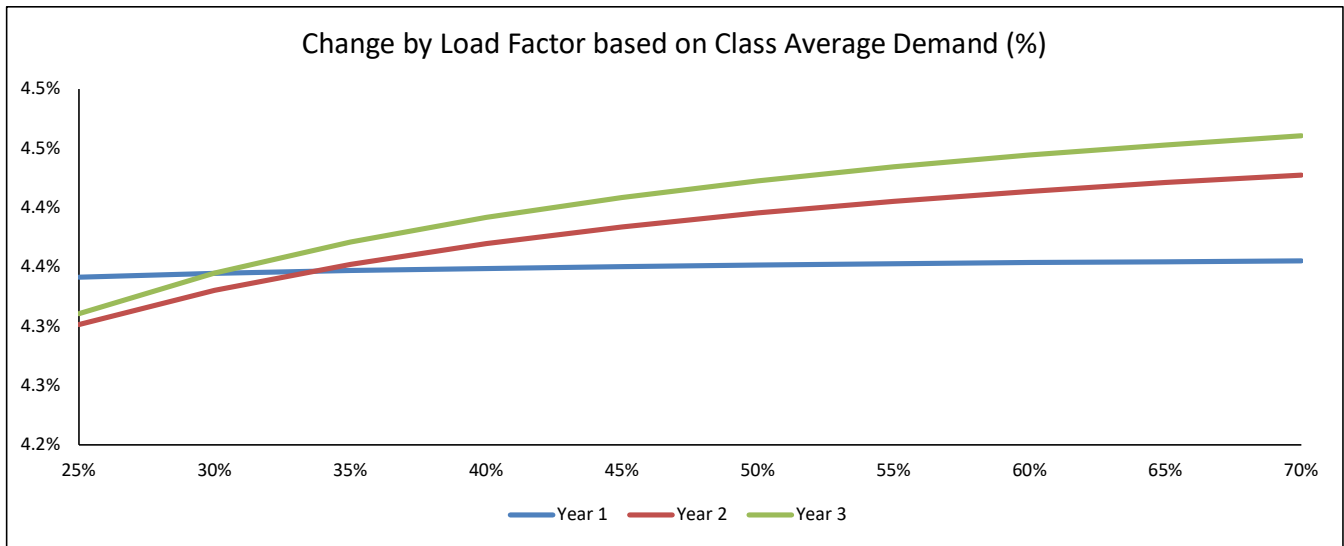
#### Projected Commercial/Telecommunications 1 $\phi$ Rates

| Rates                        | Current      | Year 1       | Year 2       | Year 3       |
|------------------------------|--------------|--------------|--------------|--------------|
| Monthly Facilities Charge:   |              |              |              |              |
| 30 kW or Less                | \$ 25.00     | \$ 25.00     | \$ 25.00     | \$ 25.00     |
| Over 30 kW Billed Rate Sheet | \$ 64.67     | \$ 64.67     | \$ 64.67     | \$ 64.67     |
| Energy Charge:               |              |              |              |              |
| Block 1 (0 - 3,000 kWh)      | \$ 0.08870   | \$ 0.09244   | \$ 0.09665   | \$ 0.10104   |
| Block 2 (3,001 - 20,000 kWh) | \$ 0.08900   | \$ 0.09274   | \$ 0.09695   | \$ 0.10134   |
| Block 3 (Excess)             | \$ 0.08930   | \$ 0.09304   | \$ 0.09725   | \$ 0.10164   |
| Demand Charge                |              |              |              |              |
| Block 1 (0 - 15 kW)          | \$ -         | \$ -         | \$ -         | \$ -         |
| Block 2 (Excess)             | \$ 7.00      | \$ 7.50      | \$ 8.00      | \$ 8.50      |
| Revenue from Rate            | \$ 1,602,736 | \$ 1,664,053 | \$ 1,727,714 | \$ 1,793,812 |
| Change from Previous         | -            | 3.8%         | 3.8%         | 3.8%         |



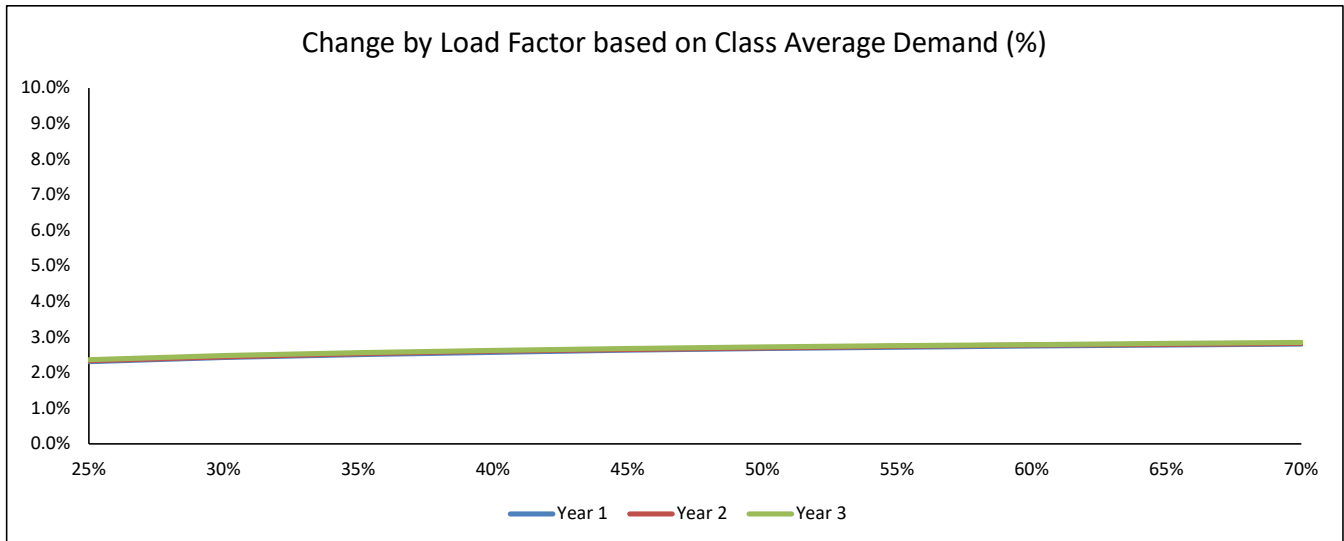
**City of Ashland**  
**Rate Design**  
*Projected Commercial/Telecommunications 3 $\phi$  Rates*

| Rates                        | Current      | Year 1       | Year 2       | Year 3       |
|------------------------------|--------------|--------------|--------------|--------------|
| Monthly Facilities Charge:   |              |              |              |              |
| 30 kW or Less                | \$ 50.00     | \$ 50.00     | \$ 50.00     | \$ 50.00     |
| Over 30 kW Billed Rate Sheet | \$ 112.10    | \$ 112.10    | \$ 112.10    | \$ 112.10    |
| Over 30 kW Billed            | \$ 62.10     | \$ 64.67     | \$ 64.67     | \$ 64.67     |
| Energy Charge:               |              |              |              |              |
| Block 1 (0 - 3,000 kWh)      | \$ 0.07910   | \$ 0.08257   | \$ 0.08633   | \$ 0.09030   |
| Block 2 (3,001 - 20,000 kWh) | \$ 0.07960   | \$ 0.08307   | \$ 0.08683   | \$ 0.09080   |
| Block 3 (Excess)             | \$ 0.07980   | \$ 0.08327   | \$ 0.08703   | \$ 0.09100   |
| Demand Charge                |              |              |              |              |
| Block 1 (0 - 15 kW)          | \$ -         | \$ -         | \$ -         | \$ -         |
| Block 2 (Excess)             | \$ 7.00      | \$ 7.50      | \$ 8.00      | \$ 8.50      |
| Revenue from Rate            | \$ 3,703,154 | \$ 3,869,796 | \$ 4,043,937 | \$ 4,225,914 |
| Change from Previous         | -            | 4.5%         | 4.5%         | 4.5%         |



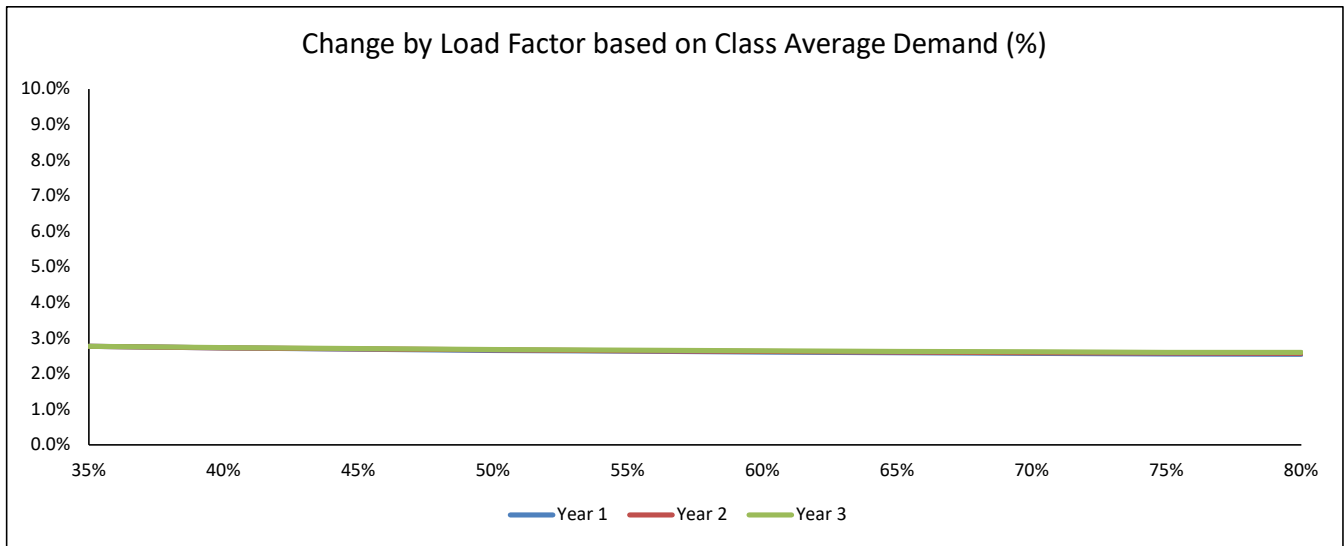
**City of Ashland**  
**Rate Design**  
*Projected Municipal/Government 1 $\phi$  Rates*

| Rates                        | Current    | Year 1     | Year 2     | Year 3     |
|------------------------------|------------|------------|------------|------------|
| Monthly Facilities Charge:   |            |            |            |            |
| 30 kW or Less                | \$ 25.00   | \$ 25.00   | \$ 25.00   | \$ 25.00   |
| Over 30 kW Billed Rate Sheet | \$ 64.67   | \$ 64.67   | \$ 64.67   | \$ 64.67   |
| Energy Charge:               |            |            |            |            |
| Block 1 (0 - 3,000 kWh)      | \$ 0.09850 | \$ 0.10163 | \$ 0.10488 | \$ 0.10825 |
| Block 2 (3,001 - 20,000 kWh) | \$ 0.10360 | \$ 0.10673 | \$ 0.10998 | \$ 0.11335 |
| Block 3 (Excess)             | \$ 0.10360 | \$ 0.10673 | \$ 0.10998 | \$ 0.11335 |
| Demand Charge                |            |            |            |            |
| Block 1 (0 - 15 kW)          | \$ -       | \$ -       | \$ -       | \$ -       |
| Block 2 (Excess)             | \$ 7.00    | \$ 7.50    | \$ 8.00    | \$ 8.50    |
| Revenue from Rate            | \$ 235,129 | \$ 241,948 | \$ 248,964 | \$ 256,184 |
| Change from Previous         | -          | 2.9%       | 2.9%       | 2.9%       |



**City of Ashland**  
**Rate Design**  
*Projected Municipal/Government 3 $\phi$  Rates*

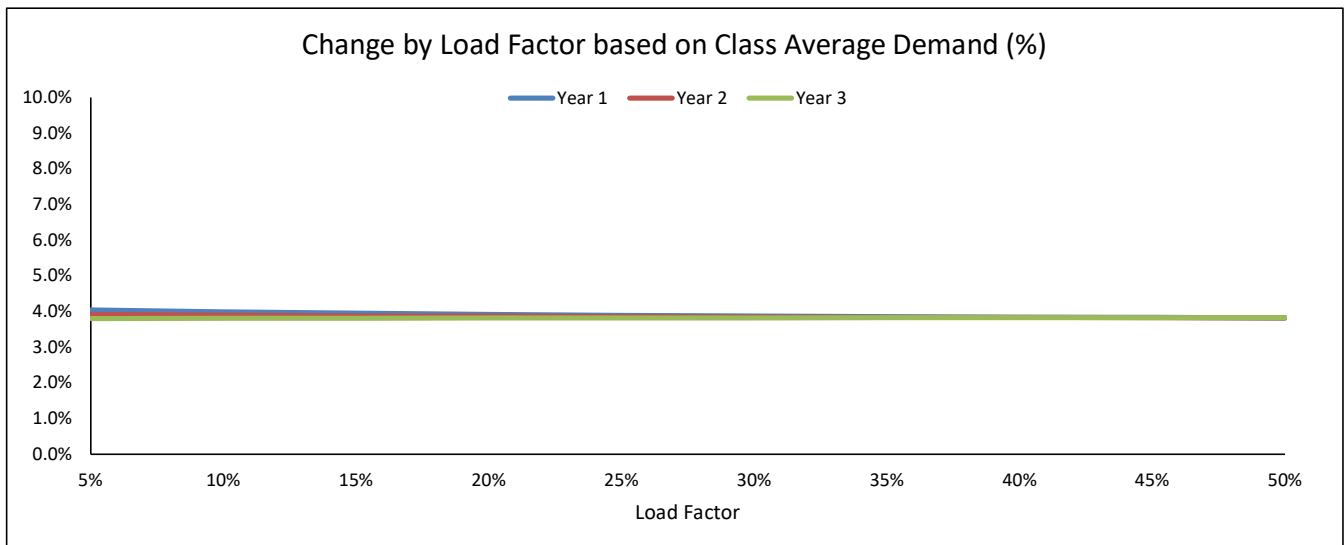
| Rates                        | Current      | Year 1       | Year 2       | Year 3       |
|------------------------------|--------------|--------------|--------------|--------------|
| Monthly Facilities Charge:   |              |              |              |              |
| 30 kW or Less                | \$ 50.00     | \$ 50.00     | \$ 50.00     | \$ 50.00     |
| Over 30 kW Billed Rate Sheet | \$ 112.10    | \$ 112.10    | \$ 112.10    | \$ 112.10    |
| Over 30 kW Billed            | \$ 62.10     | \$ 62.10     | \$ 62.10     | \$ 62.10     |
| Energy Charge:               |              |              |              |              |
| Block 1 (0 - 3,000 kWh)      | \$ 0.10590   | \$ 0.10777   | \$ 0.10972   | \$ 0.11176   |
| Block 2 (3,001 - 20,000 kWh) | \$ 0.08120   | \$ 0.08307   | \$ 0.08502   | \$ 0.08706   |
| Block 3 (Excess)             | \$ 0.07960   | \$ 0.08147   | \$ 0.08342   | \$ 0.08546   |
| Demand Charge                |              |              |              |              |
| Block 1 (0 - 15 kW)          | \$ -         | \$ -         | \$ -         | \$ -         |
| Block 2 (Excess)             | \$ 7.00      | \$ 7.50      | \$ 8.00      | \$ 8.50      |
| Revenue from Rate            | \$ 1,109,900 | \$ 1,142,087 | \$ 1,175,207 | \$ 1,209,289 |
| Change from Previous         | -            | 2.9%         | 2.9%         | 2.9%         |





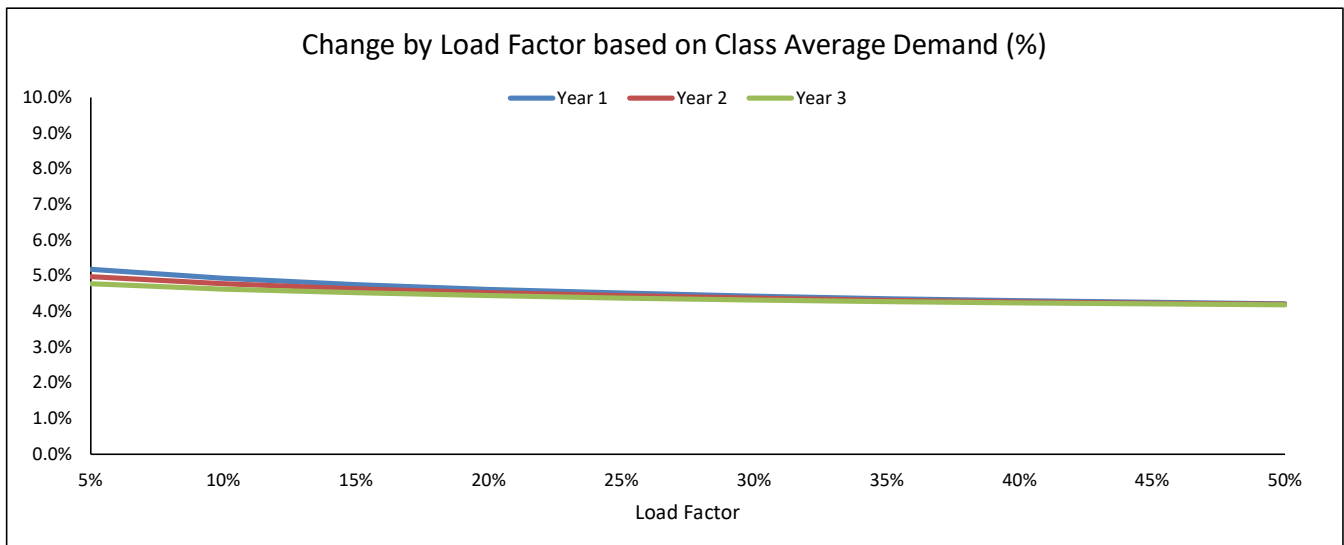
**City of Ashland**  
**Rate Design**  
*Projected Government Large w/Base Rates*

| Rates                      | Current     | Year 1      | Year 2      | Year 3      |
|----------------------------|-------------|-------------|-------------|-------------|
| Monthly Facilities Charge: |             |             |             |             |
| Monthly Charge             | \$ 2,639.36 | \$ 2,639.36 | \$ 2,639.36 | \$ 2,639.36 |
| Energy Charge:             |             |             |             |             |
| All Energy                 | \$ 0.05950  | \$ 0.06167  | \$ 0.06399  | \$ 0.06645  |
| Reactive Power:            |             |             |             |             |
| All kVAR                   | \$ 0.089561 | \$ 0.08956  | \$ 0.08956  | \$ 0.08956  |
| Demand Charge              |             |             |             |             |
| All Demand                 | \$ 9.00     | \$ 9.50     | \$ 10.00    | \$ 10.50    |
| Revenue from Rate          | \$ 649,891  | \$ 674,754  | \$ 700,568  | \$ 727,370  |
| Change from Previous       |             | 3.8%        | 3.8%        | 3.8%        |



**City of Ashland**  
**Rate Design**  
*Projected Government Large wo/Base Rates*

| Rates                      | Current     | Year 1     | Year 2     | Year 3     |
|----------------------------|-------------|------------|------------|------------|
| Monthly Facilities Charge: |             |            |            |            |
| Monthly Charge             | \$ -        | \$ -       | \$ -       | \$ -       |
| Energy Charge:             |             |            |            |            |
| All Energy                 | \$ 0.05950  | \$ 0.06167 | \$ 0.06399 | \$ 0.06645 |
| Reactive Power:            |             |            |            |            |
| All kVAR                   | \$ 0.089561 | \$ 0.08956 | \$ 0.08956 | \$ 0.08956 |
| Demand Charge              |             |            |            |            |
| All Demand                 | \$ 9.00     | \$ 9.50    | \$ 10.00   | \$ 10.50   |
| Revenue from Rate          | \$ 369,913  | \$ 385,233 | \$ 401,197 | \$ 417,829 |
| Change from Previous       |             | 4.1%       | 4.1%       | 4.1%       |





## City of Ashland Electric Electric Cost of Service Study and Financial Projection

January 2026



Corporate location:

Utility Financial Solutions, LLC

185 Sun Meadow Court

Holland, MI USA 49424

(616) 393-9722

Fax (888) 566-4430

Submitted Respectfully by:

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President, Utility Financial Solutions, LLC

[mbeauchamp@ufsweb.com](mailto:mbeauchamp@ufsweb.com)

(616) 393-9722

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January 2026

Tom McBartlett  
Director of Electric  
City of Ashland Electric  
Ashland  
Oregon

Dear Mr. McBartlett:

We are pleased to present the Draft Report for the electric cost of service study and financial projection for the City of Ashland Electric (Ashland). This report was prepared to provide the Ashland with a comprehensive examination of its existing rate structure by an outside party.

The specific purposes of this rate study are:

- Determine electric utility's revenue requirements for fiscal year 2026
- Identify cross-subsidies that may exist between rate classes
- Recommend rate adjustments needed to meet targeted revenue requirements
- Identify the appropriate monthly customer charge for each customer class

This report includes results of the electric cost of service study and financial projection and recommendations on future rate designs.

This report is intended for information and use by the utility and management for the purposes stated above and is not intended to be used by anyone except the specified parties.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Beauchamp", is written over a horizontal line.

Utility Financial Solutions, LLC  
Mark Beauchamp  
CPA, MBA, CMA  
185 Sun Meadow Ct  
Holland, MI 49424



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## 1. Introduction

This report was prepared to provide the City of Ashland Electric (Ashland) with an electric cost of service study and financial projection, and a comprehensive examination of its existing rate structure by an outside party.

The specific purposes of the study are identified below:

- 1) ***Determine electric utility's revenue requirements for fiscal year 2026.*** Ashland's revenue requirements were projected for the period from 2026 – 2030 and included adjustments for the following:
  - a. Projected power costs
  - b. Projected changes in staffing levels
  - c. Capital improvement plan projected over next five years
- 2) ***Identify if cross-subsidies exist between rate classes.*** Cross-subsidies exist when certain customer classes subsidize the electric costs of other customers. The rate study identifies if cross-subsidies exist and practical ways to reduce the subsidies. The cost of service study was completed using 2026 projected revenues and expenses. The financial projections are for the period from 2026 – 2030.
- 3) ***Identify cost-based power supply and distribution rates.*** The cost of providing electricity to customers consists of several components, including power generation, distribution, customer services, transmission, and transfers to the general fund. Electric unbundling identifies the cost of each component to assist the utility in preparing for electric restructuring and understanding its cost structure.
- 4) ***Identify the appropriate monthly customer charge for each customer class.*** The monthly customer charge consists of fixed costs to service customers that do not vary based on the amount of electricity used.
- 5) ***Recommend rate adjustments needed to meet targeted revenue requirements.*** The primary purpose of this study is to identify appropriate revenue requirements and the rate adjustments needed to meet targeted revenue requirements. The report includes a long-term rate track for Ashland to help ensure the financial stability of the utility in future years.

## 2. Cost of Service Summary

### Utility Rate Process

Ashland retained Utility Financial Solutions, LLC to review utility rates and cost of service and make recommendations on the appropriate course of action. This report includes results of the electric cost of service and unbundling study and recommendations on future rate designs.

### Utility Revenue Requirements

To determine revenue requirements, the revenues and expenses for fiscal years 2022 and 2025, 2026 budget were analyzed, with adjustments made to reflect projected operating characteristics. ***The projected financial statements are for cost of service purposes only.***

Table 1 is the projected financial statement for the Electric Department from 2026-2030.

The following pages review cash flow, debt coverage ratio, and rate of return which are important indicators of financial health.

**Table 1 – Financial Statements (without rate adjustments)**

| Description                                 | Projected 2026        | Projected 2027        | Projected 2028        | Projected 2029        | Projected 2030        |
|---------------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Operating Revenues:</b>                  |                       |                       |                       |                       |                       |
| Electric Sales                              |                       |                       |                       |                       |                       |
| Residential                                 | \$ 9,282,505          | \$ 9,301,070          | \$ 9,319,672          | \$ 9,338,311          | \$ 9,356,988          |
| Seasonal Residential                        | 67,685                | 67,820                | 67,956                | 68,092                | 68,228                |
| Outdoor Area Lighting                       | 12,588                | 12,613                | 12,638                | 12,663                | 12,689                |
| Commercial/Telecommunications 1φ            | 1,602,736             | 1,605,942             | 1,609,154             | 1,612,372             | 1,615,597             |
| Commercial/Telecommunications 3φ            | 3,703,154             | 3,710,560             | 3,717,981             | 3,725,417             | 3,732,868             |
| Municipal/Government 1φ                     | 235,129               | 235,599               | 236,071               | 236,543               | 237,016               |
| Municipal/Government 3φ                     | 1,109,900             | 1,112,120             | 1,114,344             | 1,116,573             | 1,118,806             |
| Government Large w/Base                     | 649,891               | 651,191               | 652,493               | 653,798               | 655,106               |
| Government Large wo/Base                    | 369,913               | 370,653               | 371,394               | 372,137               | 372,881               |
| Charges for Services                        | -                     | -                     | -                     | -                     | -                     |
| Other Charges for Services Revenue          | 322,298               | 322,943               | 323,589               | 324,236               | 324,884               |
| Miscellaneous                               | 50,686                | 50,787                | 50,889                | 50,991                | 51,093                |
| Part year rate increase                     | -                     | -                     | -                     | -                     | -                     |
| <b>Total Operating Revenues</b>             | <b>\$ 17,406,485</b>  | <b>\$ 17,441,298</b>  | <b>\$ 17,476,181</b>  | <b>\$ 17,511,133</b>  | <b>\$ 17,546,155</b>  |
| <b>Operating Expenses:</b>                  |                       |                       |                       |                       |                       |
| Purchases                                   |                       |                       |                       |                       |                       |
| Purchased Power (Cost of Sales and Service) | \$ 7,400,631          | \$ 7,413,485          | \$ 7,407,412          | \$ 7,496,449          | \$ 7,736,786          |
| Power Supply Transmission                   | 1,172,925             | 1,175,271             | 1,177,801             | 1,191,958             | 1,230,173             |
| <b>Total Purchases Expense</b>              | <b>\$ 8,573,556</b>   | <b>\$ 8,588,756</b>   | <b>\$ 8,585,214</b>   | <b>\$ 8,688,408</b>   | <b>\$ 8,966,958</b>   |
| Distribution                                |                       |                       |                       |                       |                       |
| Electric - Distribution                     | \$ 5,807,208          | \$ 6,044,371          | \$ 6,231,746          | \$ 6,424,930          | \$ 6,624,103          |
| <b>Total Distribution Expense</b>           | <b>\$ 5,807,208</b>   | <b>\$ 6,044,371</b>   | <b>\$ 6,231,746</b>   | <b>\$ 6,424,930</b>   | <b>\$ 6,624,103</b>   |
| Other Operating Expenses (Revenues)         |                       |                       |                       |                       |                       |
| Admin Conservation                          | \$ 982,562            | \$ 1,013,022          | \$ 1,044,425          | \$ 1,076,803          | \$ 1,110,184          |
| Electric - Supply (non BPA)                 | 65,000                | 67,015                | 69,092                | 71,234                | 73,443                |
| Franchise Fee                               | 1,814,004             | 1,870,238             | 1,928,215             | 1,987,990             | 2,049,618             |
| Allocations:                                |                       |                       |                       |                       |                       |
| Central Service - Distribution              | 851,715               | 878,118               | 905,340               | 933,405               | 962,341               |
| Use of Facilities Charge - Distribution     | 149,951               | 154,600               | 159,392               | 164,334               | 169,428               |
| Depreciation Expense                        | 385,309               | 405,309               | 445,309               | 485,309               | 525,309               |
| Depreciation Expense Contributions          | (80,000)              | (80,000)              | (80,000)              | (80,000)              | (80,000)              |
| <b>Total Other Operating Expenses</b>       | <b>\$ 4,168,542</b>   | <b>\$ 4,308,302</b>   | <b>\$ 4,471,775</b>   | <b>\$ 4,639,075</b>   | <b>\$ 4,810,322</b>   |
| <b>Total Operating Expenses</b>             | <b>\$ 18,549,306</b>  | <b>\$ 18,941,429</b>  | <b>\$ 19,288,735</b>  | <b>\$ 19,752,414</b>  | <b>\$ 20,401,384</b>  |
| <b>Operating Income</b>                     | <b>\$ (1,142,821)</b> | <b>\$ (1,500,131)</b> | <b>\$ (1,812,554)</b> | <b>\$ (2,241,281)</b> | <b>\$ (2,855,228)</b> |
| <b>Other Income &amp; Expense</b>           |                       |                       |                       |                       |                       |
| Intergovernmental                           | 130,000               | 130,000               | 130,000               | 130,000               | 130,000               |
| Interest and Other Income                   | 213,485               | 168,664               | 37,460                | 14,662                | -                     |
| <b>Non Operating Income/Expense</b>         | <b>\$ 343,485</b>     | <b>\$ 298,664</b>     | <b>\$ 167,460</b>     | <b>\$ 144,662</b>     | <b>\$ 130,000</b>     |
| <b>Net Income</b>                           | <b>\$ (799,336)</b>   | <b>\$ (1,201,466)</b> | <b>\$ (1,645,094)</b> | <b>\$ (2,096,619)</b> | <b>\$ (2,725,228)</b> |
| <b>Adjusted Operating Income</b>            | <b>\$ (1,142,821)</b> | <b>\$ (1,500,131)</b> | <b>\$ (1,812,554)</b> | <b>\$ (2,241,281)</b> | <b>\$ (2,855,228)</b> |

## Projected Cash Flow

Table 2 is the projected cash flow for 2026-2030, including projections of capital improvements as provided by Ashland. Changes in the capital improvement plan can greatly affect the cash balance and



recommended minimum cash reserve target. The cash balance for 2026 is projected at \$5.6M and \$(4.5M) in 2030. The recommended minimum cash reserve level for 2026 is \$4.5M and \$4.9M for 2030.

**Table 2 – Projected Cash Flows (without rate adjustments)**

| Description                        | Projected 2026      | Projected 2027      | Projected 2028      | Projected 2029        | Projected 2030        |
|------------------------------------|---------------------|---------------------|---------------------|-----------------------|-----------------------|
| <b>Projected Cash Flows</b>        |                     |                     |                     |                       |                       |
| Net Income                         | \$ (799,336)        | \$ (1,201,466)      | \$ (1,645,094)      | \$ (2,096,619)        | \$ (2,725,228)        |
| Depreciation Expense/Amortization  | 305,309             | 325,309             | 365,309             | 405,309               | 445,309               |
| Cash Available from Operations     | \$ (494,026)        | \$ (876,157)        | \$ (1,279,785)      | \$ (1,691,309)        | \$ (2,279,919)        |
| Estimated Annual Capital Additions | 1,000,000           | 1,000,000           | 1,000,000           | 1,000,000             | 1,000,000             |
| Net Cash From Operations           | \$ (1,494,026)      | \$ (1,876,157)      | \$ (2,279,785)      | \$ (2,691,309)        | \$ (3,279,919)        |
| Beginning Cash Balance             | \$ 7,116,174        | \$ 5,622,148        | \$ 3,745,991        | \$ 1,466,206          | \$ (1,225,103)        |
| Ending Cash Balance                | \$ 5,622,148        | \$ 3,745,991        | \$ 1,466,206        | \$ (1,225,103)        | \$ (4,505,022)        |
| <b>Total Cash Available</b>        | <b>\$ 5,622,148</b> | <b>\$ 3,745,991</b> | <b>\$ 1,466,206</b> | <b>\$ (1,225,103)</b> | <b>\$ (4,505,022)</b> |
| <b>Recommended Minimum</b>         | <b>\$ 4,478,794</b> | <b>\$ 4,570,550</b> | <b>\$ 4,646,324</b> | <b>\$ 4,750,793</b>   | <b>\$ 4,900,950</b>   |

Cash balances are decreasing throughout the projection and fall below the recommended minimum in 2027.

## Minimum Cash Reserve

Table 3 details the minimum level of cash reserves required to help ensure timely replacement of assets and to provide financial stability of the utility. The methodology used to establish this target is based on an assessment of working capital needs to fund operating expenses, capital improvements, annual debt service payments, and utility's exposure to risks related to catastrophic events, exposure to market risks, changes in fuel costs, loss of major customers, and utility's ability to timely recover changes in power supply expenses. Based on these assumptions, Ashland should maintain a minimum of \$4.5M in cash reserves for 2026 and \$4.9M in 2030.

**Table 3 – Minimum Cash Reserves (without rate adjustments)**

| Description                                           | Projected 2026      | Projected 2027      | Projected 2028      | Projected 2029        | Projected 2030        |
|-------------------------------------------------------|---------------------|---------------------|---------------------|-----------------------|-----------------------|
| <b>Minimum Cash Reserve Levels Determinants</b>       |                     |                     |                     |                       |                       |
| Operation & Maintenance Less Depreciation Expense     | \$ 9,590,441        | \$ 9,947,364        | \$ 10,258,212       | \$ 10,578,696         | \$ 10,909,116         |
| Purchase Power Expense                                | 8,573,556           | 8,588,756           | 8,585,214           | 8,688,408             | 8,966,958             |
| Historical Rate Base                                  | 19,642,257          | 20,642,257          | 21,642,257          | 22,642,257            | 23,642,257            |
| Current Portion of Debt Service Payment               | -                   | -                   | -                   | -                     | -                     |
| Five Year Capital Improvements - Net of bond proceeds | 5,000,000           | 5,000,000           | 5,000,000           | 5,000,000             | 5,000,000             |
| <b>Minimum Cash Reserve Allocation</b>                |                     |                     |                     |                       |                       |
| Operation & Maintenance Less Depreciation Expense     | 12.3%               | 12.3%               | 12.3%               | 12.3%                 | 12.3%                 |
| Purchase Power Expense                                | 10.1%               | 10.1%               | 10.1%               | 10.1%                 | 10.1%                 |
| Historical Rate Base                                  | 3%                  | 3%                  | 3%                  | 3%                    | 3%                    |
| Current Portion of Debt Service Payment               | 83%                 | 83%                 | 83%                 | 83%                   | 83%                   |
| Five Year Capital Improvements - Net of bond proceeds | 20%                 | 20%                 | 20%                 | 20%                   | 20%                   |
| % Plant Depreciated                                   | 58%                 | 58%                 | 57%                 | 57%                   | 56%                   |
| <b>Calculated Minimum Cash Level</b>                  |                     |                     |                     |                       |                       |
| Operation & Maintenance Less Depreciation Expense     | \$ 1,182,383        | \$ 1,226,387        | \$ 1,264,711        | \$ 1,304,223          | \$ 1,344,959          |
| Purchase Power Expense                                | 869,753             | 871,295             | 870,936             | 881,404               | 909,662               |
| Historical Rate Base                                  | 589,268             | 619,268             | 649,268             | 679,268               | 709,268               |
| Current Portion of Debt Service Reserve               | -                   | -                   | -                   | -                     | -                     |
| Five Year Capital Improvements - Net of bond proceeds | 1,000,000           | 1,000,000           | 1,000,000           | 1,000,000             | 1,000,000             |
| Maintain 90 Days Cash                                 | 837,390             | 853,600             | 861,410             | 885,898               | 937,060               |
| <b>Minimum Cash Reserve Levels</b>                    | <b>\$ 4,478,794</b> | <b>\$ 4,570,550</b> | <b>\$ 4,646,324</b> | <b>\$ 4,750,793</b>   | <b>\$ 4,900,950</b>   |
| <b>Projected Cash Reserves</b>                        | <b>\$ 5,622,148</b> | <b>\$ 3,745,991</b> | <b>\$ 1,466,206</b> | <b>\$ (1,225,103)</b> | <b>\$ (4,505,022)</b> |

Projected cash balances fall below the recommended minimums during the projection period.

## Debt Coverage Ratio

Table 4 is the projected debt coverage ratios with capital additions as provided by Ashland. Ashland electric does not currently have debt and this section is for educational purposes. Debt coverage ratio is a measurement of debt affordability and measures the cash flow from operations in that fiscal year. A ratio of 1, indicates there was enough cash flow from operations to pay the debt payment one time. The minimum recommended debt coverage ratio for prudent financial planning purposes is 1.40.

Maintaining a 1.40 debt coverage ratio is good business practice and helps to achieve the following:

- Helps to ensure debt coverage ratios are met in years when sales are low due to cold or wet summers or loss of a major customer(s).
- When debt coverage ratios are consistently met, it may help obtain a higher bond rating if revenue bonds are sold in the future, to lower interest cost.

**Table 4 – Projected Debt Coverage Ratios (without rate adjustments)**

| Description                                      | Projected 2026 | Projected 2027 | Projected 2028 | Projected 2029 | Projected 2030 |
|--------------------------------------------------|----------------|----------------|----------------|----------------|----------------|
| Debt Coverage Ratio                              |                |                |                |                |                |
| Net Income                                       | \$ (799,336)   | \$ (1,201,466) | \$ (1,645,094) | \$ (2,096,619) | \$ (2,725,228) |
| Add Depreciation/Amortization Expense            | 305,309        | 325,309        | 365,309        | 405,309        | 445,309        |
| Add Interest Expense                             | -              | -              | -              | -              | -              |
| Cash Generated from Operations                   | \$ (494,026)   | \$ (876,157)   | \$ (1,279,785) | \$ (1,691,309) | \$ (2,279,919) |
| Debt Principal and Interest                      | \$ -           | \$ -           | \$ -           | \$ -           | \$ -           |
| <b>Projected Debt Coverage Ratio (Covenants)</b> | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     | <b>N/A</b>     |
| <b>Minimum Debt Coverage Ratio</b>               | <b>1.4</b>     | <b>1.4</b>     | <b>1.4</b>     | <b>1.4</b>     | <b>1.4</b>     |

Ashland's electric department current has not debt issuances.

## Rate of Return

The optimal target for setting rates is the establishment of a target operating income to help ensure the following:

- Funding of interest expense on the outstanding principal on debt. Interest expense is below the operating income line and needs to be recouped through the operating income balance.
- Funding of the inflationary increase on the assets invested in the system. The inflation on the replacement of assets invested in the utility should be recouped through the Operating Income.
- Funding of depreciation expense.
- Adequate rate of return on investment to help ensure current customers are paying their fair share of the use of the infrastructure and not deferring the charge to future generations.
- The rate of return identifies the target operating income and is used to identify the appropriate funding for replacement of existing infrastructure to recover in rates charged to customers.

As improvements are made to the system, the optimal operating income target will increase unless annual depreciation expense is greater than yearly capital improvements. The revenue requirements for the study are set on the utility basis. Table 5 identifies the utility basis target established for 2026 is \$1.0M and increases to \$1.25M in 2030.

**Table 5 – Rate of Return Calculation**

| Description                           | Projected 2026        | Projected 2027        | Projected 2028        | Projected 2029        | Projected 2030        |
|---------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Optimal Operating Income Determinants |                       |                       |                       |                       |                       |
| Net Book Value/Working Capital        | \$ 8,166,900          | \$ 8,761,591          | \$ 9,316,281          | \$ 9,830,972          | \$ 10,305,662         |
| Contributed Capital Estimated NBV     | 670,000               | 590,000               | 510,000               | 430,000               | 350,000               |
| System Equity                         | \$ 7,496,900          | \$ 8,171,591          | \$ 8,806,281          | \$ 9,400,972          | \$ 9,955,662          |
| Debt:Equity Ratio                     | 0%                    | 0%                    | 0%                    | 0%                    | 0%                    |
| Optimal Operating Income Allocation   |                       |                       |                       |                       |                       |
| Interest on Debt                      | 0.00%                 | 0.00%                 | 0.00%                 | 0.00%                 | 0.00%                 |
| Contributed Capital Estimated         | 11.42%                | 12.97%                | 15.00%                | 17.79%                | 21.86%                |
| System Equity                         | 12.27%                | 12.02%                | 11.85%                | 11.75%                | 11.70%                |
| Optimal Operating Income              |                       |                       |                       |                       |                       |
| Interest on Debt                      | \$ -                  | \$ -                  | \$ -                  | \$ -                  | \$ -                  |
| Contributed Capital Estimated         | 76,500                | 76,500                | 76,500                | 76,500                | 76,500                |
| System Equity                         | \$ 919,573            | \$ 981,863            | \$ 1,043,332          | \$ 1,104,247          | \$ 1,164,805          |
| <b>Optimal Operating Income</b>       | <b>\$ 996,073</b>     | <b>\$ 1,058,363</b>   | <b>\$ 1,119,832</b>   | <b>\$ 1,180,747</b>   | <b>\$ 1,241,305</b>   |
| <b>Projected Operating Income</b>     | <b>\$ (1,142,821)</b> | <b>\$ (1,500,131)</b> | <b>\$ (1,812,554)</b> | <b>\$ (2,241,281)</b> | <b>\$ (2,855,228)</b> |
| <b>Rate of Return in %</b>            | <b>12.2%</b>          | <b>12.1%</b>          | <b>12.0%</b>          | <b>12.0%</b>          | <b>12.0%</b>          |

Operating income is projected to fall below the optimal operating income for each year.

## Projected Rate Track

Adjusting system revenue requires balancing the financial health of the utility with the financial impact on customers and cost of service results. Table 6 is the summary financial projection without any rate changes. Cash balances, operating income and the debt coverage ratio fall to critical levels.

**Table 6 – Summary of Financials without Rate Adjustment**

| Fiscal Year | Projected Rate Adjustments | Debt Coverage Ratio | Adjusted Operating Income | Optimal Operating Income | Projected Cash Balances | Recommended Minimum Cash |
|-------------|----------------------------|---------------------|---------------------------|--------------------------|-------------------------|--------------------------|
| 2026        | 0.0%                       | N/A                 | \$ (1,142,821)            | \$ 996,073               | \$ 5,622,148            | \$ 4,478,794             |
| 2027        | 0.0%                       | N/A                 | \$ (1,500,131)            | 1,058,363                | \$ 3,745,991            | 4,570,550                |
| 2028        | 0.0%                       | N/A                 | \$ (1,812,554)            | 1,119,832                | \$ 1,466,206            | 4,646,324                |
| 2029        | 0.0%                       | N/A                 | \$ (2,241,281)            | 1,180,747                | \$ (1,225,103)          | 4,750,793                |
| 2030        | 0.0%                       | N/A                 | \$ (2,855,228)            | 1,241,305                | \$ (4,505,022)          | 4,900,950                |

The study identifies increasing current revenues to maintain financial targets. Table 7 is a summary of the financial results detailing the projected revenue adjustments.

**Table 7 – Projected Revenue Adjustments**

| Fiscal Year | Projected Rate Adjustments | Debt Coverage Ratio | Adjusted Operating Income | Optimal Operating Income | Projected Cash Balances | Recommended Minimum Cash |
|-------------|----------------------------|---------------------|---------------------------|--------------------------|-------------------------|--------------------------|
| 2026        | 3.9%                       | N/A                 | \$ (812,869)              | \$ 996,073               | \$ 5,952,099            | \$ 4,478,794             |
| 2027        | 3.9%                       | N/A                 | \$ (128,325)              | 1,058,363                | \$ 5,457,647            | 4,570,550                |
| 2028        | 3.9%                       | N/A                 | \$ 297,173                | 1,119,832                | \$ 5,304,706            | 4,646,324                |
| 2029        | 3.9%                       | N/A                 | \$ 638,044                | 1,180,747                | \$ 5,531,107            | 4,750,793                |
| 2030        | 3.9%                       | N/A                 | \$ 826,674                | 1,241,305                | \$ 5,960,746            | 4,900,950                |

This rate track ensures operating income remains healthy and the projected cash balance remains steady through 2030. Due to cost changes, inflationary factors, and growth, financial projections should be reviewed on an annual basis. Depending on the system improvement timetable, additional changes may be needed throughout the projection period.

## Age of Infrastructure

Ashland is currently 58% depreciated. Average infrastructure is approximately 50% to 55% depreciated, indicating Ashland needs to consistently fund replacement of infrastructure. Replacement of infrastructure tends to indicate the utility's ability to consistently provide a reliable system to customers, its ability to withstand catastrophic weather events, and unexpected replacement of system infrastructure. Table 8 identifies the depreciated plant.

**Table 8 – Age of Infrastructure**

| Description      | Projected 2026 | Projected 2027 | Projected 2028 | Projected 2029 | Projected 2030 |
|------------------|----------------|----------------|----------------|----------------|----------------|
| Asset Investment | \$ 19,642,257  | \$ 20,642,257  | \$ 21,642,257  | \$ 22,642,257  | \$ 23,642,257  |
| Net Book Value   | 8,166,900      | 8,761,591      | 9,316,281      | 9,830,972      | 10,305,662     |
| % Depreciated    | 58%            | 58%            | 57%            | 57%            | 56%            |

## Cost of Service Summary Results

A cost of service study was completed to determine the cost of providing service to each class of customers and to assist in design of electric rates for customers. A cost of service study consists of the following general steps:

- 1) Determine utility revenue requirement for test year 2026.
- 2) Classify utility expenses into common cost pools.
- 3) Allocate costs to customer classes based on the classes' contribution to utility expenses.
- 4) Compare revenues received from each class to the cost of service.

The cost of service summary is included as Table 9 which compares the projected cost to serve each class with the revenue received from each class. The "% change" column is the revenue adjustment necessary



to meet projected cost of service requirements. The cost of service summary uses the current rates, including any adjustment factors.

No utility charges 100% cost of service-based rates because retail rates are based on customers usage patterns that are largely driven by variations in weather. Due to these variations, it is recommended that rates move toward cost of service slowly with a general tolerance of a 10% variation between projected revenue and cost of service. The cost of service summary “% change” column indicates all major customer classes fall within this variation.

**Table 9 – Cost of Service Summary**

| Customer Class                   | Cost of Service | Projected Revenues | Effective % Change |
|----------------------------------|-----------------|--------------------|--------------------|
| Residential                      | \$ 10,510,559   | \$ 9,282,505       | 13.2%              |
| Seasonal Residential             | 74,631          | 67,685             | 10.3%              |
| Outdoor Area Lighting            | 15,640          | 12,588             | 24.3%              |
| Commercial/Telecommunications 1φ | 1,789,424       | 1,602,736          | 11.6%              |
| Commercial/Telecommunications 3φ | 4,295,413       | 3,703,154          | 16.0%              |
| Municipal/Government 1φ          | 244,696         | 235,129            | 4.1%               |
| Municipal/Government 3φ          | 1,094,317       | 1,109,900          | -1.4%              |
| Government Large w/Base          | 731,377         | 649,891            | 12.5%              |
| Government Large wo/Base         | 416,337         | 369,913            | 12.5%              |
| Total                            | \$ 19,172,394   | \$ 17,033,501      | 12.6%              |

## Cost of Service Results

Table 10 shows the average cost of service per kWh and compares the cost to the average revenue per kWh for each customer class. This table is for information purposes only and is not used in the setting of rates. Average cost per kWh varies due to fixed cost recoveries such as meter costs and infrastructure needs of the customer. In general customer classes that use energy consistently have a lower average kWh cost to serve compared with customer classes that use energy only part of the day or year.

**Table 10 – Average Cost per kWh vs. Average Revenue per kWh**

| Customer Class                   | COS<br>Customer<br>Charge | Current Average<br>Customer<br>Charge |
|----------------------------------|---------------------------|---------------------------------------|
| Residential                      | \$ 17.05                  | \$ 16.25                              |
| Seasonal Residential             | 24.55                     | 16.25                                 |
| Outdoor Area Lighting            | 2.33                      | -                                     |
| Commercial/Telecommunications 1φ | 38.02                     | 25.21                                 |
| Commercial/Telecommunications 3φ | 75.97                     | 52.50                                 |
| Municipal/Government 1φ          | 38.57                     | 25.56                                 |
| Municipal/Government 3φ          | 119.02                    | 53.31                                 |
| Government Large w/Base          | 1,754.17                  | 2,639.36                              |
| Government Large wo/Base         | 1,958.88                  | -                                     |

Cost differences result from usage patterns of customers and how efficiently each class of customer use facilities based on load data provided by Ashland.

## Distribution Costs

Separation of distribution cost helps identify distribution charges for each customer class and the fixed monthly customer charge. Distribution rates include separation of the following costs:

- Operation and maintenance of distribution & transmission system
- Contributions to general fund
- Customer service
- Customer accounting
- Meter reading
- Billing
- Meter operation & maintenance
- Administrative expenses

The distribution rates consist of two components:

- Monthly customer charge to recover the costs of meter reading, billing, customer service, and a portion of maintenance and operations of the distribution system.
- Distribution rate based on billing parameters (kW or kWh) to recover the cost to operate and maintain the distribution system. Table 11 identifies the cost-based distribution rates for customer classes.

**Table 11 – Distribution Costs by Customer Class (COS)**

| Customer Class                   | Monthly Customer |           | Distribution  |           | Franchise Fee | Billing Basis |
|----------------------------------|------------------|-----------|---------------|-----------|---------------|---------------|
|                                  | Charge           | Rate      | Billing Basis |           |               |               |
| Residential                      | \$ 17.05         | \$ 0.0311 | kWh           | \$ 0.0111 | kWh           |               |
| Seasonal Residential             | 24.55            | 0.0313    | kWh           | 0.0111    | kWh           |               |
| Outdoor Area Lighting            | 2.33             | 0.1234    | kWh           | 0.0111    | kWh           |               |
| Commercial/Telecommunications 1φ | 38.02            | 12.07     | kW            | 0.0111    | kWh           |               |
| Commercial/Telecommunications 3φ | 75.97            | 11.74     | kW            | 0.0111    | kWh           |               |
| Municipal/Government 1φ          | 38.57            | 10.45     | kW            | 0.0111    | kWh           |               |
| Municipal/Government 3φ          | 119.02           | 10.62     | kW            | 0.0111    | kWh           |               |
| Government Large w/Base          | 1,754.17         | 12.51     | kW            | 0.0111    | kWh           |               |
| Government Large wo/Base         | 1,958.88         | 10.44     | kW            | 0.0111    | kWh           |               |

## Power Supply Costs

Table 12 identifies the average cost of providing power supply to customers of Ashland.

**Table 12 – Power Supply Costs by Customer Class**

| Customer Class                   | Demand    |     | Billing Basis | Energy |  | Billing Basis |
|----------------------------------|-----------|-----|---------------|--------|--|---------------|
|                                  |           |     |               |        |  |               |
| Residential                      | \$ 0.0114 | kWh | \$ 0.0414     | kWh    |  |               |
| Seasonal Residential             | 0.0116    | kWh | 0.0415        | kWh    |  |               |
| Outdoor Area Lighting            | -         | kWh | 0.0415        | kWh    |  |               |
| Commercial/Telecommunications 1φ | 4.53      | KW  | 0.0415        | kWh    |  |               |
| Commercial/Telecommunications 3φ | 4.48      | KW  | 0.0415        | kWh    |  |               |
| Municipal/Government 1φ          | 4.23      | KW  | 0.0415        | kWh    |  |               |
| Municipal/Government 3φ          | 4.25      | KW  | 0.0415        | kWh    |  |               |
| Government Large w/Base          | 4.42      | KW  | 0.0402        | kWh    |  |               |
| Government Large wo/Base         | 4.32      | KW  | 0.0402        | kWh    |  |               |

Demand recovers costs for power supply and transmission fixed demand related costs. Energy is cost recovery for variable power supply costs.

## Combined Cost Summary

Table 13 identifies the cost of service rates for each customer class. Charging these rates would directly match the cost of providing service to customers identified in this study.

**Table 13 – Total Costs by Customer Class**

| Customer Class                   | Current Average<br>Customer Charge | COS Customer<br>Charge | Demand | Energy    |
|----------------------------------|------------------------------------|------------------------|--------|-----------|
| Residential                      | \$ 16.25                           | \$ 17.05               | \$ -   | \$ 0.0951 |
| Seasonal Residential             | 16.25                              | 24.55                  | -      | 0.0954    |
| Outdoor Area Lighting            | -                                  | 2.33                   | -      | 0.1760    |
| Commercial/Telecommunications 1φ | 25.21                              | 38.02                  | 16.60  | 0.0526    |
| Commercial/Telecommunications 3φ | 52.50                              | 75.97                  | 16.22  | 0.0526    |
| Municipal/Government 1φ          | 25.56                              | 38.57                  | 14.69  | 0.0526    |
| Municipal/Government 3φ          | 53.31                              | 119.02                 | 14.87  | 0.0526    |
| Government Large w/Base          | 2,639.36                           | 1,754.17               | 16.93  | 0.0513    |
| Government Large wo/Base         | -                                  | 1,958.88               | 14.76  | 0.0514    |

## Residential Customer Charge

The customer charge consists of expenses related to, 1) providing a minimum amount of electricity to the residential customer, and 2) expenses related to servicing a meter on the customer's premises; together they reflect the cost to deliver a single kWh of electricity to the customer. The methodology used in this study is consistent with methodologies and practices used in the electric industry.

The customer charge includes two types of charges called minimum system charges and direct charges.

### Minimum System Charges:

The cost to provide the minimum level of service. Ashland provides wires to connect the transmission system to customer homes and businesses. This wire is required to provide even the minimal amount of service to a customer. For cost of service purposes, the total cost of the distribution infrastructure is broken into two components: 1) the minimum system costs, in effect to provide a customer with a single kWh of electricity which should be recovered through the customer charge, and 2) demand related costs to recover the additional infrastructure costs for when a customer uses more than a single kWh, which should be recovered through the usage component. The distribution system is sized to handle the customers' peak demands and the cost above the minimum system is recovered through the usage component (for residential customers this is included in the kWh charge).

The first step in identifying the cost related to the minimum system is obtaining information on the number and current replacement costs of Ashland distribution system. For example: UFS used information on the number and size of all the poles and the cost to replace the poles. The minimum size pole was identified and the cost to construct Ashland's system at the minimum sizing was determined. This process was completed for all Ashland's distribution system, including overhead and underground conductors and devices, line transformers, etc. Based on this methodology, 39% of Ashland's total distribution costs should be recovered by the usage component and 61% recovered in the fixed customer charge component.

**Direct Charges**

Costs related to maintaining a customer's account. These costs include the cost to operate and maintain the meter, including meter installation, meter repair and replacement costs, the cost to read the meter, billings and collections, customer service personnel to assist with questions and maintain the account, and the cost of the "service drop" to connect the home to the distribution line. These costs are direct costs of serving a residential account.



## 3. Functionalization of Costs

Delivery of electricity consists of many components that bring electricity from the power supply facilities to the communities and eventually into customer facilities. The facilities consist of four major components: transmission, distribution, customer-related services, and administration. Following are general descriptions of each of these facilities and the sub-breakdowns within each category.

### Transmission

The transmission system is comprised of four types of subsystems that operate together:

- 1) Backbone and inter-tie transmission facilities are the network of high voltage facilities through which a utility's major production sources are integrated.
- 2) Generation set-up facilities are the substations through which power is transformed from a utility's generation voltages to its various transmission voltages.
- 3) Sub-transmission plant consists of lower voltage facilities to transfer electric energy from convenient points on a utility's backbone system to its distribution system.
- 4) Radial transmission facilities are those that are not networked with other transmission lines but are used to serve specific loads directly.

Operation of the transmission system also consists of providing certain services that ensure a stable supply of power. These services are typically referred to as ancillary services. The Federal Energy Regulatory Commission (FERC) has defined six ancillary service charges for the use of transmission facilities. For **Error! Reference source not found.**, these charges will be passed-through charges by the control area operator. Ancillary services consist of the following:

- **Mandatory Ancillary Service Charges:**
  - Reactive Supply and Voltage Control
  - Regulation and Frequency Response Service
  - Energy Imbalance Charges
  - Operating Reserves Spinning
  - Operating Reserves Supplemental
  - Reactive Power Supply
  - Power losses from use of transmission system

#### Terminology of Cost of Service

**FUNCTIONALIZATION** – Cost data arranged by functional category (e.g., power supply, transmission, distribution)

**CLASSIFICATION** – Assignment of functionalized costs to cost components (e.g., demand, energy and customer related).

**ALLOCATION** – Allocating classified costs to each class of service based on each class's contribution to that specific cost component.

**DEMAND COSTS** – Costs that vary with the maximum or peak usage. Measured in kilowatts (kW)

**ENERGY COSTS** – Costs that vary over an extended period of time. Measured in kilowatt-hours (kWh)

**CUSTOMER COSTS** – Costs that vary with the number of customers on the system (e.g. metering costs).

**DIRECT ASSIGNMENT** – Costs identified as belonging to a specific customer or group of customers.

## Distribution

The distribution facilities connect the customer with the transmission grid to provide the customer with access to the electrical power that has been generated and transmitted. The distribution plant includes substations, primary and secondary conductors, poles, and line transformers that are jointly used and in the public right-of-way.

**Substations** typically separate the distribution plant from the transmission system. The substation power transformer “steps down” the voltage to a level that is more practical to install on and under city streets.

**Distribution circuits** are divided into primary and secondary voltages with the primary voltages usually ranging between 35 kV and 4 kV and the secondary below 4 kV.

## Distribution Customer Types

**Sub-transmission customers** are served directly from the substation feeder and bypass both the secondary and primary distribution lines. The charges for this type of customer should reflect the cost of the substation and not include the cost of primary or secondary line charges.

**Primary customers** are typically referred to as customers who have purchased, owned, and maintained their own transformers that convert the voltage to the secondary voltage level. The rates for these customers should reflect the cost of substations and the cost of primary distribution lines and not include the cost of secondary line extensions.

**Secondary customers** have the services provided by the utilities directly into their facilities. The utility provides the customer with the transformer and the connection on the customers’ facilities.

## Customer-Related Services

Certain administrative-type services are necessary to ensure customers are provided service connections and disconnections in a timely manner and the facilities are in place to read meters and bill for customer usages. These services typically consist of the following components:

- Customer Services – The cost of providing personnel to assist customers with questions and dispatch personnel to connect and disconnect meters.
- Billing and Collections – The cost of billing and collections personnel, postage, and supplies.
- Meter Reading – The cost of reading customers’ meters.
- Meter Operation and Maintenance – The cost of installing and maintaining customer meters.

## Administrative Services

These costs are sometimes referred to as overhead costs and relate to functions that cannot be directly-attributed to any service. These costs are spread to the other services through an allocator such as labor, expenses, or total rate base. These costs may consist of City Commission expenses, property insurance, and wages for higher level management of the utility.

## System Losses

As energy moves through each component of the transmission and distribution system, some of the power is lost and cannot be sold to customers. Losses vary based on time of day and season. Typically, as system usage increases or ambient temperature increases, the percentages of losses that occur also increase. These losses are recovered from distribution customers through an analysis of the peak losses that occur in the system. The average system losses and unaccounted for energy for Ashland are approximately 5.0%. (Typical municipal system losses are approximately 5.4%)

#### 4. Unbundling Process

The cost of power supply, distribution, and customer services are identified as part of the unbundling process and are the first step in determining unbundled charges to customers. The total revenue requirements of \$19.2M are separated into four categories identified in Table 14.

**Table 14 – Breakdown of Ashland Cost Structure**

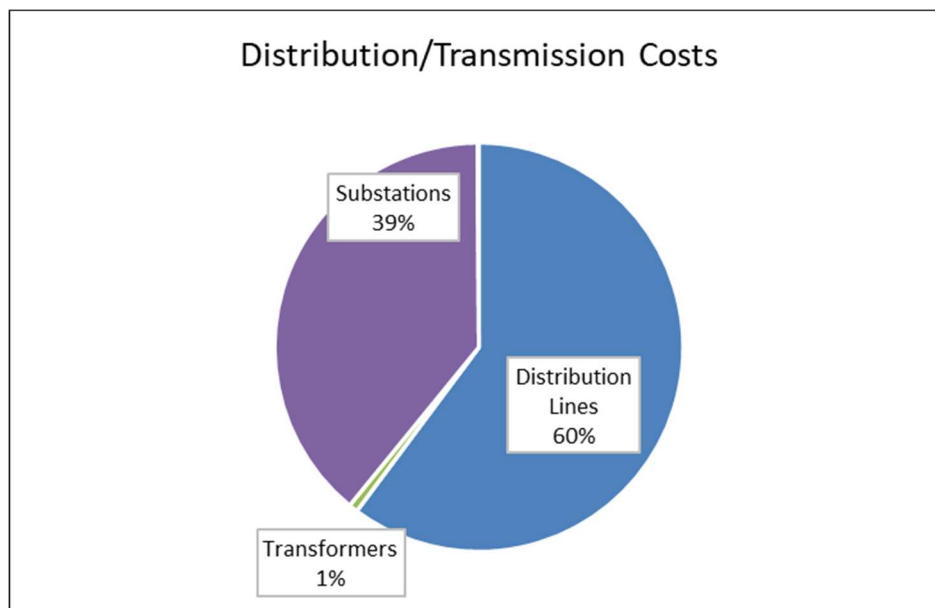
| Utility Costs             |                      |
|---------------------------|----------------------|
| Power Supply              | \$ 8,731,918         |
| Distribution/Transmission | \$ 7,301,517         |
| Franchise Fee             | \$ 1,814,004         |
| Customer                  | \$ 1,324,956         |
|                           | <b>\$ 19,172,394</b> |

Ashland is projected to expend 45.5% of its total costs toward power supply. Distribution/transmission-related costs are 38.1%; transfers to the city represent 9.5%, and customer service 6.9%. These components are broken down into each of the subcomponents and are identified in the following sections.

#### Distribution Breakdown

Distribution rates consist of several different components. Total distribution-related costs of \$7.3M for 2026 are broken down into the main components including substations, transformers, transmission, and distribution lines. Figure 1 shows the breakdown of distribution components identified in the study.

**Figure 1 – Breakdown of Distribution Costs**



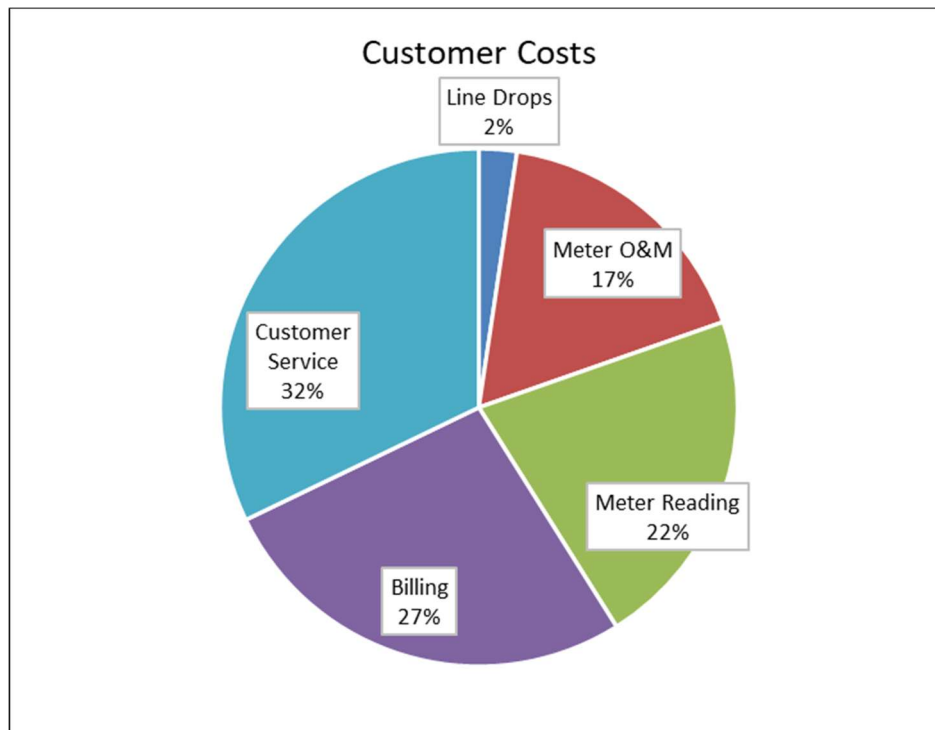
Each of these components is allocated to customer groups based on certain factors established in the study. These factors are based on the efficiency of each customer class and the time of day or the season

the electricity is used. Other factors are also considered, such as the length of line extensions to reach certain customer classes.

### Customer-Related Cost Breakdown

Ashland total expenses for customer-related costs are \$5.9M for 2026. The cost is broken down into the components identified in Figure 2.

**Figure 2 – Breakdown of Customer Costs**



### Power Supply Cost Breakdown

Power supply costs for 2026 were made up of purchased power.

## 5. Significant Assumptions

This section outlines the procedures used to develop the cost of service and unbundling study for Ashland and the related significant assumptions.

### Forecasted Operating Expenses

Forecasted expenses were based on 2022 and 2025, 2026 budget adjusted for power supply costs and inflation. The table below is a summary of the expenses used in the analysis. The projected operating expenses include an adjustment for any city contributions.

**Table 15 – Projected Operating Expenses for 2026– 2030**

| Description                                 | Projected 2026       | Projected 2027       | Projected 2028       | Projected 2029       | Projected 2030       |
|---------------------------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| <b>Operating Expenses:</b>                  |                      |                      |                      |                      |                      |
| Purchases                                   |                      |                      |                      |                      |                      |
| Purchased Power (Cost of Sales and Service) | \$ 7,400,631         | \$ 7,413,485         | \$ 7,407,412         | \$ 7,496,449         | \$ 7,736,786         |
| Power Supply Transmission                   | 1,172,925            | 1,175,271            | 1,177,801            | 1,191,958            | 1,230,173            |
| Total Purchases Expense                     | \$ 8,573,556         | \$ 8,588,756         | \$ 8,585,214         | \$ 8,688,408         | \$ 8,966,958         |
| Distribution                                |                      |                      |                      |                      |                      |
| Electric - Distribution                     | \$ 5,807,208         | \$ 6,044,371         | \$ 6,231,746         | \$ 6,424,930         | \$ 6,624,103         |
| Total Distribution Expense                  | \$ 5,807,208         | \$ 6,044,371         | \$ 6,231,746         | \$ 6,424,930         | \$ 6,624,103         |
| Other Operating Expenses (Revenues)         |                      |                      |                      |                      |                      |
| Admin Conservation                          | \$ 982,562           | \$ 1,013,022         | \$ 1,044,425         | \$ 1,076,803         | \$ 1,110,184         |
| Electric - Supply (non BPA)                 | 65,000               | 67,015               | 69,092               | 71,234               | 73,443               |
| Franchise Fee                               | 1,814,004            | 1,870,238            | 1,928,215            | 1,987,990            | 2,049,618            |
| Allocations:                                |                      |                      |                      |                      |                      |
| Central Service - Distribution              | 851,715              | 878,118              | 905,340              | 933,405              | 962,341              |
| Use of Facilities Charge - Distribution     | 149,951              | 154,600              | 159,392              | 164,334              | 169,428              |
| Depreciation Expense                        | 385,309              | 405,309              | 445,309              | 485,309              | 525,309              |
| Depreciation Expense Contributions          | (80,000)             | (80,000)             | (80,000)             | (80,000)             | (80,000)             |
| Total Other Operating Expenses              | \$ 4,168,542         | \$ 4,308,302         | \$ 4,471,775         | \$ 4,639,075         | \$ 4,810,322         |
| <b>Total Operating Expenses</b>             | <b>\$ 18,549,306</b> | <b>\$ 18,941,429</b> | <b>\$ 19,288,735</b> | <b>\$ 19,752,414</b> | <b>\$ 20,401,384</b> |
| <b>Operating Income</b>                     | <b>\$ (812,869)</b>  | <b>\$ (128,325)</b>  | <b>\$ 297,173</b>    | <b>\$ 638,044</b>    | <b>\$ 826,674</b>    |

Power supply costs from 2026 – 2030 are based on Ashland’s current charges adjusted for system growth factors and inflation.

### Load Data

Load data is one of the most critical components of a cost of service study. Information from the billing statistics were used to determine the usage patterns of each customer class after reconciling revenues with financial statements to ensure a good basis for development of the study.

### Annual Projection Assumptions

The kWh sales forecast is based on FY2024 actual adjusted for growth. Table 16 details growth, inflation of expenses, changes in purchase power costs, interest earned on investments.



**Table 16 – Projection Annual Escalation Factors 2026– 2030**

| Fiscal<br>Year | Inflation | Growth | Energy/Demand<br>Change | Transmission<br>Change | Investment<br>Income | Utility Funded<br>Capital |
|----------------|-----------|--------|-------------------------|------------------------|----------------------|---------------------------|
| 2026           | 3.1%      | 0.2%   | -1.6%                   | 17.6%                  | 3.0%                 | 1,000,000                 |
| 2027           | 3.1%      | 0.2%   | 0.0%                    | 0.0%                   | 3.0%                 | 1,000,000                 |
| 2028           | 3.1%      | 0.2%   | -0.3%                   | 0.0%                   | 1.0%                 | 1,000,000                 |
| 2029           | 3.1%      | 0.2%   | 1.0%                    | 1.0%                   | 1.0%                 | 1,000,000                 |
| 2030           | 3.1%      | 0.2%   | 3.0%                    | 3.0%                   | 0.5%                 | 1,000,000                 |

## System Loss Factors

Losses occurring from the transmission and distribution of electricity can vary from year to year depending upon weather and system loading. The distribution loss factor used for the cost of service study was based on historic losses at 5.0%.

## Revenue Forecast

The revenue forecast was based on FY2024 usages adjusted for growth rate assumptions.

## 6. Considerations and Additional Information

### Ashland Financial Considerations

1. Ashland is projected to require increases in rates charged to customers and is not projected to meet or exceed all financial targets over the projection period. The rate track improves this position over the projection period.

| Fiscal Year | Projected Rate Adjustments | Debt Coverage Ratio | Adjusted Operating Income | Optimal Operating Income | Projected Cash Balances | Recommended Minimum Cash |
|-------------|----------------------------|---------------------|---------------------------|--------------------------|-------------------------|--------------------------|
| 2026        | 3.9%                       | N/A                 | \$ (812,869)              | \$ 996,073               | \$ 5,952,099            | \$ 4,478,794             |
| 2027        | 3.9%                       | N/A                 | \$ (128,325)              | 1,058,363                | \$ 5,457,647            | 4,570,550                |
| 2028        | 3.9%                       | N/A                 | \$ 297,173                | 1,119,832                | \$ 5,304,706            | 4,646,324                |
| 2029        | 3.9%                       | N/A                 | \$ 638,044                | 1,180,747                | \$ 5,531,107            | 4,750,793                |
| 2030        | 3.9%                       | N/A                 | \$ 826,674                | 1,241,305                | \$ 5,960,746            | 4,900,950                |

2. Cash balances are decreasing. Projected cash balances are below the recommended minimums during the projection period.
3. Debt Coverage Ratio is not applicable as the utility does not currently have debt.
4. Current rate related revenues are projected to result in operating income below the target operating income for each year. Meeting the operating income target indicates current rates are fully funding system revenue requirements and future replacement cost of current infrastructure.
5. Infrastructure of Ashland is older than the national average. The infrastructure in total is approximately 58% depreciated compared with the national average between 50% - 55%. This indicates will require higher than average investment in the system at some time in the future.
6. Ashland system losses are below average resulting in lower power supply cost for customers. The average system losses and unaccounted for energy for Ashland are approximately 5.0% compared to typical municipal system losses of approximately 5.4%.

### Rate-Related Considerations

1. Revenue recovered by each major class of customers closely resembles the cost of providing service to the customer class.
2. Customer charges are under-recovering and energy rates are over-recovering for most customer classes. The table below compares the current customer charges with the cost-based customer

charge. It is recommended that movements toward the cost-based customer charge occur with the additional revenue used to lower the energy rates for customers in the class.

| Customer Class                   | Current Average<br>Customer Charge | COS Customer<br>Charge |
|----------------------------------|------------------------------------|------------------------|
| Residential                      | \$ 16.25                           | \$ 17.05               |
| Seasonal Residential             | 16.25                              | 24.55                  |
| Outdoor Area Lighting            | -                                  | 2.33                   |
| Commercial/Telecommunications 1φ | 25.21                              | 38.02                  |
| Commercial/Telecommunications 3φ | 52.50                              | 75.97                  |
| Municipal/Government 1φ          | 25.56                              | 38.57                  |
| Municipal/Government 3φ          | 53.31                              | 119.02                 |
| Government Large w/Base          | 2,639.36                           | 1,754.17               |
| Government Large wo/Base         | -                                  | 1,958.88               |

3. Ashland may consider movements toward cost of service. The cost of service study indicates a variance exists between revenues and costs for certain rate classes. The study results are listed below:

| Customer Class                   | Cost of Service | Projected<br>Revenues | Effective %<br>Change |
|----------------------------------|-----------------|-----------------------|-----------------------|
| Residential                      | \$ 10,510,559   | \$ 9,282,505          | 13.2%                 |
| Seasonal Residential             | 74,631          | 67,685                | 10.3%                 |
| Outdoor Area Lighting            | 15,640          | 12,588                | 24.3%                 |
| Commercial/Telecommunications 1φ | 1,789,424       | 1,602,736             | 11.6%                 |
| Commercial/Telecommunications 3φ | 4,295,413       | 3,703,154             | 16.0%                 |
| Municipal/Government 1φ          | 244,696         | 235,129               | 4.1%                  |
| Municipal/Government 3φ          | 1,094,317       | 1,109,900             | -1.4%                 |
| Government Large w/Base          | 731,377         | 649,891               | 12.5%                 |
| Government Large wo/Base         | 416,337         | 369,913               | 12.5%                 |
| Total                            | \$ 19,172,394   | \$ 17,033,501         | 12.6%                 |



# City Council Meeting

Electric Rates  
February 17, 2026

Council will consider Resolution 2026-02 to repeal Resolution 2021-08  
and set Electric rates for 3 years

*The rate design was discussed at the December 17, 2025, Study Session*

STAFF RECOMMENDATION  
Approve Resolution 2026-02





# Rate Impacts

| Usage   | Monthly Change |      |        |      |        |      |
|---------|----------------|------|--------|------|--------|------|
|         | Year 1         |      | Year 2 |      | Year 3 |      |
| 250     | \$             | 1.33 | \$     | 1.37 | \$     | 1.41 |
| 500     | \$             | 2.16 | \$     | 2.24 | \$     | 2.32 |
| Average | \$             | 2.99 | \$     | 3.11 | \$     | 3.23 |
| 1000    | \$             | 3.83 | \$     | 3.98 | \$     | 4.14 |
| 1250    | \$             | 4.66 | \$     | 4.85 | \$     | 5.05 |
| 1500    | \$             | 5.49 | \$     | 5.72 | \$     | 5.96 |
| 1750    | \$             | 6.32 | \$     | 6.59 | \$     | 6.88 |
| 2000    | \$             | 7.15 | \$     | 7.46 | \$     | 7.79 |
| 2250    | \$             | 7.98 | \$     | 8.33 | \$     | 8.70 |
| 2500    | \$             | 8.81 | \$     | 9.20 | \$     | 9.61 |



# Bill Comparison

| Residential - single family dwelling<br>Average monthly usage = 750kwh                                  | Pacific Power (Talent, OR) |           |               | City of Ashland<br>FY22 |           |                   | City of Ashland FY27<br>with 3.9% increase |           |                                     |
|---------------------------------------------------------------------------------------------------------|----------------------------|-----------|---------------|-------------------------|-----------|-------------------|--------------------------------------------|-----------|-------------------------------------|
|                                                                                                         | kwh                        | cost/unit | Total         | kwh                     | cost/unit | Total             | kwh                                        | cost/unit | Total                               |
| Total Usage                                                                                             | 750                        |           |               | 750                     |           |                   | 750                                        |           |                                     |
| Basic Charge                                                                                            |                            | \$ 14.00  | \$ 14.00      |                         | \$ 16.25  | \$ 16.25          |                                            | \$ 16.75  | \$ 16.75                            |
| Delivery Charge                                                                                         | 750                        | 0.07277   | 54.58         |                         |           |                   |                                            |           |                                     |
| Supply Energy Charge Block 1 for 32 Days                                                                | 750                        | 0.07362   | 55.22         | 500                     | 0.0757    | 37.85             | 500                                        | 0.07903   | 39.52                               |
| Supply Energy Charge Block 2                                                                            | -                          | 0.07362   | 0.00          | 250                     | 0.0911    | 22.78             | 250                                        | 0.09443   | 23.61                               |
| System benefit charge                                                                                   |                            | 0.01188   | 8.91          |                         |           |                   |                                            |           |                                     |
| sub total                                                                                               |                            |           | \$ 132.71     |                         |           | 76.88             |                                            |           | 79.88                               |
| Public Purpose                                                                                          |                            | 1.50%     | 1.99          |                         |           |                   |                                            |           |                                     |
| Energy Conservation Charge                                                                              | 750                        |           | -             |                         |           |                   |                                            |           |                                     |
| Low Income Assistance                                                                                   |                            |           | 0.69          |                         |           |                   |                                            |           |                                     |
| Low income discount recovery                                                                            |                            |           | 2.64          |                         |           |                   |                                            |           |                                     |
|                                                                                                         |                            |           | -             |                         |           |                   |                                            |           |                                     |
| BPA Columbia River Benefits for 32 Days                                                                 | 750                        | (0.00876) | (6.57)        |                         |           |                   |                                            |           |                                     |
| Franchise Fee                                                                                           |                            | 1.50%     | 1.99          |                         |           |                   |                                            |           |                                     |
| <b>Electric Utility total</b>                                                                           |                            |           | <b>133.45</b> |                         |           | <b>76.88</b>      |                                            |           | <b>79.88</b>                        |
| <b>Electric Utility total more/(less) than Pacfic Power bill for same kwh use:</b>                      |                            |           |               |                         |           | <b>\$ (56.57)</b> | <b>42.4% Less</b>                          |           | <b>\$ (53.57)</b> <b>40.1% Less</b> |
|                                                                                                         |                            |           |               |                         |           |                   |                                            |           |                                     |
|                                                                                                         |                            |           |               |                         |           |                   |                                            |           |                                     |
| City of Ashland Electric Users Tax ( <i>General Fund</i> )                                              |                            |           |               |                         |           | 19.22             |                                            |           | 19.97                               |
| Electric Utility total plus City Electric User Tax                                                      |                            |           | 133.45        |                         |           | 96.10             |                                            |           | 99.85                               |
| Electric Utility total plus City Electric User Tax more/(less) than Pacfic Power bill for same kwh use: |                            |           |               |                         |           | <b>\$ (37.35)</b> | <b>28.0% Less</b>                          |           | <b>\$ (33.60)</b> <b>25.2% Less</b> |
|                                                                                                         |                            |           |               |                         |           |                   |                                            |           |                                     |



# Potential Motion

I move to approve Resolution 2026-02 titled "A resolution revising rates for electric service pursuant to Ashland Municipal Code 14.16.030 and repealing resolution 2021-08"



QUESTIONS?





# Council Business Meeting

Date: February 17, 2026

|             |                                                       |
|-------------|-------------------------------------------------------|
| Agenda Item | Consideration of the Proposed Sale of 380 Clay Street |
| Department  | City Manager's Office                                 |
| From        | Jordan Rooklyn                                        |

## **TIME ESTIMATE**

25 minutes

## **CATEGORY**

Action Needed - Motion to approve an action

## **SUMMARY**

Consider the proposed sale of 380 Clay Street. A public hearing will be held to provide public testimony for Council deliberations.

## **POLICIES, PLANS & GOALS SUPPORTED**

City Council Goal: Evaluate real property and facility assets to strategically support city mission and goals.

## **BACKGROUND AND ADDITIONAL INFORMATION**

The City of Ashland owns the real property located at 380 Clay Street. On December 2, 2025, the City Council declared the property surplus, meaning that the property is no longer required for current or future municipal needs. This agenda item is to consider the sale of the property pursuant to the requirements of [ORS 221.725](#).

### **Property Details**

380 Clay Street; Multi-Family Land Parcel (39-1E-11C, Tax Lot 2500), R-2 Zoning

The property is 0.32 acres and rectangular in shape. The property includes a dilapidated Class D, wood-frame, single-family residence and a large Fremont Cottonwood, which has twice been determined ineligible for removal. As of November 26, 2025, the "as is" market value of the property was appraised at \$250,000. The property was originally purchased by the City with General Fund monies.

### **Proposed Property Use**

The property is located in R-2 Zoning, so the proposed property use is consistent with R-2 zoning requirements. Permitted uses are outlined in table [18.2.2.030 Uses Allowed by Zone](#).

### **Reasons for Sale**

City Council declared the property surplus, meaning the property is no longer required for current or future municipal needs. In the discussions for declaring the surplus, City Council members cited the desire to have the property developed, add to the property tax base, and create more housing.

### **Public Notice & Public Hearing Process**

Notice of the public hearing was posted on Ashland.News on February 11, 2026. This public hearing is being held pursuant to ORS 221.725. Any resident in the City will be given the opportunity to present written or oral testimony on the proposed sale of the property.

### **City Council Determination**

Following the public hearing and consideration of public testimony, the City Council shall determine whether to authorize the proposed sale. The Council may give further guidance or instructions to staff before initiating a sale, including, but not limited to, establishing bidding criteria, retaining a real estate firm, and posting notice on the City website.

If the City Council authorizes the sale of the City property, the City Manager shall act as the city representative for





# Council Business Meeting

any closing documentation or negotiations.

## **FISCAL IMPACTS**

If the property is divested, the sale proceeds will return to the General Fund unless otherwise directed.

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

I move to authorize the sale of 380 Clay Street *[with the following requirements...]*.

## **REFERENCES & ATTACHMENTS**

1. Appraisal for 380 Clay St



Uniform Residential Appraisal Report

SUBJECT

The purpose of this appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address380 Clay StCityAslandStateORZip Code97520

BorrowerNoneOwner of Public RecordCity Of AshlandCountyJackosn

Legal DescriptionSee exhibit page

Assessor's Parcel #1-011503-1Tax Year2025R.E. Taxes \$0

Neighborhood NameClay StMap Reference391E11C002500Census Tract0018.01

Occupant

☐ Owner

☐ Tenant

☒ Vacant

Special Assessments \$0

☐ PUD

HOA \$0

☐ per year

☐ per month

Property Rights Appraised

☒ Fee Simple

☐ Leasehold

☐ Other (describe)

Assignment Type

☐ Purchase Transaction

☐ Refinance Transaction

☒ Other (describe)

Assess value

Lender/ClientBang RealtyAddress2939 Vernon Pl., Cincinnati, OH 45219.

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?

☐ Yes

☒ No

Report data source(s) used, offerings price(s), and date(s).SOMLS

CONTRACT

I

☐ did

☐ did not

analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$Date of ContractIs the property seller the owner of public record?

☐ Yes

☐ No

Data Source(s)

Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower?

☐ Yes

☐ No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

| Neighborhood Characteristics                                                                                                                                                                                                |                                                         |                                                         |                                              | One-Unit Housing Trends |                                                           |                                                           |                                                 | One-Unit Housing |          | Present Land Use % |      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------------------------------------------------------|----------------------------------------------|-------------------------|-----------------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------|------------------|----------|--------------------|------|
| Location                                                                                                                                                                                                                    | <div><input type="checkbox"/> Urban</div>               | <div><input checked="" type="checkbox"/> Suburban</div> | <div><input type="checkbox"/> Rural</div>    | Property Values         | <div><input type="checkbox"/> Increasing</div>            | <div><input checked="" type="checkbox"/> Stable</div>     | <div><input type="checkbox"/> Declining</div>   | PRICE            | AGE      | One-Unit           | 92 % |
| Built-Up                                                                                                                                                                                                                    | <div><input checked="" type="checkbox"/> Over 75%</div> | <div><input type="checkbox"/> 25-75%</div>              | <div><input type="checkbox"/> Under25%</div> | Demand/Supply           | <div><input type="checkbox"/> Shortage</div>              | <div><input checked="" type="checkbox"/> In Balance</div> | <div><input type="checkbox"/> OverSupply</div>  | \$ (000)         | (yrs)    | 2-4 Unit           | 1 %  |
| Growth                                                                                                                                                                                                                      | <div><input type="checkbox"/> Rapid</div>               | <div><input checked="" type="checkbox"/> Stable</div>   | <div><input type="checkbox"/> Slow</div>     | Marketing Time          | <div><input checked="" type="checkbox"/> Under3mths</div> | <div><input type="checkbox"/> 3-6 mths</div>              | <div><input type="checkbox"/> Over 6 mths</div> | 249              | Low 12   | Multi-Family       | 3 %  |
| Neighborhood BoundariesSouth of Talent, north of Tolman Creek, west of the 5 fwy., east of the mountains to the west.                                                                                                       |                                                         |                                                         |                                              |                         |                                                           |                                                           |                                                 | 1,800            | High 135 | Commercial         | 2 %  |
|                                                                                                                                                                                                                             |                                                         |                                                         |                                              |                         |                                                           |                                                           |                                                 | 550              | Pred. 50 | Other Vac          | 2 %  |
| Neighborhood DescriptionThe subject is located in a residential area that is in a transition from older homes and vacant lots to that of newer tracts.                                                                      |                                                         |                                                         |                                              |                         |                                                           |                                                           |                                                 |                  |          |                    |      |
|                                                                                                                                                                                                                             |                                                         |                                                         |                                              |                         |                                                           |                                                           |                                                 |                  |          |                    |      |
| Market Conditions (including support for the above conclusions)The current market appears to be stable due to roughly equal supply and demand. Both conventional loans and government-insured loans are common to the area. |                                                         |                                                         |                                              |                         |                                                           |                                                           |                                                 |                  |          |                    |      |
|                                                                                                                                                                                                                             |                                                         |                                                         |                                              |                         |                                                           |                                                           |                                                 |                  |          |                    |      |

SITE

DimensionsSee Plat MapArea13939 sfShapeSlightly IrregularViewN;LtdSght;

Specific Zoning ClassificationR-2Zoning DescriptionSFR Permissible

Zoning Compliance

☒ Legal

☐ Legal Nonconforming (Grandfathered Use)

☐ No Zoning

☐ Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use?

☒ Yes

☐ No

If No, describe.

| Utilities   | Public                                         | Other (describe)                    | Public         | Other (describe)                               | Off-site Improvements--Type |         | Public                                         | Private                             |
|-------------|------------------------------------------------|-------------------------------------|----------------|------------------------------------------------|-----------------------------|---------|------------------------------------------------|-------------------------------------|
| Electricity | <div><input checked="" type="checkbox"/></div> | <div><input type="checkbox"/></div> | Water          | <div><input checked="" type="checkbox"/></div> | Street                      | Asphalt | <div><input checked="" type="checkbox"/></div> | <div><input type="checkbox"/></div> |
| Gas         | <div><input checked="" type="checkbox"/></div> | <div><input type="checkbox"/></div> | Sanitary Sewer | <div><input checked="" type="checkbox"/></div> | Alley                       | None    | <div><input type="checkbox"/></div>            | <div><input type="checkbox"/></div> |

FEMA Special Flood Hazard Area

☐ Yes

☒ No

FEMA Flood ZoneXFEMA Map #41029C2216GFEMA Map Date04/05/2017

Are the utilities and/or off-site improvements typical for the market area?

☒ Yes

☐ No

If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?

☐ Yes

☒ No

If Yes, describe.

IMPROVEMENTS

| General Description                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                  | Foundation                                                |                                                                                                                              | Exterior Description                                            |                                                                | materials/condition                                     |                                           | Interior                                    |                                          | materials/condition                      |                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------|---------------------------------------------|------------------------------------------|------------------------------------------|----------------------------------------------|
| Units                                                                                                                                                                                                                                                                                                                                                                                                  | <div><input checked="" type="checkbox"/> One</div> <div><input type="checkbox"/> One with Accessory Unit</div>                                   | <div><input type="checkbox"/> Concrete Slab</div>         | <div><input checked="" type="checkbox"/> Crawl Space</div>                                                                   | Foundation Walls                                                | Concrete/Avg                                                   | Floors                                                  | Carpet/Sub/Poor                           |                                             |                                          |                                          |                                              |
| # of Stories                                                                                                                                                                                                                                                                                                                                                                                           | 1                                                                                                                                                | <div><input type="checkbox"/> Full Basement</div>         | <div><input type="checkbox"/> Partial Basement</div>                                                                         | Exterior Walls                                                  | Wood/Poor                                                      | Walls                                                   | Plaster/Poor                              |                                             |                                          |                                          |                                              |
| Type                                                                                                                                                                                                                                                                                                                                                                                                   | <div><input checked="" type="checkbox"/> Det.</div> <div><input type="checkbox"/> Att.</div> <div><input type="checkbox"/> S-Det./End Unit</div> | Basement Area                                             | 0 sq. ft.                                                                                                                    | Roof Surface                                                    | Comp Sh/Fair                                                   | Trim/Finish                                             | Wood/Poor                                 |                                             |                                          |                                          |                                              |
| <div><input checked="" type="checkbox"/> Existing</div> <div><input type="checkbox"/> Proposed</div> <div><input type="checkbox"/> Under Const.</div>                                                                                                                                                                                                                                                  |                                                                                                                                                  | Basement Finish                                           | 0 %                                                                                                                          | Gutters & Downspouts                                            | Metal/Fair                                                     | Bath Floor                                              | Carpet/Poor                               |                                             |                                          |                                          |                                              |
| Design (Style)                                                                                                                                                                                                                                                                                                                                                                                         | Cottage                                                                                                                                          | <div><input type="checkbox"/> Outside Entry/Exit</div>    | <div><input type="checkbox"/> Sump Pump</div>                                                                                | Window Type                                                     | Dbl.hngWood/Poor                                               | Bath Wainscot                                           | Lino/Poor                                 |                                             |                                          |                                          |                                              |
| Year Built                                                                                                                                                                                                                                                                                                                                                                                             | 1890                                                                                                                                             | Evidence of                                               | <div><input type="checkbox"/> Infestation</div>                                                                              | Storm Sash/Insulated                                            | N/A                                                            | Car Storage                                             | <div><input type="checkbox"/> None</div>  |                                             |                                          |                                          |                                              |
| Effective Age (Yrs)                                                                                                                                                                                                                                                                                                                                                                                    | 60                                                                                                                                               | <div><input type="checkbox"/> Dampness</div>              | <div><input type="checkbox"/> Settlement</div>                                                                               | Screens                                                         | None                                                           | <div><input checked="" type="checkbox"/> Driveway</div> | # of Cars 4                               |                                             |                                          |                                          |                                              |
| Attic                                                                                                                                                                                                                                                                                                                                                                                                  | <div><input type="checkbox"/> None</div>                                                                                                         | Heating                                                   | <div><input type="checkbox"/> FWA</div> <div><input type="checkbox"/> HWBB</div> <div><input type="checkbox"/> Radiant</div> | Amenities                                                       | <div><input type="checkbox"/> Woodstove(s) # 0</div>           | Driveway Surface                                        | Dirt                                      |                                             |                                          |                                          |                                              |
| <div><input type="checkbox"/> Drop Stair</div>                                                                                                                                                                                                                                                                                                                                                         | <div><input checked="" type="checkbox"/> Stairs</div>                                                                                            | <div><input checked="" type="checkbox"/> Other Wall</div> | Fuel Gas                                                                                                                     | <div><input checked="" type="checkbox"/> Fireplace(s) # 1</div> | <div><input checked="" type="checkbox"/> Fence Wood/Wire</div> | <div><input type="checkbox"/> Garage</div>              | # of Cars 0                               |                                             |                                          |                                          |                                              |
| <div><input type="checkbox"/> Floor</div>                                                                                                                                                                                                                                                                                                                                                              | <div><input type="checkbox"/> Scuttle</div>                                                                                                      | Cooling                                                   | <div><input type="checkbox"/> Central Air Conditioning</div>                                                                 | <div><input type="checkbox"/> Patio/Deck</div>                  | None                                                           | <div><input checked="" type="checkbox"/> Porch</div>    | Wood                                      | <div><input type="checkbox"/> Carport</div> | # of Cars 0                              |                                          |                                              |
| <div><input type="checkbox"/> Finished</div>                                                                                                                                                                                                                                                                                                                                                           | <div><input type="checkbox"/> Heated</div>                                                                                                       | <div><input type="checkbox"/> Individual</div>            | <div><input type="checkbox"/> Other</div>                                                                                    | None                                                            | <div><input type="checkbox"/> Pool</div>                       | None                                                    | <div><input type="checkbox"/> Other</div> | None                                        | <div><input type="checkbox"/> Att.</div> | <div><input type="checkbox"/> Det.</div> | <div><input type="checkbox"/> Built-in</div> |
| Appliances <div><input checked="" type="checkbox"/> Refrigerator</div> <div><input checked="" type="checkbox"/> Range/Oven</div> <div><input checked="" type="checkbox"/> Dishwasher</div> <div><input checked="" type="checkbox"/> Disposal</div> <div><input type="checkbox"/> Microwave</div> <div><input type="checkbox"/> Washer/Dryer</div> <div><input type="checkbox"/> Other (describe)</div> |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
| Finished area above grade contains: 3 Rooms 1 Bedrooms 1.0 Bath(s) 637 Square Feet of Gross Living Area Above Grade                                                                                                                                                                                                                                                                                    |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
| Additional features (special energy efficient items, etc.) Subject square footage consisting of above and below grade areas were measured to the nearest inch or tenth of a foot per ANSI Z765-2021 standard. Final square footage was rounded to the nearest whole square foot.                                                                                                                       |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
| Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C6;No updates in the prior 15 years;See comments                                                                                                                                                                                                                                      |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
| - SUBJECT CONDITION                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
| Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <div><input type="checkbox"/> Yes</div> <div><input checked="" type="checkbox"/> No</div> If Yes, describe                                                                                                                                                   |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
| Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <div><input checked="" type="checkbox"/> Yes</div> <div><input type="checkbox"/> No</div> If No, describe                                                                                                                                                                     |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                  |                                                           |                                                                                                                              |                                                                 |                                                                |                                                         |                                           |                                             |                                          |                                          |                                              |



Uniform Residential Appraisal Report

SALES COMPARISON ANALYSIS

|                                                                                                                                           |  |                                 |       |                                                                                                                                               |       |                                         |       |                                          |       |                    |       |                |       |            |       |        |
|-------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------------------------------------|-------|------------------------------------------|-------|--------------------|-------|----------------|-------|------------|-------|--------|
| There are 3 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 525,000 to \$ 530,000 . |  |                                 |       | There are 10 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 249,000 to \$ 450,000 . |       |                                         |       |                                          |       |                    |       |                |       |            |       |        |
| FEATURE                                                                                                                                   |  | SUBJECT                         |       | COMPARABLE SALE # 1                                                                                                                           |       | COMPARABLE SALE # 2                     |       | COMPARABLE SALE # 3                      |       |                    |       |                |       |            |       |        |
| Address                                                                                                                                   |  | 380 Clay St<br>Asland, OR 97520 |       | 826 Walker Avenue<br>Ashland, OR 97520                                                                                                        |       | 605 Liberty Street<br>Ashland, OR 97520 |       | 227 W Hersey Street<br>Ashland, OR 97520 |       |                    |       |                |       |            |       |        |
| Proximity to Subject                                                                                                                      |  |                                 |       | 0.77 miles SW                                                                                                                                 |       | 1.42 miles W                            |       | 2.38 miles W                             |       |                    |       |                |       |            |       |        |
| Sale Price                                                                                                                                |  | \$                              |       | \$ 249,000                                                                                                                                    |       | \$ 350,000                              |       | \$ 337,500                               |       |                    |       |                |       |            |       |        |
| Sale Price/Gross Liv. Area                                                                                                                |  | \$ 0.00 sq. ft.                 |       | \$ 254.60 sq. ft.                                                                                                                             |       | \$ 403.69 sq. ft.                       |       | \$ 511.36 sq. ft.                        |       |                    |       |                |       |            |       |        |
| Data Source(s)                                                                                                                            |  |                                 |       | MLS#220197963;DOM 57                                                                                                                          |       | MLS#220206854;DOM 95                    |       | MLS#220205697;DOM 187                    |       |                    |       |                |       |            |       |        |
| Verification Source(s)                                                                                                                    |  |                                 |       | Doc.#15257                                                                                                                                    |       | Doc.#24343                              |       | Doc.#12720                               |       |                    |       |                |       |            |       |        |
| VALUE ADJUSTMENTS                                                                                                                         |  | DESCRIPTION                     |       | DESCRIPTION                                                                                                                                   |       | +(-) \$ Adjustment                      |       | DESCRIPTION                              |       | +(-) \$ Adjustment |       |                |       |            |       |        |
| Sale or Financing                                                                                                                         |  |                                 |       | ArmLth                                                                                                                                        |       |                                         |       | ArmLth                                   |       |                    |       |                |       |            |       |        |
| Concessions                                                                                                                               |  |                                 |       | Conv;0                                                                                                                                        |       |                                         |       | Cash;0                                   |       |                    |       |                |       |            |       |        |
| Date of Sale/Time                                                                                                                         |  |                                 |       | s07/25;c06/25                                                                                                                                 |       |                                         |       | s11/25;c11/25                            |       |                    |       |                |       |            |       |        |
| Location                                                                                                                                  |  | N;Res;                          |       | A;BsyRd;                                                                                                                                      |       | +10,000                                 |       | N;Res;                                   |       | A;BsyRd;           |       | +10,000        |       |            |       |        |
| Leasehold/Fee Simple                                                                                                                      |  | Fee Simple                      |       | Fee Simple                                                                                                                                    |       |                                         |       | Fee Simple                               |       | Fee Simple         |       |                |       |            |       |        |
| Site                                                                                                                                      |  | 13939 sf                        |       | 14,810 sf                                                                                                                                     |       | 0                                       |       | 13,939 sf                                |       | 0                  |       | 7,841 sf       |       | +6,000     |       |        |
| View                                                                                                                                      |  | N;LtdSght;                      |       | N;LtdSght;                                                                                                                                    |       |                                         |       | N;LtdSght;                               |       |                    |       | N;LtdSght;     |       |            |       |        |
| Design (Style)                                                                                                                            |  | DT1;Cottage                     |       | DT1;Cottage                                                                                                                                   |       |                                         |       | DT1;Cottage                              |       |                    |       | DT1;Cottage    |       |            |       |        |
| Quality of Construction                                                                                                                   |  | Q5                              |       | Q5                                                                                                                                            |       |                                         |       | Q4                                       |       | -17,500            |       | Q4             |       | -16,500    |       |        |
| Actual Age                                                                                                                                |  | 135                             |       | 77                                                                                                                                            |       | 0                                       |       | 77                                       |       | 0                  |       | 130            |       | 0          |       |        |
| Condition                                                                                                                                 |  | C6                              |       | C6                                                                                                                                            |       |                                         |       | C4                                       |       | -65,000            |       | C4             |       | -65,000    |       |        |
| Above Grade                                                                                                                               |  | Total                           | Bdrms | Baths                                                                                                                                         | Total | Bdrms                                   | Baths | -4,000                                   | Total | Bdrms              | Baths | -4,000         | Total | Bdrms      | Baths | -4,000 |
| Room Count                                                                                                                                |  | 3                               | 1     | 1.0                                                                                                                                           | 4     | 2                                       | 1.0   |                                          | 5     | 2                  | 1.0   |                | 6     | 2          | 2.0   | -4,000 |
| Gross Living Area                                                                                                                         |  | 637 sq. ft.                     |       | 978 sq. ft.                                                                                                                                   |       | -13,500                                 |       | 867 sq. ft.                              |       | -9,000             |       | 660 sq. ft.    |       | 0          |       |        |
| Basement & Finished Rooms Below Grade                                                                                                     |  | 0sf                             |       | 0sf                                                                                                                                           |       |                                         |       | 438sf438sfin<br>0rr0br0.0ba0o            |       | -10,000            |       | 0sf            |       |            |       |        |
| Functional Utility                                                                                                                        |  | Tandem bedroom                  |       | None                                                                                                                                          |       | -2,000                                  |       | None                                     |       | -2,000             |       | None           |       | -2,000     |       |        |
| Heating/Cooling                                                                                                                           |  | Wall/None                       |       | Wall/None                                                                                                                                     |       |                                         |       | FWA/Wall                                 |       | -2,000             |       | Ductless       |       | -4,000     |       |        |
| Energy Efficient Items                                                                                                                    |  | None                            |       | None                                                                                                                                          |       |                                         |       | None                                     |       |                    |       | None           |       |            |       |        |
| Garage/Carport                                                                                                                            |  | 4dw                             |       | 4dw                                                                                                                                           |       |                                         |       | 4dw                                      |       |                    |       | 3dw            |       |            |       |        |
| Porch/Patio/Deck                                                                                                                          |  | Porch/None                      |       | Porch/None                                                                                                                                    |       |                                         |       | Porch/None                               |       |                    |       | Porch/None     |       |            |       |        |
| Finished Attic                                                                                                                            |  | 416 sf                          |       | None                                                                                                                                          |       | +10,500                                 |       | None                                     |       | +10,500            |       | 300 sf         |       | +3,000     |       |        |
|                                                                                                                                           |  |                                 |       |                                                                                                                                               |       |                                         |       |                                          |       |                    |       |                |       |            |       |        |
|                                                                                                                                           |  |                                 |       |                                                                                                                                               |       |                                         |       |                                          |       |                    |       |                |       |            |       |        |
| Net Adjustment (Total)                                                                                                                    |  |                                 |       | [X] + [ ] -                                                                                                                                   |       | \$ 1,000                                |       | [ ] + [X] -                              |       | \$ -99,000         |       | [ ] + [X] -    |       | \$ -76,500 |       |        |
| Adjusted Sale Price of Comparables                                                                                                        |  |                                 |       | Net Adj: 0%                                                                                                                                   |       |                                         |       | Net Adj: -28%                            |       |                    |       | Net Adj: -23%  |       |            |       |        |
|                                                                                                                                           |  |                                 |       | Gross Adj : 16%                                                                                                                               |       | \$ 250,000                              |       | Gross Adj: 34%                           |       | \$ 251,000         |       | Gross Adj: 34% |       | \$ 261,000 |       |        |

I ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data source(s) NDC

My research ☐ did ☒ did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data source(s) NDC

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

|                                  |                   |                     |                     |                     |
|----------------------------------|-------------------|---------------------|---------------------|---------------------|
| ITEM                             | SUBJECT           | COMPARABLE SALE # 1 | COMPARABLE SALE # 2 | COMPARABLE SALE # 3 |
| Date of Prior Sale/Transfer      |                   |                     |                     |                     |
| Price of Prior Sale/Transfer     |                   |                     |                     |                     |
| Data Source(s)                   | SOMLS/County/Agt. | SOMLS/County/Agt.   | SOMLS/County/Agt.   | SOMLS/County/Agt.   |
| Effective Date of Data Source(s) | 11/18/2025        | 11/18/2025          | 11/18/2025          | 11/18/2025          |

Analysis of prior sale or transfer history of the subject property and comparable sales The subject has not been sold within the past 3 years. No quit claim or affidavit activity of comparables are included due to having no bearing on market value.

Summary of Sales Comparison Approach See comments - Summary Of Sales Comparison Approach

Indicated Value by Sales Comparison Approach \$ 250,000

RECONCILIATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                   |                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|-----------------------------------|
| Indicated Value by: Sales Comparison Approach \$ 250,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Cost Approach (if developed) \$ 0 | Income Approach (if developed) \$ |
| The sales comparison approach is given most weight due to most accurately indicating current values in the subject market area. The cost approach is furnished but given little weight due to a lack of raw land sales in the area necessitating the use of the extraction method for determining the cost of the land. The income approach is not used due to being located in a primarily owner occupied area.                                                                                                                                                                                  |                                   |                                   |
| This appraisal is made <input checked="" type="checkbox"/> "as is," <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: |                                   |                                   |
| Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 250,000 , as of 11/18/2025 , which is the date of inspection and the effective date of this appraisal.                                                                                                                                                                  |                                   |                                   |

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

ADDENDUM RE: INTENDED USER--The Intended User of this appraisal report is the Lender/Client. The Intended Use is to evaluate the property that is the subject of this appraisal for assessment of value purposes, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements of this appraisal report form, and the Definition of Market Value. No additional intended Users are identified by the appraiser.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

COMPARABLE SEARCH PARAMETERS--Final search parameters were the city of Ashalnd, 30% size, 40 years age, 18 months sale date.

ADDENDUM RE: DIGITAL SIGNATURE--Please note that the digital signature is created through the appraiser's software and is only accessible via an access code known by the appraiser. The signature, when applied, does not allow for any changes to be made to the appraisal without the consent of the appraiser. The signature is within USPAP guidelines.

PRIOR APPRAISALS--I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

ADDENDUM RE: HIGHEST AND BEST USE--The current Highest and Best Use for the subject does appear to be as a Single Family Residence, as the subject's SFR use is legally permissible, physically possible (as evidenced by its existence), financially feasible (the subject finished construction) and is the most profitable use of that land with its present zoning. When compared to other SFR sales in the area (as in the grid), the subject's SFR use compares favorably in terms of land use and profitability.

ADDENDUM RE: POTENTIAL USE-The subject is zoned R-2 which would appear to allow for a 2nd dwelling or a lot split, depending on setbacks and other considerations. However, the scope of this report is to assess the value as it currently exists, which is as a single family home on the single existing lot.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.  
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)  
  
The site value is from extraction due to a lack of raw land sales in the area.

|                                                                                                             |                                    |            |              |            |
|-------------------------------------------------------------------------------------------------------------|------------------------------------|------------|--------------|------------|
| ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW | OPINION OF SITE VALUE              |            |              | = \$       |
| Source of cost data Marshall & Swift                                                                        | Dwelling                           | 637        | Sq. Ft. @ \$ | = \$ 0     |
| Quality rating from cost service Fair Effective date of cost data 11/15/2025                                |                                    |            | Sq. Ft. @ \$ | = \$       |
| Comments on Cost Approach (gross living area calculations, depreciation, etc.)                              |                                    |            |              |            |
| Not attempted.                                                                                              | Garage/Carport                     |            | Sq. Ft. @ \$ | = \$       |
|                                                                                                             | Total Estimate of Cost-new         |            |              | = \$ 0     |
|                                                                                                             | Less Physical                      | Functional | External     |            |
|                                                                                                             | Depreciation 0                     | 0          | 0            | = \$ ( 0 ) |
|                                                                                                             | Depreciated Cost of Improvements   |            |              | = \$ 0     |
|                                                                                                             | "As-is" Value of Site Improvements |            |              | = \$       |
| Estimated Remaining Economic Life (HUD and VA only) 15 Years                                                | Indicated Value By Cost Approach   |            |              | = \$ 0     |

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent \$ X Gross Multiplier = \$ Indicated Value by Income Approach  
Summary of Income Approach (including support for market rent and GRM) The income approach is not applicable due to being a primarily owner-occupied area.

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached  
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.  
Legal Name of Project  
Total number of phases Total number of units Total number of units sold  
Total number of units rented Total number of units for sale Data source(s)  
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.  
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data source.  
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.  
  
Are the common elements leased to or by the Homeowner's Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.  
  
Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

|                                      |  |                   |
|--------------------------------------|--|-------------------|
| Kermit Compeau                       |  | File No. 380 Clay |
| Uniform Residential Appraisal Report |  | Case No.          |

**APPRAISER'S CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Freddie Mac Form 70 March 2005

Fannie Mae Form 1004 March 2005

UAD Version 9/2011 Produced by ClickFORMS Software 800-622-8727

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Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

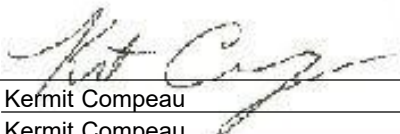
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature

NameKermit Compeau

Company NameKermit Compeau

Company Address537 Dead Indian Memorial Rd  
Ashland, OR 97520

Telephone Number5419441558

Email Addressklc4570@aol.com

Date of Signature and Report11/25/2025

Effective Date of Appraisal11/18/2025

State Certification #CR01187

or State License #

or Other (describe)State #

StateOR

Expiration Date of Certification or License04/30/2026

ADDRESS OF PROPERTY APPRAISED

380 Clay St

Ashland, OR 97520

APPRAISED VALUE OF SUBJECT PROPERTY \$250,000

LENDER/CLIENT

NameNo AMC

Company NameBang Realty

Company Address2939 Vernon Pl.  
Cincinnati, OH 45219.

Email Addressashley@bangrealty.com

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature

Name

Company Name

Company Address

Telephone Number

Email Address

Date of Signature

State Certification #

or State License #

State

Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property

☐ Did inspect exterior of subject property from street

Date of Inspection

☐ Did inspect interior and exterior of subject property

Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street

☐ Did inspect exterior of comparable sales from street

Date of Inspection

|                              |             |        |         |         |                                        |          |       |
|------------------------------|-------------|--------|---------|---------|----------------------------------------|----------|-------|
| Borrower None                |             |        |         |         |                                        |          |       |
| Property Address 380 Clay St |             |        |         |         |                                        |          |       |
| City                         | Asland      | County | Jackosn | State   | OR                                     | Zip Code | 97520 |
| Lender/Client                | Bang Realty |        |         | Address | 2939 Vernon Pl., Cincinnati, OH 45219. |          |       |

SALES COMPARISON ANALYSIS

| FEATURE                               | SUBJECT                         |       |         | COMPARABLE SALE # 4                                              |        |         | COMPARABLE SALE # 5                                              |        |         | COMPARABLE SALE # 6                                              |        |         |
|---------------------------------------|---------------------------------|-------|---------|------------------------------------------------------------------|--------|---------|------------------------------------------------------------------|--------|---------|------------------------------------------------------------------|--------|---------|
| Address                               | 380 Clay St<br>Asland, OR 97520 |       |         | 441 Beach Street<br>Ashland, OR 97520                            |        |         | 1708 Parker Street<br>Ashland, OR 97520                          |        |         | 1320 Madrone Street<br>Ashland, OR 97520                         |        |         |
| Proximity to Subject                  |                                 |       |         | 1.35 miles W                                                     |        |         | 0.49 miles W                                                     |        |         | 0.98 miles W                                                     |        |         |
| Sale Price                            | \$                              |       |         | \$ 368,800                                                       |        |         | \$ 380,000                                                       |        |         | \$ 435,000                                                       |        |         |
| Sale Price/Gross Liv. Area            | \$                              | 0.00  | sq. ft. | \$                                                               | 658.57 | sq. ft. | \$                                                               | 374.75 | sq. ft. | \$                                                               | 399.08 | sq. ft. |
| Data Source(s)                        |                                 |       |         | MLS#220199941;DOM 6                                              |        |         | MLS#220194250;DOM 5                                              |        |         | MLS#220201209;DOM 41                                             |        |         |
| Verification Source(s)                |                                 |       |         | Doc.#10676                                                       |        |         | Doc.#2531                                                        |        |         | Doc.#18201                                                       |        |         |
| VALUE ADJUSTMENTS                     | DESCRIPTION                     |       |         | DESCRIPTION                                                      |        |         | DESCRIPTION                                                      |        |         | DESCRIPTION                                                      |        |         |
| Sale or Financing                     |                                 |       |         | ArmLth                                                           |        |         | ArmLth                                                           |        |         | ArmLth                                                           |        |         |
| Concessions                           |                                 |       |         | Conv;0                                                           |        |         | Cash;1800                                                        |        |         | FHA;0                                                            |        |         |
| Date of Sale/Time                     |                                 |       |         | s05/25;c04/25                                                    |        |         | s02/25;c01/25                                                    |        |         | s08/25;c06/25                                                    |        |         |
| Location                              | N;Res;                          |       |         | N;Res;                                                           |        |         | N;Res;                                                           |        |         | N;Res;                                                           |        |         |
| Leasehold/Fee Simple                  | Fee Simple                      |       |         | Fee Simple                                                       |        |         | Fee Simple                                                       |        |         | Fee Simple                                                       |        |         |
| Site                                  | 13939 sf                        |       |         | 4,792 sf                                                         |        |         | 5,663 sf                                                         |        |         | 14,810 sf                                                        |        |         |
| View                                  | N;LtdSght;                      |       |         | N;LtdSght;                                                       |        |         | N;LtdSght;                                                       |        |         | N;LtdSght;                                                       |        |         |
| Design (Style)                        | DT1;Cottage                     |       |         | DT1;Cottage                                                      |        |         | DT1;Cottage                                                      |        |         | DT1;Ranch                                                        |        |         |
| Quality of Construction               | Q5                              |       |         | Q4                                                               |        |         | Q4                                                               |        |         | Q4                                                               |        |         |
| Actual Age                            | 135                             |       |         | 80                                                               |        |         | 97                                                               |        |         | 105                                                              |        |         |
| Condition                             | C6                              |       |         | C4                                                               |        |         | C4                                                               |        |         | C4                                                               |        |         |
| Above Grade                           | Total                           | Bdrms | Baths   | Total                                                            | Bdrms  | Baths   | Total                                                            | Bdrms  | Baths   | Total                                                            | Bdrms  | Baths   |
| Room Count                            | 3                               | 1     | 1.0     | 3                                                                | 1      | 1.0     | 4                                                                | 2      | 1.0     | 5                                                                | 3      | 2.0     |
| Gross Living Area                     | 637 sq. ft.                     |       |         | 560 sq. ft.                                                      |        |         | 1,014 sq. ft.                                                    |        |         | 1,090 sq. ft.                                                    |        |         |
| Basement & Finished Rooms Below Grade | 0sf                             |       |         | 0sf                                                              |        |         | 0sf                                                              |        |         | 384sf0sfin                                                       |        |         |
| Functional Utility                    | Tandem bedroom                  |       |         | None                                                             |        |         | None                                                             |        |         | None                                                             |        |         |
| Heating/Cooling                       | Wall/None                       |       |         | Wall/None                                                        |        |         | FWA/CAC                                                          |        |         | Wall/Window                                                      |        |         |
| Energy Efficient Items                | None                            |       |         | None                                                             |        |         | None                                                             |        |         | None                                                             |        |         |
| Garage/Carport                        | 4dw                             |       |         | 1dw                                                              |        |         | 2dw                                                              |        |         | 1gd2dw                                                           |        |         |
| Porch/Patio/Deck                      | Porch/None                      |       |         | Porch/patio                                                      |        |         | Porch/Deck                                                       |        |         | Porch/Patio                                                      |        |         |
| Finished Attic                        | 416 sf                          |       |         | None                                                             |        |         | None                                                             |        |         | 320 sf                                                           |        |         |
|                                       |                                 |       |         |                                                                  |        |         |                                                                  |        |         |                                                                  |        |         |
|                                       |                                 |       |         |                                                                  |        |         |                                                                  |        |         |                                                                  |        |         |
| Net Adjustment (Total)                |                                 |       |         | <input type="checkbox"/> + <input checked="" type="checkbox"/> - |        |         | <input type="checkbox"/> + <input checked="" type="checkbox"/> - |        |         | <input type="checkbox"/> + <input checked="" type="checkbox"/> - |        |         |
| Adjusted Sale Price of Comparables    |                                 |       |         | Net Adj: -18%                                                    |        |         | Net Adj: -25%                                                    |        |         | Net Adj: -28%                                                    |        |         |
|                                       |                                 |       |         | Gross Adj : 29%                                                  |        |         | Gross Adj: 35%                                                   |        |         | Gross Adj: 29%                                                   |        |         |

| Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales |                   |                     |                     |                     |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------|---------------------|---------------------|
| ITEM                                                                                                                               | SUBJECT           | COMPARABLE SALE # 4 | COMPARABLE SALE # 5 | COMPARABLE SALE # 6 |
| Date of Prior Sale/Transfer                                                                                                        |                   |                     |                     |                     |
| Price of Prior Sale/Transfer                                                                                                       |                   |                     |                     |                     |
| Data Source(s)                                                                                                                     | SOMLS/County/Agt. | SOMLS/County/Agt.   | SOMLS/County/Agt.   | SOMLS/County/Agt.   |
| Effective Date of Data Source(s)                                                                                                   | 11/18/2025        | 11/18/2025          | 11/18/2025          | 11/18/2025          |

Analysis of prior sale or transfer history of the subject property and comparable sales None

Summary of Sales Comparison Approach Comps 4 & 5 are adjusted for smaller lots. Comps 4-6 are adjusted for superior quality (doors, hardware, kitchen and bathroom items, fixtures, etc. and for varying degrees of superior condition with superior upkeep and maintenance and some remodeling per MLS (comp 5).



|                              |             |        |         |         |                                        |          |       |
|------------------------------|-------------|--------|---------|---------|----------------------------------------|----------|-------|
| Borrower None                |             |        |         |         |                                        |          |       |
| Property Address 380 Clay St |             |        |         |         |                                        |          |       |
| City                         | Asland      | County | Jackosn | State   | OR                                     | Zip Code | 97520 |
| Lender/Client                | Bang Realty |        |         | Address | 2939 Vernon Pl., Cincinnati, OH 45219. |          |       |

SALES COMPARISON ANALYSIS

| FEATURE                               | SUBJECT                         |        |         | COMPARABLE SALE # 7                                              |        |         | COMPARABLE SALE # 8                                   |        |         | COMPARABLE SALE # 9                                   |        |         |
|---------------------------------------|---------------------------------|--------|---------|------------------------------------------------------------------|--------|---------|-------------------------------------------------------|--------|---------|-------------------------------------------------------|--------|---------|
| Address                               | 380 Clay St<br>Asland, OR 97520 |        |         | 289 Palm Avenue<br>Ashland, OR 97520                             |        |         |                                                       |        |         |                                                       |        |         |
| Proximity to Subject                  |                                 |        |         | 1.13 miles W                                                     |        |         |                                                       |        |         |                                                       |        |         |
| Sale Price                            | \$                              |        |         | \$ 321,851                                                       |        |         | \$                                                    |        |         | \$                                                    |        |         |
| Sale Price/Gross Liv. Area            | \$                              | 0.00   | sq. ft. | \$                                                               | 443.93 | sq. ft. | \$                                                    |        | sq. ft. | \$                                                    |        | sq. ft. |
| Data Source(s)                        |                                 |        |         | MLS#220173382;DOM 7                                              |        |         |                                                       |        |         |                                                       |        |         |
| Verification Source(s)                |                                 |        |         | Doc.#28449                                                       |        |         |                                                       |        |         |                                                       |        |         |
| VALUE ADJUSTMENTS                     | DESCRIPTION                     |        |         | DESCRIPTION                                                      |        |         | DESCRIPTION                                           |        |         | DESCRIPTION                                           |        |         |
| Sale or Financing                     |                                 |        |         | ArmLth                                                           |        |         |                                                       |        |         |                                                       |        |         |
| Concessions                           |                                 |        |         | Cash;0                                                           |        |         |                                                       |        |         |                                                       |        |         |
| Date of Sale/Time                     |                                 |        |         | s12/23;c11/23                                                    |        |         |                                                       |        |         |                                                       |        |         |
| Location                              | N;Res;                          |        |         | N;Res;                                                           |        |         |                                                       |        |         |                                                       |        |         |
| Leasehold/Fee Simple                  | Fee Simple                      |        |         | Fee Simple                                                       |        |         |                                                       |        |         |                                                       |        |         |
| Site                                  | 13939 sf                        |        |         | 5,663 sf                                                         |        |         |                                                       |        |         |                                                       |        |         |
| View                                  | N;LtdSght;                      |        |         | N;LtdSght;                                                       |        |         |                                                       |        |         |                                                       |        |         |
| Design (Style)                        | DT1;Cottage                     |        |         | DT1;Cottage                                                      |        |         |                                                       |        |         |                                                       |        |         |
| Quality of Construction               | Q5                              |        |         | Q4                                                               |        |         |                                                       |        |         |                                                       |        |         |
| Actual Age                            | 135                             |        |         | 93                                                               |        |         |                                                       |        |         |                                                       |        |         |
| Condition                             | C6                              |        |         | C4                                                               |        |         |                                                       |        |         |                                                       |        |         |
| Above Grade                           | Total                           | Bdrms. | Baths   | Total                                                            | Bdrms. | Baths   | Total                                                 | Bdrms. | Baths   | Total                                                 | Bdrms. | Baths   |
| Room Count                            | 3                               | 1      | 1.0     | 3                                                                | 1      | 1.0     |                                                       |        |         |                                                       |        |         |
| Gross Living Area                     | 637 sq. ft.                     |        |         | 725 sq. ft.                                                      |        |         | 0 sq. ft.                                             |        |         | sq. ft.                                               |        |         |
| Basement & Finished Rooms Below Grade | 0sf                             |        |         | 0sf                                                              |        |         |                                                       |        |         |                                                       |        |         |
| Functional Utility                    | Tandem bedroom                  |        |         | None                                                             |        |         |                                                       |        |         |                                                       |        |         |
| Heating/Cooling                       | Wall/None                       |        |         | FWA/CAC                                                          |        |         |                                                       |        |         |                                                       |        |         |
| Energy Efficient Items                | None                            |        |         | None                                                             |        |         |                                                       |        |         |                                                       |        |         |
| Garage/Carport                        | 4dw                             |        |         | 1gd2dw                                                           |        |         |                                                       |        |         |                                                       |        |         |
| Porch/Patio/Deck                      | Porch/None                      |        |         | Porch/Deck                                                       |        |         |                                                       |        |         |                                                       |        |         |
| Finished Attic                        | 416 sf                          |        |         | None                                                             |        |         |                                                       |        |         |                                                       |        |         |
|                                       |                                 |        |         |                                                                  |        |         |                                                       |        |         |                                                       |        |         |
| Net Adjustment (Total)                |                                 |        |         | <input type="checkbox"/> + <input checked="" type="checkbox"/> - |        |         | <input type="checkbox"/> + <input type="checkbox"/> - |        |         | <input type="checkbox"/> + <input type="checkbox"/> - |        |         |
| Adjusted Sale Price of Comparables    |                                 |        |         | Net Adj: -23%                                                    |        |         | Net Adj: 0%                                           |        |         | Net Adj: 0%                                           |        |         |
|                                       |                                 |        |         | Gross Adj : 35%                                                  |        |         | Gross Adj: 0%                                         |        |         | Gross Adj: 0%                                         |        |         |

| Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales |                   |                     |                     |                     |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------|---------------------|---------------------|
| ITEM                                                                                                                               | SUBJECT           | COMPARABLE SALE # 7 | COMPARABLE SALE # 8 | COMPARABLE SALE # 9 |
| Date of Prior Sale/Transfer                                                                                                        |                   |                     |                     |                     |
| Price of Prior Sale/Transfer                                                                                                       |                   |                     |                     |                     |
| Data Source(s)                                                                                                                     | SOMLS/County/Agt. | SOMLS/County/Agt.   |                     |                     |
| Effective Date of Data Source(s)                                                                                                   | 11/18/2025        | 11/18/2025          |                     |                     |

|                                                                                                                                                                                                  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| Analysis of prior sale or transfer history of the subject property and comparable sales None                                                                                                     |  |  |  |  |
|                                                                                                                                                                                                  |  |  |  |  |
|                                                                                                                                                                                                  |  |  |  |  |
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|                                                                                                                                                                                                  |  |  |  |  |
|                                                                                                                                                                                                  |  |  |  |  |
| Summary of Sales Comparison Approach Comp 7 is a dated sale over one year old that was included due to similar room count and relative size, and is adjusted for superior quality and condition. |  |  |  |  |
|                                                                                                                                                                                                  |  |  |  |  |
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|                                                                                                                                                                                                  |  |  |  |  |

File No. 380 Clay  
Case No.

|                              |        |                                                            |        |       |    |          |       |
|------------------------------|--------|------------------------------------------------------------|--------|-------|----|----------|-------|
| Borrower None                |        |                                                            |        |       |    |          |       |
| Property Address 380 Clay St |        |                                                            |        |       |    |          |       |
| City                         | Asland | County                                                     | Jacksn | State | OR | Zip Code | 97520 |
| Lender/Client                |        | Bang Realty Address 2939 Vernon Pl., Cincinnati, OH 45219. |        |       |    |          |       |

| LISTINGS COMPARISON ANALYSIS                                                                                                                                                              | FEATURE                               |                   | SUBJECT                         |        |                 | LISTING # 1                           |             |                    |                | LISTING # 2                            |             |                    |               | LISTING # 3             |        |                    |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------|---------------------------------|--------|-----------------|---------------------------------------|-------------|--------------------|----------------|----------------------------------------|-------------|--------------------|---------------|-------------------------|--------|--------------------|--|
|                                                                                                                                                                                           | Address                               |                   | 380 Clay St<br>Asland, OR 97520 |        |                 | 809 Beach Street<br>Ashland, OR 97520 |             |                    |                | 220 Nutley Street<br>Ashland, OR 97520 |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           | Proximity to Subject                  |                   |                                 |        |                 | 1.41 miles W                          |             |                    |                | 2.42 miles W                           |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           | List Price                            |                   | \$                              |        |                 | \$ 425,000                            |             |                    |                | \$ 530,000                             |             |                    |               | \$                      |        |                    |  |
|                                                                                                                                                                                           | List Price/Gross Liv. Area            |                   | \$ 0.00 sq. ft.                 |        |                 | \$ 388.84 sq. ft.                     |             |                    |                | \$ 580.50 sq. ft.                      |             |                    |               | \$ sq. ft.              |        |                    |  |
|                                                                                                                                                                                           | Data Source(s)                        |                   |                                 |        |                 | MLS#220210230;DOM 32                  |             |                    |                | MLS#220203578;DOM 166                  |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           | Verification Source(s)                |                   |                                 |        |                 | No doc                                |             |                    |                | No doc                                 |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           | VALUE ADJUSTMENTS                     |                   | DESCRIPTION                     |        |                 | DESCRIPTION                           |             | +(-) \$ Adjustment |                | DESCRIPTION                            |             | +(-) \$ Adjustment |               | DESCRIPTION             |        | +(-) \$ Adjustment |  |
|                                                                                                                                                                                           | Sale or Financing                     |                   |                                 |        |                 | Listing                               |             |                    |                | Listing                                |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           | Concessions                           |                   |                                 |        |                 | None;0                                |             |                    |                | None;0                                 |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           | Date of Sale/Time                     |                   |                                 |        |                 | c11/25                                |             |                    |                | Active                                 |             | -27,500            |               |                         |        |                    |  |
|                                                                                                                                                                                           | Location                              |                   | N;Res;                          |        |                 | N;Res;                                |             |                    |                | N;Res;                                 |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           | Leasehold/Fee Simple                  |                   | Fee Simple                      |        |                 | Fee Simple                            |             |                    |                | Fee Simple                             |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           | Site                                  |                   | 13939 sf                        |        |                 | 16,553 sf                             |             | -2,614             |                | 13,504 sf                              |             | 0                  |               |                         |        |                    |  |
|                                                                                                                                                                                           | View                                  |                   | N;LtdSght;                      |        |                 | N;LtdSght;                            |             |                    |                | B;Woods;                               |             | -5,000             |               |                         |        |                    |  |
|                                                                                                                                                                                           | Design (Style)                        |                   | DT1;Cottage                     |        |                 | DT2;Cottage                           |             | 0                  |                | DT1;Cabin                              |             | 0                  |               |                         |        |                    |  |
|                                                                                                                                                                                           | Quality of Construction               |                   | Q5                              |        |                 | Q4                                    |             | -21,000            |                | Q3                                     |             | -27,500            |               |                         |        |                    |  |
|                                                                                                                                                                                           | Actual Age                            |                   | 135                             |        |                 | 79                                    |             | 0                  |                | 105                                    |             | 0                  |               |                         |        |                    |  |
|                                                                                                                                                                                           | Condition                             |                   | C6                              |        |                 | C5                                    |             | -65,000            |                | C3                                     |             | -130,000           |               |                         |        |                    |  |
|                                                                                                                                                                                           | Above Grade Room Count                |                   | Total                           | Bdrms. | Baths           | Total                                 | Bdrms.      | Baths              | -4,000         | Total                                  | Bdrms.      | Baths              | -4,000        | Total                   | Bdrms. | Baths              |  |
|                                                                                                                                                                                           |                                       |                   | 3                               | 1      | 1.0             | 4                                     | 2           | 2.0                | -4,000         | 4                                      | 2           | 2.0                | -4,000        |                         |        |                    |  |
|                                                                                                                                                                                           | Gross Living Area                     |                   | 637 sq. ft.                     |        |                 | 1,093 sq. ft.                         |             | -18,240            |                | 913 sq. ft.                            |             | -11,040            |               | sq. ft.                 |        |                    |  |
|                                                                                                                                                                                           | Basement & Finished Rooms Below Grade |                   | 0sf                             |        |                 | 810sf0sfwo                            |             | -5,000             |                | 0sf                                    |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           | Functional Utility                    |                   | Tandem bedroom                  |        |                 | None                                  |             | -2,000             |                | None                                   |             | -2,000             |               |                         |        |                    |  |
|                                                                                                                                                                                           | Heating/Cooling                       |                   | Wall/None                       |        |                 | BB/FWA/Wall                           |             | -2,000             |                | Ductless                               |             | -4,000             |               |                         |        |                    |  |
|                                                                                                                                                                                           | Energy Efficient Items                |                   | None                            |        |                 | None                                  |             |                    |                | None                                   |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           | Garage/Carport                        |                   | 4dw                             |        |                 | 1ga2dw                                |             | -4,000             |                | 2dw                                    |             | 0                  |               |                         |        |                    |  |
|                                                                                                                                                                                           | Porch/Patio/Deck                      |                   | Porch/None                      |        |                 | Porch/Deck                            |             | -2,000             |                | Porch/Deck                             |             | -2,000             |               |                         |        |                    |  |
|                                                                                                                                                                                           | Finished Attic                        |                   | 416 sf                          |        |                 | None                                  |             | +10,500            |                | None                                   |             | +10,500            |               |                         |        |                    |  |
|                                                                                                                                                                                           |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
| Net Adjustment (Total)                                                                                                                                                                    |                                       |                   |                                 |        | + -             |                                       | \$ -119,354 |                    | + -            |                                        | \$ -206,540 |                    | + -           |                         | \$     |                    |  |
| Adjusted List Price of Comparables                                                                                                                                                        |                                       |                   |                                 |        | Net Adj: -28%   |                                       |             |                    | Net Adj: -39%  |                                        |             |                    | Net Adj: 0%   |                         |        |                    |  |
|                                                                                                                                                                                           |                                       |                   |                                 |        | Gross Adj : 33% |                                       | \$ 305,646  |                    | Gross Adj: 43% |                                        | \$ 323,460  |                    | Gross Adj: 0% |                         | \$     |                    |  |
| Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales                                                        |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
| ITEM                                                                                                                                                                                      |                                       | SUBJECT           |                                 |        |                 | COMPARABLE LISTINGS # 1               |             |                    |                | COMPARABLE LISTINGS # 2                |             |                    |               | COMPARABLE LISTINGS # 3 |        |                    |  |
| Date of Prior Sale/Transfer                                                                                                                                                               |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
| Price of Prior Sale/Transfer                                                                                                                                                              |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
| Data Source(s)                                                                                                                                                                            |                                       | SOMLS/County/Agt. |                                 |        |                 | SOMLS/County/Agt.                     |             |                    |                | SOMLS/County/Agt.                      |             |                    |               |                         |        |                    |  |
| Effective Date of Data Source(s)                                                                                                                                                          |                                       | 11/18/2025        |                                 |        |                 | 11/18/2025                            |             |                    |                | 11/18/2025                             |             |                    |               |                         |        |                    |  |
| Summary of Listing Comparison Approach Listing s 1 & 2 are adjusted for superior apparent quality (doors, windows, fixtures, etc. and for varying degrees of superior condition.          |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
| Listing 2 is adjusted for C2 condition due to a recent total rebuild/remodel per MLS which included a new foundation, roof, interior walls and all accompanying that depth of renovation. |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
| Both are adjusted for significantly larger sizes but were among the very few listings that were even somewhat relevant to the subject.                                                    |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
| Listing 2 is adjusted for a 5% negotiaiton factor despite MC data due to appearing to be a high listing for the area (note lengthy days on market).                                       |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
| Both are starkly dissimilar to the subject due to quality and condition but were among the very few listings that were somewhat relevant.                                                 |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
|                                                                                                                                                                                           |                                       |                   |                                 |        |                 |                                       |             |                    |                |                                        |             |                    |               |                         |        |                    |  |
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|          |      |
|----------|------|
| Borrower | None |
|----------|------|

Property Address    380 Clay St

City Asland

State

OR

Zip Code

97520

Lender/Client      Bang Realty

Address 2939 Vernon Pl., Cincinnati, OH 45219.

## SUBJECT CONDITION

The subject is in poor overall condition with no upgrades or maintenance evident for approximately 40 years. All surfaces are worn, deteriorated and in disrepair. There is rodent feces present. Additionally, there is some functional obsolescence noted due to it being necessary to pass through the one existing bedroom on the first floor in order to access the finished attic. In the finished attic, it is also necessary to pass through one room to enter the room opposite the staircase, which to a degree limits the use of the first room as a bedroom. Thus the subject has a tandem bedroom on the first floor and potentially another tandem bedroom on the upper level, when using the finished attic as living area size which is typical to the area and was the apparent original use of the upper level, which ANSI determined to no longer qualify as living area as of April, 2022. Note that when originally constructed in 1890, the upper level was considered living area.

Kermit Compeau  
**COMMENT ADDENDUM**

File No. 380 Clay  
Case No.

|                              |        |                                                |       |    |          |       |
|------------------------------|--------|------------------------------------------------|-------|----|----------|-------|
| Borrower None                |        |                                                |       |    |          |       |
| Property Address 380 Clay St |        |                                                |       |    |          |       |
| City Asland                  | County | Jackosn                                        | State | OR | Zip Code | 97520 |
| Lender/Client Bang Realty    |        | Address 2939 Vernon Pl., Cincinnati, OH 45219. |       |    |          |       |

APPRAISER INDEPENDENCE-The appraiser understands Appraiser Independence provisions which are required for FHA financing and have replaced HVCC, as per the Dodd-Frank Act. The appraiser is aware of no acts of coercion, extortion, inducement, bribery or intimidation of, compensation or instruction to, or collusion with a person that performs valuation management functions. The appraiser has not been provided by the AMC or loan production staff with an estimated or target value, the loan amount, or loan-to-value ratio for the subject property. There has been no communication with the loan production staff or AMC that violate Appraiser Independence standards. In the event of a purchase transaction, the appraiser has been provided with and reviewed the sales agreement. By accepting & completing this assignment, the appraiser is certifying to the AMC that s/he is competent with the specific property type and geographic location of the subject property.

The appraiser has not identified any purchaser, borrower or seller as an intended user of this appraisal, and no such party should use or rely on this appraisal for any purpose. Such parties are advised to obtain an appraisal from an appraiser of their own choosing if they require an appraisal for their own use. Any reference to or use of this appraisal report by a purchaser, borrower or seller for their own purposes, including without limitation for the purposes of a property purchase decision or an appraisal contingency in a purchase agreement, is at such party's own risk and is not intended or authorized by the appraiser.

FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.

ADDENDUM RE: CONDITION- All representations contained herein, are based on casual visual observation of readily accessible areas typical of a real estate appraisal site inspection. It should be noted that the inspection process was technically nonexhaustive. This means, the appraiser did not move personal possessions or items stored, dismantle components, perform destructive inspections, or enter any areas that required a tool to gain access. In the case of a purchase, it is highly recommended to get a Professional Home Inspection, which differs significantly from and is far more exhaustive than an appraiser's casual "walk-through" observation.

NEIGHBORHOOD MARKETING CONDITIONS/TIME ADJUSTMENTS  
Inadequate market data exists from which to draw any conclusions. The subject market area had only 3 relevant sale from within the past 3 month period and 4 from the prior period. It is not possible to accurately adjust for time with the minimal number of rural sales in the area. Paired sales would indicate a relatively stable current market. .

SUMMARY OF SALES COMPARISON APPROACH  
No specific age adjustments are made due to the effective age being adjusted for in the condition portion of the grid. Fireplaces are not included in the grid and are not adjusted for due to a lack of any market support for such an adjustment. Living area size is adjusted at \$45 per sq.ft., lot size at \$1 per acre for differences greater than 2,000 sq.ft. Quality adjustments are made at 2.5% or 5% depending on the degree of difference. The condition adjustments are made at the estimated cost to bring the subject to C4 condition, that amount multiplied by 50% for conditions rated C3. The adjustment for the finished attic is made at \$25 per sq.ft., slightly more than half of that for living area size. Adjustments were derived from paired sales, prior paired sales and information from local professionals.  
Comps 1 & 3 are adjusted for inferior locations on moderate traffic "feeder" streets.  
Comps 2 & 3 are adjusted for habitable C4 condition.  
Comps 2 & 3 are beyond one mile but are the same general market area and were used due to lack of closer relevant sales. Comp 2 is adjusted for having a finished basement.  
Comps 1 & 2 are given slightly more weight due to proximity (comp 1) and sale date (comp 2).  
The estimated value is at the lower end of the range due to the subject's condition, tandem bedroom and limited utility of finished attic as well as due to the fact that almost any sale of the subject would have to be cash or a rehabilitaion loan, which significantly limits the pool of potential buyers.  
The subject value is lower than the predominant value due to size, room count, quality and condition.

REPAIR ITEMS:

Prep and paint exterior \$10,000

Replace all windows \$15,000

Prep and paint interior \$10,000

Replace/Install flooring \$8,000

Replace various light fixtures \$500

Repair railing \$250

Replace roof (no apparent leaks but appears to be at the end of its effective life) \$10,000

Repair broken doors, replace missing hardware, missing light fixtures, miscellaneous \$5,000

Replace heater \$2,000 (existing but may or may not function)

Replace water heater (appears quite dated and likely is at the end of its effective age). \$1,200

Clean debris from utility room and home \$250

Rounded \$65,000 estimate to bring up to C4 (habitable) condition, using existing kitchen and bathroom equipment which are dated but are probably functional.

NOTE-The appraiser is not a Professional Home Inspector nor a licensed contractor. The estimates are per cost data and may vary widely depending on the individual contractors or unseen damage or problems.

Additionally, other significant repair may be needed once a Professional Home Inspection is performed, including the subject's electrical wiring and breakers, plumbing, heating and foundational issues. No foundational issues were apparent in the appraiser's walk-through, which was not a comprehensive examination.

Any possibility of development, additional dwellings or splitting the subject lot would require a feasibility study and is not in the scope of this report, which only estimates the value of the subject with the current single family home on the existing lot.

Note the following, which is also located on page 3 of the report:

ADDENDUM RE: CONDITION- All representations contained herein, are based on casual visual observation of readily accessible areas typical of a real estate appraisal site inspection. It should be noted that the inspection process was technically nonexhaustive. This means, the appraiser did not move personal possessions or items stored, dismantle components, perform destructive inspections, or enter any areas that required a tool to gain access. In the case of a purchase, it is highly recommended to get a Professional Home Inspection, which differs significantly from and is far more exhaustive than an appraiser's casual "walk-through" observation.

|                              |        |                                                |       |    |          |       |
|------------------------------|--------|------------------------------------------------|-------|----|----------|-------|
| Borrower None                |        |                                                |       |    |          |       |
| Property Address 380 Clay St |        |                                                |       |    |          |       |
| City Asland                  | County | Jackosn                                        | State | OR | Zip Code | 97520 |
| Lender/Client Bang Realty    |        | Address 2939 Vernon Pl., Cincinnati, OH 45219. |       |    |          |       |

PARCELS 1 & 3, AS SHOWN ON PARTITION PLAT FILED IN THE OFFICE OF THE JACKSON COUNTY OREGON SURVEYOR AS NO. 20468 AND RECORDED AS PARTITION PLAT NO. P-27-2009 OF "RECORD OF PARTITION PLATS" IN JACKSON COUNTY, OREGON.



Market Conditions Addendum to the Appraisal Report

MARKET RESEARCH & ANALYSIS

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

|                  |             |      |        |       |    |          |       |
|------------------|-------------|------|--------|-------|----|----------|-------|
| Property Address | 380 Clay St | City | Asland | State | OR | ZIP Code | 97520 |
| Borrower         | None        |      |        |       |    |          |       |

**Instructions:** The appraiser must use the information required on this form as the basis for his/her conclusions and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include that data in the analysis. If data sources provide all the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

| Inventory Analysis                                                     | Prior 7-12 Months            | Prior 4-6 Months                       | Current - 3 Months | Overall Trend                       |            |                                     |        |                          |            |
|------------------------------------------------------------------------|------------------------------|----------------------------------------|--------------------|-------------------------------------|------------|-------------------------------------|--------|--------------------------|------------|
| Total # of Comparable Sales (Settled)                                  | 3                            | 4                                      | 3                  | <input type="checkbox"/>            | Increasing | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/> | Declining  |
| Absorption Rate (Total Sales/Months)                                   | 0.5                          | 1.33                                   | 1                  | <input type="checkbox"/>            | Increasing | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/> | Declining  |
| Total # of Comparable Active Listings                                  | 6                            | 4                                      | 3                  | <input checked="" type="checkbox"/> | Declining  | <input type="checkbox"/>            | Stable | <input type="checkbox"/> | Increasing |
| Months of Housing Supply (Total Listings/Ab. Rate)                     | 12                           | 3.01                                   | 3                  | <input type="checkbox"/>            | Declining  | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/> | Increasing |
| Median Sales & List Price, DOM, Sale/List %                            | Prior 7-12 Months            | Prior 4-6 Months                       | Current - 3 Months | Overall Trend                       |            |                                     |        |                          |            |
| Median Comparable Sales Price                                          | 485,000                      | 462,500                                | 420,000            | <input type="checkbox"/>            | Increasing | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/> | Declining  |
| Median Comparable Sales Days on Market                                 | 5                            | 30                                     | 33                 | <input type="checkbox"/>            | Declining  | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/> | Increasing |
| Median Comparable List Price                                           | 472,904                      | 490,000                                | 530,000            | <input type="checkbox"/>            | Increasing | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/> | Declining  |
| Median Comparable Listings Days on Market                              | 16                           | 86                                     | 162                | <input type="checkbox"/>            | Declining  | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/> | Increasing |
| Median Sale Price as % of List Price                                   | 98%                          | 100%                                   | 98%                | <input type="checkbox"/>            | Increasing | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/> | Declining  |
| Seller-(developer, builder, etc.) paid financial assistance prevalent? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |                    | <input type="checkbox"/>            | Declining  | <input checked="" type="checkbox"/> | Stable | <input type="checkbox"/> | Increasing |

Explain in detail seller concessions trends for the past 12 months (e.g. seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs condo fees, options, etc.)

MLS indicates some seller concessions in the area, which are predominantly closing costs.

Are foreclosure sales (REO sales) a factor in the market? ☐ Yes ☒ No If yes, explain (including the trends in listings and sales of foreclosed properties).

REOs do not currently appear to be a factor.

Cite data sources for above information.

Data Sources: MLS ID = 597, State = Oregon, MLS Board = SOMLS - Southern Oregon MLS, FlexMLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales, and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

There were a total of 10 Comparable Settled Sales in the past 12 months. The Median Sales Price for the prior 7-12 months was \$485,000 and for the current to prior 3 months is \$420,000. The Months Supply for the prior 7-12 months was 12 and 3 for the current to prior 3 month period. The Median Days on Market for the prior 7-12 months was 5 and 33 for the current to prior 3 month period. The statistics above were generated from an exported MLS market search. Details regarding the calculations and process can be found online at <http://www.bradfordsoftware.com/1004mc/calc.shtml>

Inadequate data exists from which to draw any conclusions. Paired sales indicates what appears to be a currently stable market.

CONDO/CO-OP PROJECTS

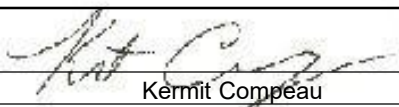
If the subject is a unit in a condominium or cooperative project, complete the following: Project Name:

| Subject Project Data                            | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend            |            |                          |        |                          |            |
|-------------------------------------------------|-------------------|------------------|--------------------|--------------------------|------------|--------------------------|--------|--------------------------|------------|
| Total # of Comparable Sales (Settled)           |                   |                  |                    | <input type="checkbox"/> | Increasing | <input type="checkbox"/> | Stable | <input type="checkbox"/> | Declining  |
| Absorption Rate (Total Sales/Months)            |                   |                  |                    | <input type="checkbox"/> | Increasing | <input type="checkbox"/> | Stable | <input type="checkbox"/> | Declining  |
| Total # of Active Comparable Listings           |                   |                  |                    | <input type="checkbox"/> | Declining  | <input type="checkbox"/> | Stable | <input type="checkbox"/> | Increasing |
| Months of Unit Supply (Total Listings/Ab. Rate) |                   |                  |                    | <input type="checkbox"/> | Declining  | <input type="checkbox"/> | Stable | <input type="checkbox"/> | Increasing |

Are foreclosures sales (REO sales) a factor in the project? ☐ Yes ☐ No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

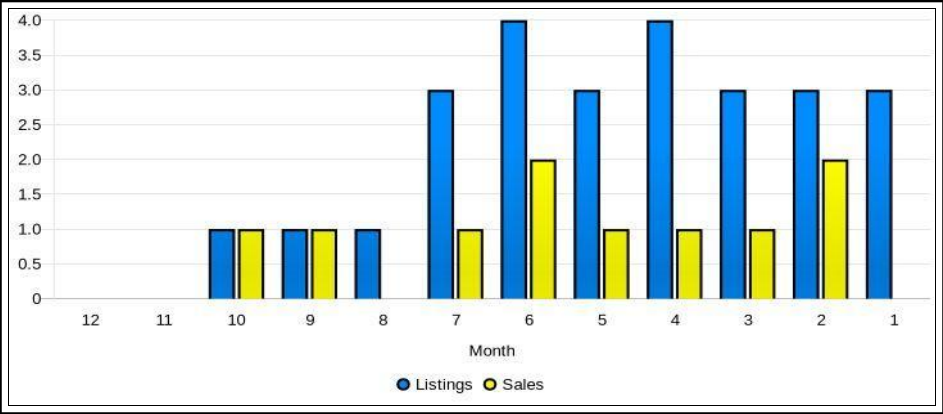
APPRAISER

|                               |                                                                                     |                               |       |
|-------------------------------|-------------------------------------------------------------------------------------|-------------------------------|-------|
| Signature                     |  | Signature                     |       |
| Appraiser Name                | Kermit Compeau                                                                      | Supervisor Name               |       |
| Company Name                  | Kermit Compeau                                                                      | Company Name                  |       |
| Company Address               | 537 Dead Indian Memorial Rd, Ashland, OR 97520                                      | Company Address               |       |
| State License/Certification # | CR01187 State OR                                                                    | State License/Certification # | State |
| Email Address                 | klc4570@aol.com                                                                     | Email Address                 |       |

Kermit Compeau  
**MARKET ANALYSIS CHARTS**

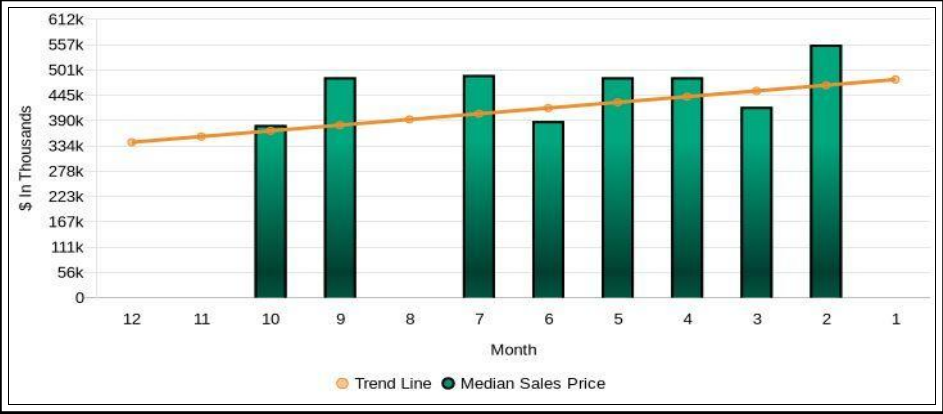
File No. 380 Clay  
Case No.

|                  |             |        |         |         |                                        |          |       |
|------------------|-------------|--------|---------|---------|----------------------------------------|----------|-------|
| Borrower         | None        |        |         |         |                                        |          |       |
| Property Address | 380 Clay St |        |         |         |                                        |          |       |
| City             | Asland      | County | Jackosn | State   | OR                                     | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address | 2939 Vernon Pl., Cincinnati, OH 45219. |          |       |



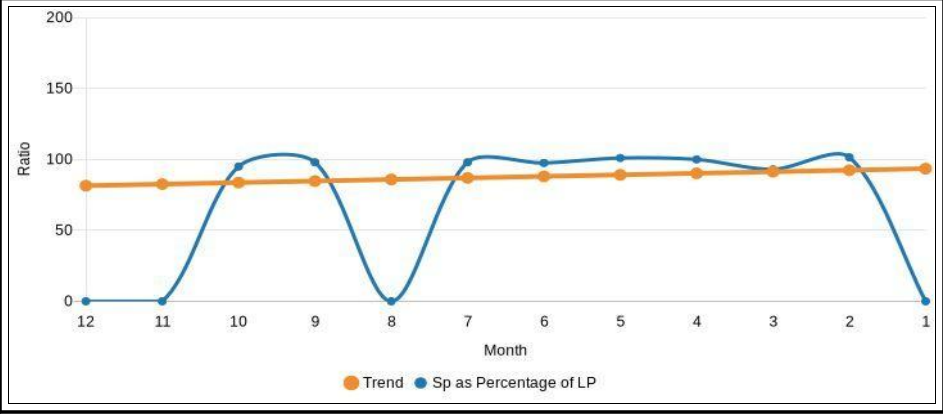
TOTAL SALES AND LISTINGS

There no sales twelve months ago and were no sales last month. There no listings twelve months ago and 3 listings last month.



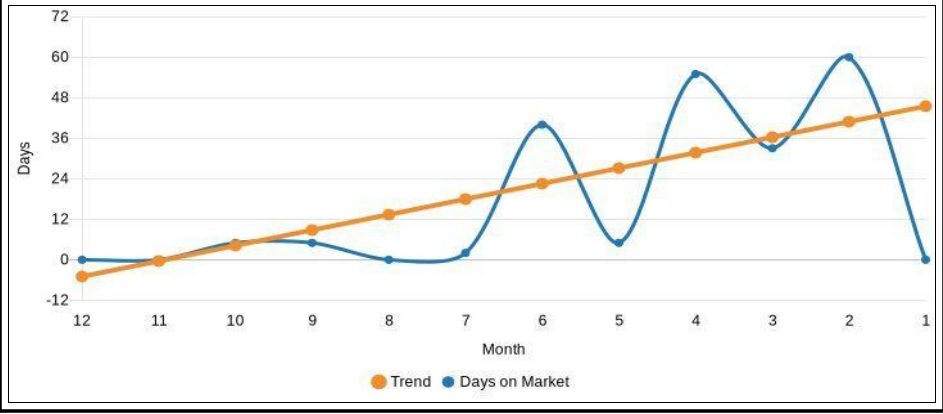
MEDIAN SALES PRICE

There is not enough data to perform analytics.



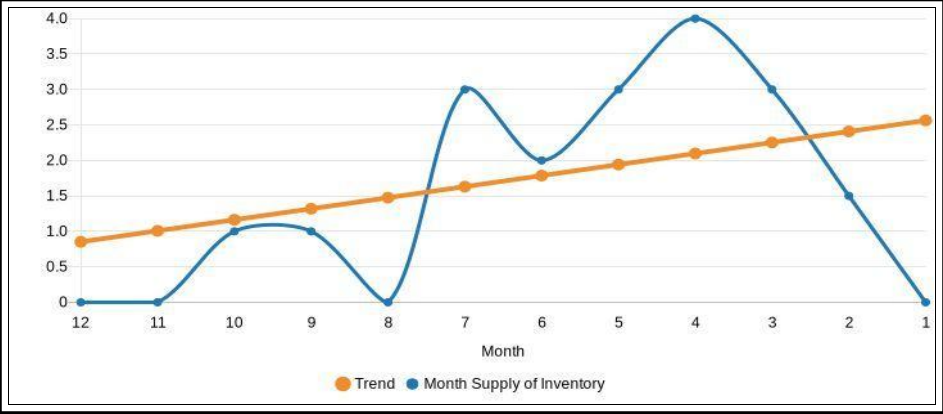
SALES TO LISTING PRICE RATIO

There is not enough data to perform analytics.



SALES DAYS ON MARKET TREND

There is not enough data to perform analytics.



MONTH OF SUPPLY OF INVENTORY

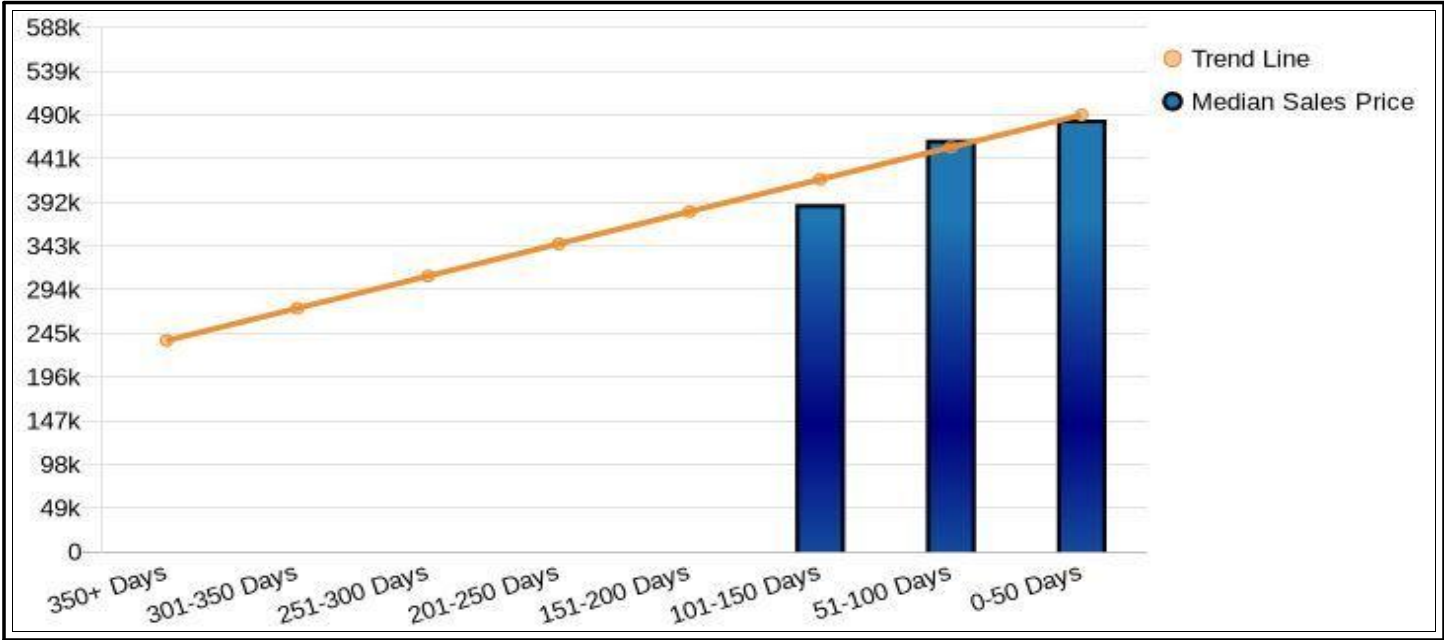
There is not enough data to perform analytics.

|                  |             |        |         |         |                                        |          |       |
|------------------|-------------|--------|---------|---------|----------------------------------------|----------|-------|
| Borrower         | None        |        |         |         |                                        |          |       |
| Property Address | 380 Clay St |        |         |         |                                        |          |       |
| City             | Asland      | County | Jackosn | State   | OR                                     | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address | 2939 Vernon Pl., Cincinnati, OH 45219. |          |       |

Median Price Broken Into Marketing Time (Days On Market)

| Days on Market (DOM) | Median Listing Price            |
|----------------------|---------------------------------|
| 0-50 Days            | \$485,000                       |
| 51-100 Days          | \$462,500                       |
| 101-150 Days         | \$390,000                       |
| 151-200 Days         | No Listings in this Time Period |
| 201-250 Days         | No Listings in this Time Period |
| 251-300 Days         | No Listings in this Time Period |
| 301-350 Days         | No Listings in this Time Period |
| 350+ Days            | No Listings in this Time Period |

The table displays the market's change in median sales price over the past year.



This chart shows the relationship between marketing time (how long a property is left on the market) and sales price.

This chart is especially useful for determining typical marketing times and how long it will take to sell for a given price.

|                  |             |        |         |                                        |       |
|------------------|-------------|--------|---------|----------------------------------------|-------|
| Borrower         | None        |        |         |                                        |       |
| Property Address | 380 Clay St |        |         |                                        |       |
| City             | Asland      | County | Jackosn | State                                  | OR    |
| Lender/Client    | Bang Realty |        | Address | 2939 Vernon Pl., Cincinnati, OH 45219. |       |
|                  |             |        |         | Zip Code                               | 97520 |

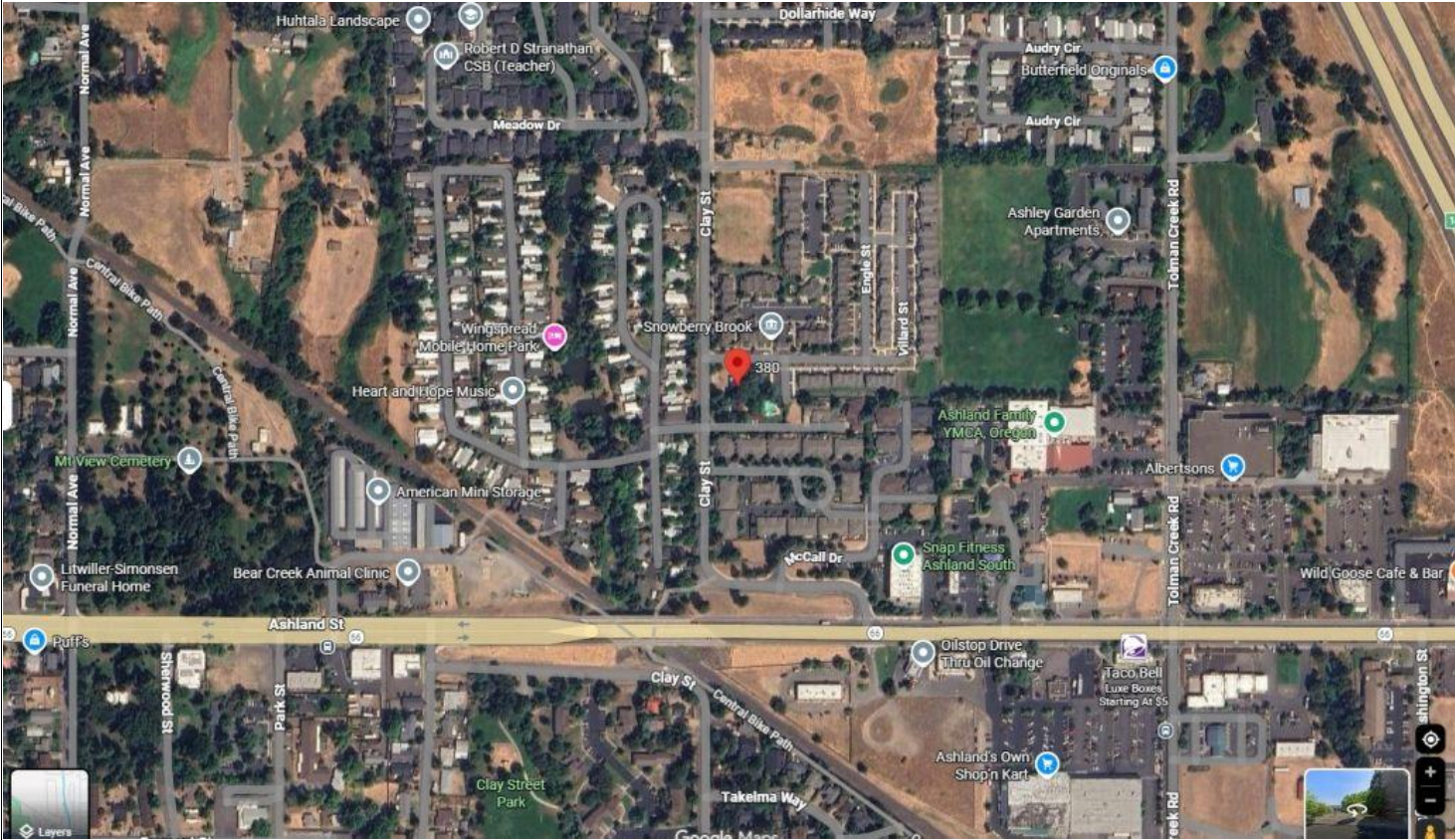


Sketch by ApexSketch

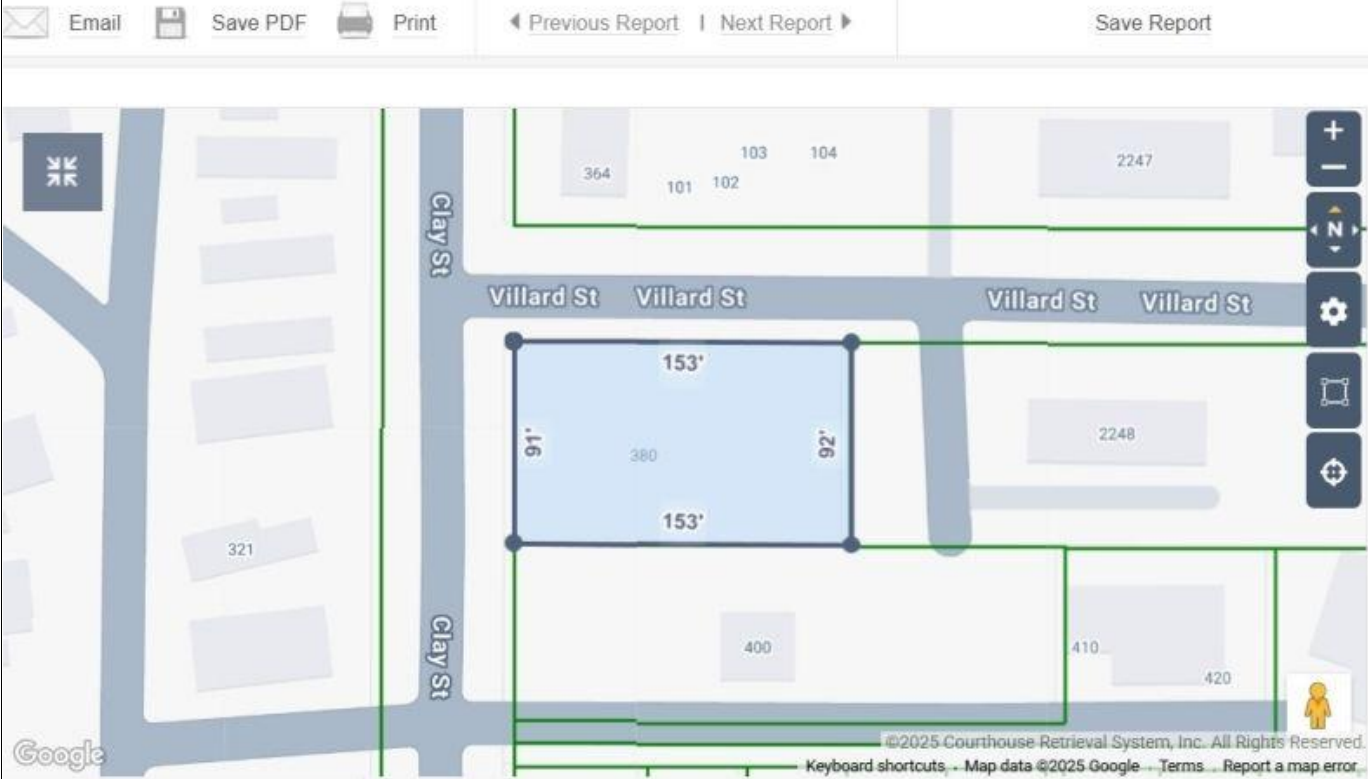
| AREA CALCULATIONS SUMMARY |             |        |          |           |            | AREA CALCULATIONS BREAKDOWN |        |          |           |       |
|---------------------------|-------------|--------|----------|-----------|------------|-----------------------------|--------|----------|-----------|-------|
| Code                      | Description | Factor | Net Size | Perimeter | Net Totals | Name                        | Base x | Height x | Width =   | Area  |
| GLA1                      | First Floor | 1.0    | 636.5    | 119.0     | 636.5      | First Floor                 |        | 17.0 x   | 12.5 =    | 212.5 |
| OTH                       | Fin.Attic   | 1.0    | 416.0    | 84.0      |            |                             |        | 26.5 x   | 16.0 =    | 424.0 |
|                           | Storage     | 1.0    | 149.6    | 51.6      | 565.6      |                             |        |          |           |       |
| P/P                       | Porch       | 1.0    | 79.9     | 43.4      | 79.9       |                             |        |          |           |       |
| Net LIVABLE               |             |        |          |           |            | 2 total items               |        |          | (rounded) | 637   |



|                              |        |                                                |       |    |          |       |
|------------------------------|--------|------------------------------------------------|-------|----|----------|-------|
| Borrower None                |        |                                                |       |    |          |       |
| Property Address 380 Clay St |        |                                                |       |    |          |       |
| City Asland                  | County | Jackson                                        | State | OR | Zip Code | 97520 |
| Lender/Client Bang Realty    |        | Address 2939 Vernon Pl., Cincinnati, OH 45219. |       |    |          |       |



|                  |             |        |         |                                                |    |          |       |
|------------------|-------------|--------|---------|------------------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                                |    |          |       |
| Property Address | 380 Clay St |        |         |                                                |    |          |       |
| City             | Asland      | County | Jackosn | State                                          | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |

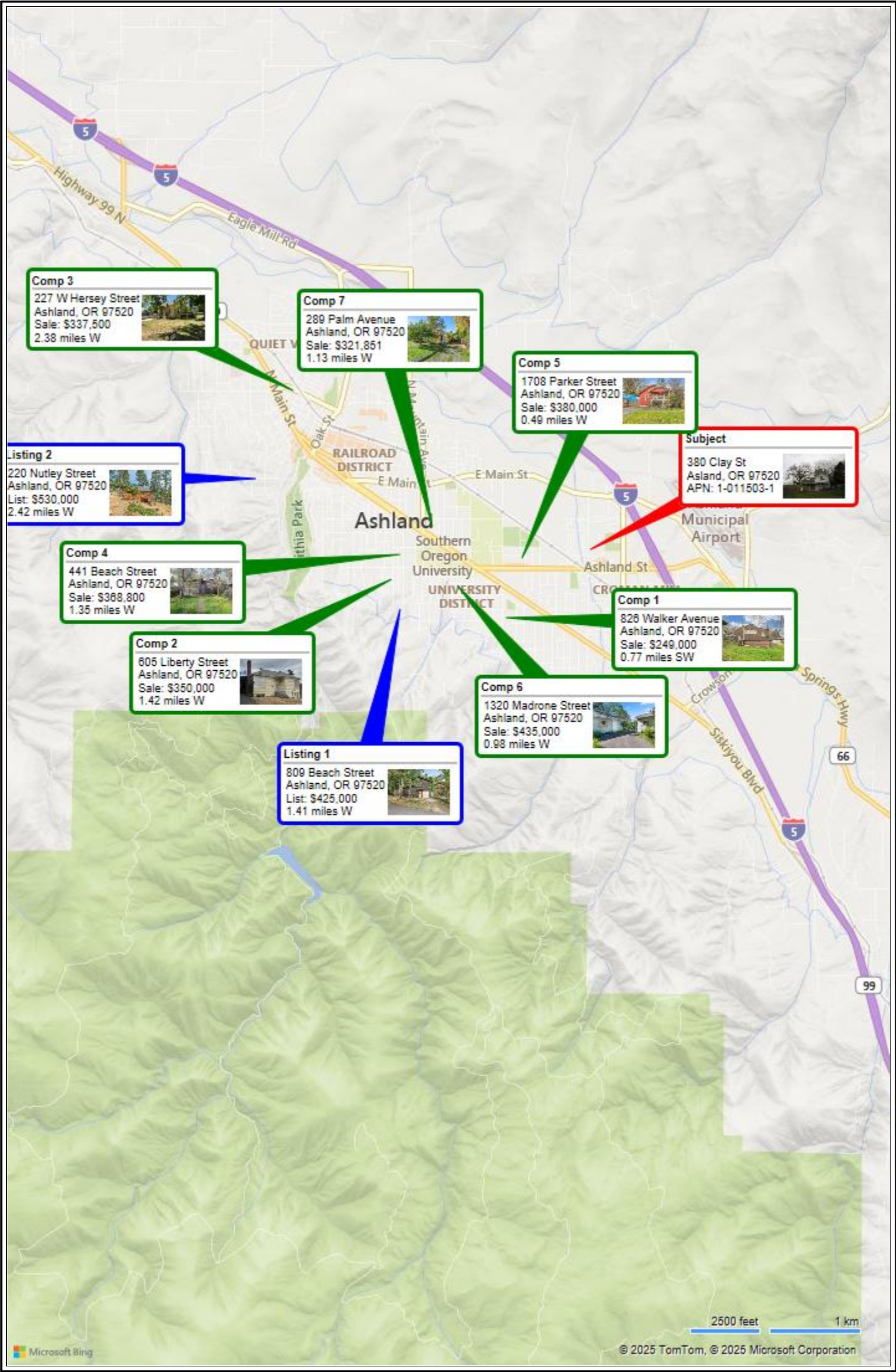




Kermit Compeau  
**LOCATION MAP ADDENDUM**

File No. 380 Clay  
Case No.

|                  |                                                |        |         |          |       |
|------------------|------------------------------------------------|--------|---------|----------|-------|
| Borrower         | None                                           |        |         |          |       |
| Property Address | 380 Clay St                                    |        |         |          |       |
| City             | Ashland                                        | County | Jackosn | State    | OR    |
|                  |                                                |        |         | Zip Code | 97520 |
| Lender/Client    | Bang Realty                                    |        |         |          |       |
|                  | Address 2939 Vernon Pl., Cincinnati, OH 45219. |        |         |          |       |





Kermit Compeau  
**SUBJECT PHOTO ADDENDUM**

File No. 380 Clay  
Case No.

|                  |             |        |         |                                        |    |          |       |
|------------------|-------------|--------|---------|----------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                        |    |          |       |
| Property Address | 380 Clay St |        |         |                                        |    |          |       |
| City             | Asland      | County | Jackosn | State                                  | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        | Address | 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |



**FRONT OF  
SUBJECT PROPERTY**  
380 Clay St  
Asland, OR 97520



**REAR OF  
SUBJECT PROPERTY**



**STREET SCENE**



|                  |             |        |         |                                                |    |          |       |
|------------------|-------------|--------|---------|------------------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                                |    |          |       |
| Property Address | 380 Clay St |        |         |                                                |    |          |       |
| City             | Asland      | County | Jackosn | State                                          | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |



side



side



dining area



|                  |             |        |         |                                                |    |          |       |
|------------------|-------------|--------|---------|------------------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                                |    |          |       |
| Property Address | 380 Clay St |        |         |                                                |    |          |       |
| City             | Asland      | County | Jackosn | State                                          | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |



Kitchen



Bathroom



living room



|                  |             |        |         |                                                |    |          |       |
|------------------|-------------|--------|---------|------------------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                                |    |          |       |
| Property Address | 380 Clay St |        |         |                                                |    |          |       |
| City             | Asland      | County | Jackosn | State                                          | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |



utility/storage area



water heater



bathroom (additional photo)

|                  |             |        |         |         |                                        |          |       |
|------------------|-------------|--------|---------|---------|----------------------------------------|----------|-------|
| Borrower         | None        |        |         |         |                                        |          |       |
| Property Address | 380 Clay St |        |         |         |                                        |          |       |
| City             | Asland      | County | Jackosn | State   | OR                                     | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address | 2939 Vernon Pl., Cincinnati, OH 45219. |          |       |



interior door (broken winow)



1st level bedroom



living room wall



|                  |             |        |         |                                                |    |          |       |
|------------------|-------------|--------|---------|------------------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                                |    |          |       |
| Property Address | 380 Clay St |        |         |                                                |    |          |       |
| City             | Asland      | County | Jackosn | State                                          | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |



missing light fixture



stairs to finished "attic"



finished attic bedroom (tandem)



|                  |             |        |         |                                                |    |          |       |
|------------------|-------------|--------|---------|------------------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                                |    |          |       |
| Property Address | 380 Clay St |        |         |                                                |    |          |       |
| City             | Asland      | County | Jackosn | State                                          | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |



finished attic bedroom



finished attic ceiling

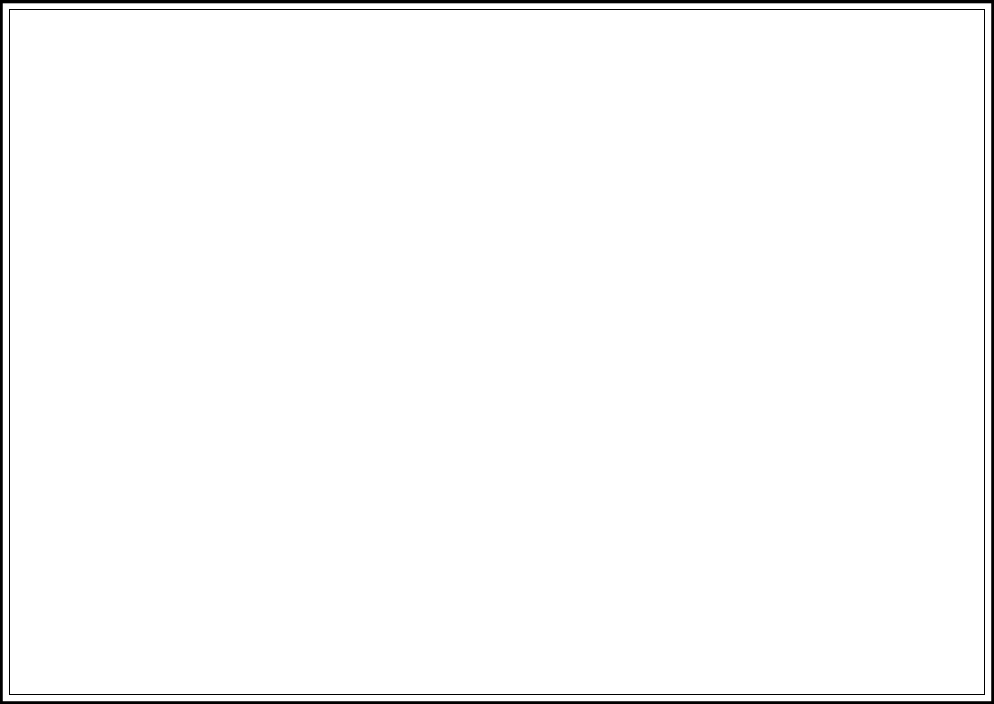
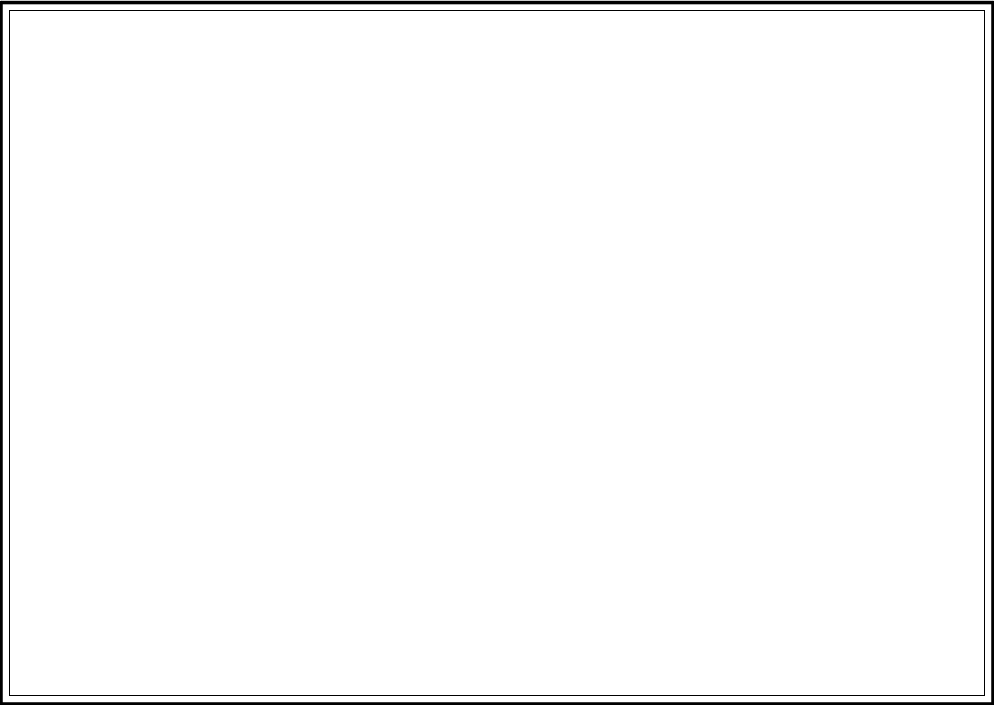


railing along stairs in 2nd level  
tandem bedroom

|                  |             |        |         |                                                |    |          |       |
|------------------|-------------|--------|---------|------------------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                                |    |          |       |
| Property Address | 380 Clay St |        |         |                                                |    |          |       |
| City             | Asland      | County | Jackosn | State                                          | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |



closer view of the front of the subject





|                  |             |        |         |                                                |    |          |       |
|------------------|-------------|--------|---------|------------------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                                |    |          |       |
| Property Address | 380 Clay St |        |         |                                                |    |          |       |
| City             | Ashland     | County | Jackosn | State                                          | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |



**COMPARABLE SALE # 1**  
826 Walker Avenue  
Ashland, OR 97520



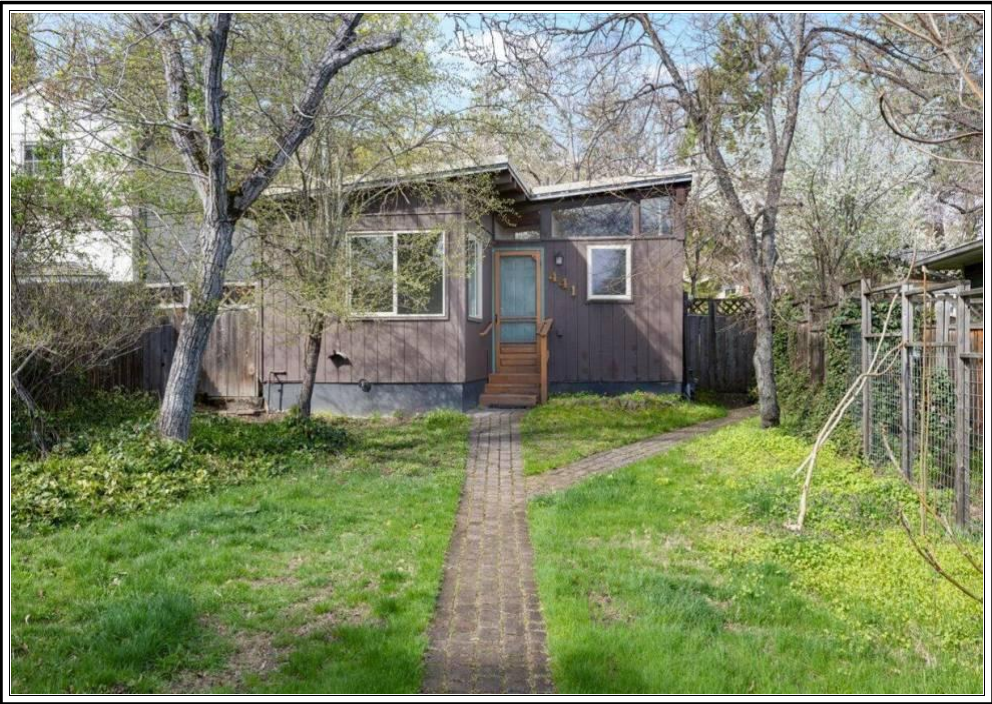
**COMPARABLE SALE # 2**  
605 Liberty Street  
Ashland, OR 97520



**COMPARABLE SALE # 3**  
227 W Hersey Street  
Ashland, OR 97520



|                  |             |        |         |                                                |    |          |       |
|------------------|-------------|--------|---------|------------------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                                |    |          |       |
| Property Address | 380 Clay St |        |         |                                                |    |          |       |
| City             | Ashland     | County | Jackosn | State                                          | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |



**COMPARABLE SALE #** 4  
441 Beach Street  
Ashland, OR 97520



**COMPARABLE SALE #** 5  
1708 Parker Street  
Ashland, OR 97520



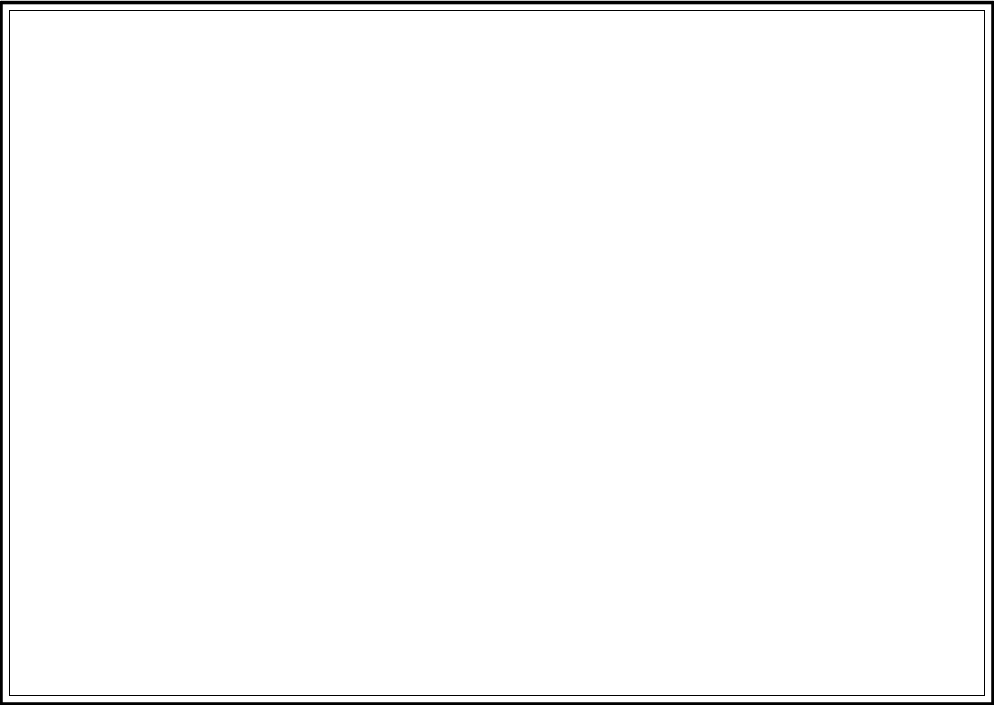
**COMPARABLE SALE #** 6  
1320 Madrone Street  
Ashland, OR 97520



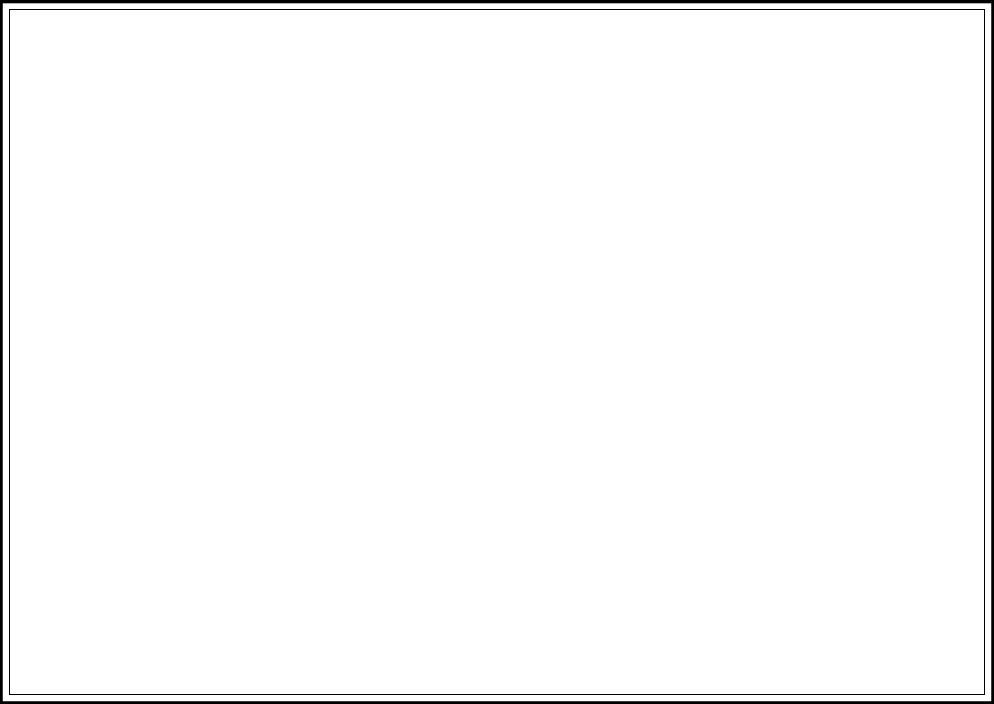
|                  |             |        |         |         |                                        |          |       |
|------------------|-------------|--------|---------|---------|----------------------------------------|----------|-------|
| Borrower         | None        |        |         |         |                                        |          |       |
| Property Address | 380 Clay St |        |         |         |                                        |          |       |
| City             | Ashland     | County | Jackosn | State   | OR                                     | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address | 2939 Vernon Pl., Cincinnati, OH 45219. |          |       |



**COMPARABLE SALE #** 7  
289 Palm Avenue  
Ashland, OR 97520



**COMPARABLE SALE #** 8



**COMPARABLE SALE #** 9



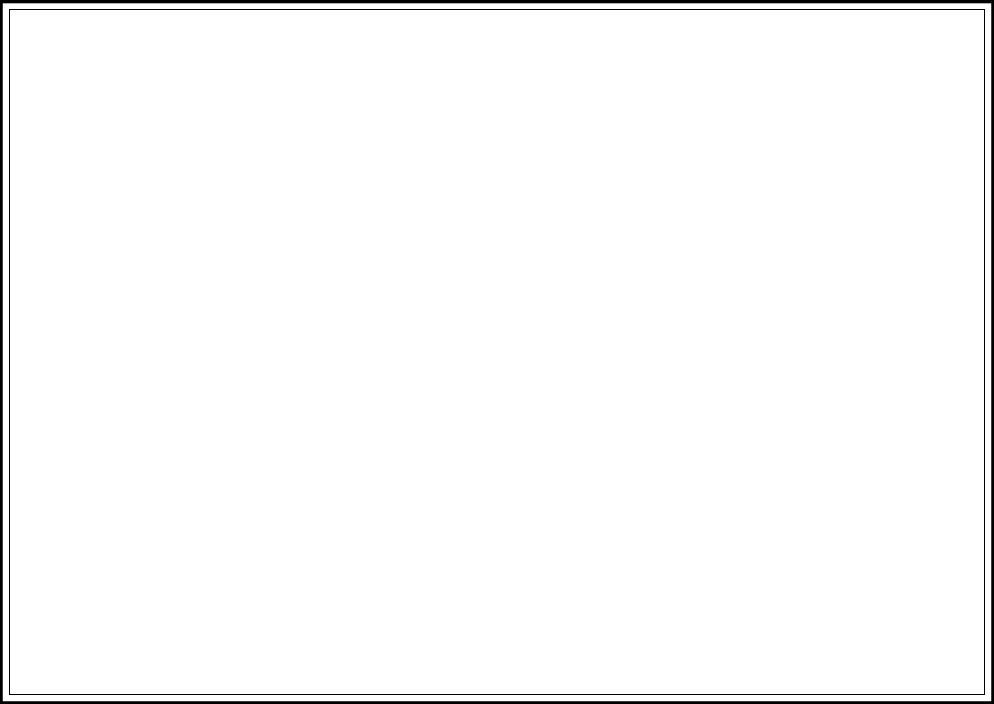
|                  |             |        |         |                                                |    |          |       |
|------------------|-------------|--------|---------|------------------------------------------------|----|----------|-------|
| Borrower         | None        |        |         |                                                |    |          |       |
| Property Address | 380 Clay St |        |         |                                                |    |          |       |
| City             | Asland      | County | Jackosn | State                                          | OR | Zip Code | 97520 |
| Lender/Client    | Bang Realty |        |         | Address 2939 Vernon Pl., Cincinnati, OH 45219. |    |          |       |



**COMPARABLE LISTING # 1**  
809 Beach Street  
Ashland, OR 97520



**COMPARABLE LISTING # 2**  
220 Nutley Street  
Ashland, OR 97520



**COMPARABLE LISTING # 3**

|                              |        |                                                |          |          |       |
|------------------------------|--------|------------------------------------------------|----------|----------|-------|
| Borrower None                |        |                                                |          |          |       |
| Property Address 380 Clay St |        |                                                |          |          |       |
| City Asland                  | County | Jackosn                                        | State OR | Zip Code | 97520 |
| Lender/Client Bang Realty    |        | Address 2939 Vernon Pl., Cincinnati, OH 45219. |          |          |       |

**Appraiser Certification and Licensure Board**

**State Certified Residential Appraiser**

*28 hours of continuing education required*

**KERMIT L COMPEAU**

**537 DEAD INDIAN MEMORIAL RD  
ASHLAND, OR 97520**

License No.: CR01187  
Issue Date: May 01, 2024  
Expiration Date: April 30, 2026

  
Chad Koch, Administrator

Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized condition and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

**Note:** *Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

**Note:** *The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.*

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**Note:** *The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. It's estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.*

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

**Note:** *The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.*

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability are somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

**Note:** *Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.*

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

**Note:** *Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.*

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Requirements - Definitions of Not Updated, Updated and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components meet existing market expectations. Updates do *not* include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.



UNIFORM APPRAISAL DATASET (UAD)  
Property Description Abbreviations Used in This Report

File No. 380 Clay  
Case No.

| Abbreviation | Full Name                      | May Appear in These Fields            |
|--------------|--------------------------------|---------------------------------------|
| A            | Adverse                        | Location & View                       |
| ac           | Acres                          | Area, Site                            |
| AdjPrk       | Adjacent to Park               | Location                              |
| AdjPwr       | Adjacent to Power Lines        | Location                              |
| ArmLth       | Arms Length Sale               | Sales or Financing Concessions        |
| AT           | Attached Structure             | Design (Style)                        |
| B            | Beneficial                     | Location & View                       |
| ba           | Bathroom(s)                    | Basement & Finished Rooms Below Grade |
| br           | Bedroom                        | Basement & Finished Rooms Below Grade |
| BsyRd        | Busy Road                      | Location                              |
| c            | Contracted Date                | Date of Sale/Time                     |
| Cash         | Cash                           | Sale or Financing Concessions         |
| Comm         | Commercial Influence           | Location                              |
| Conv         | Conventional                   | Sale or Financing Concessions         |
| cp           | Carport                        | Garage/Carport                        |
| CrtOrd       | Court Ordered Sale             | Sale or Financing Concessions         |
| CtySky       | City View Skyline View         | View                                  |
| CtyStr       | City Street View               | View                                  |
| cv           | Covered                        | Garage/Carport                        |
| DOM          | Days On Market                 | Data Sources                          |
| DT           | Detached Structure             | Design (Style)                        |
| dw           | Driveway                       | Garage/Carport                        |
| e            | Expiration Date                | Date of Sale/Time                     |
| Estate       | Estate Sale                    | Sale or Financing Concessions         |
| FHA          | Federal Housing Administration | Sale or Financing Concessions         |
| g            | Garage                         | Garage/Carport                        |
| ga           | Attached Garage                | Garage/Carport                        |
| gbi          | Built-In Garages               | Garage/Carport                        |
| gd           | Detached Garage                | Garage/Carport                        |
| GlfCse       | Golf Course                    | Location                              |
| Glfvw        | Golf Course View               | View                                  |
| GR           | Garden                         | Design (Style)                        |
| HR           | High Rise                      | Design (Style)                        |
| in           | Interior Only Stairs           | Basement & Finished Rooms Below Grade |
| Ind          | Industrial                     | Location & View                       |
| Listing      | Listing                        | Sales or Financing Concessions        |
| Lndfl        | Landfill                       | Location                              |
| LtdSght      | Limited Sight                  | View                                  |
| MR           | Mid Rise                       | Design (Style)                        |
| Mtn          | Mountain View                  | View                                  |
| N            | Neutral                        | Location & View                       |
| NonArm       | Non-Arms Length Sale           | Sale or Financing Concessions         |
| o            | Other                          | Basement & Finished Rooms Below Grade |
| O            | Other                          | Design (Style)                        |
| op           | Open                           | Garage/Carport                        |
| Prk          | Park View                      | View                                  |
| Pstrl        | Pastoral View                  | View                                  |
| PubTrn       | Public Transportation          | Location                              |
| PwrLn        | Power Lines                    | View                                  |
| Relo         | Relocation Sale                | Sale or Financing Concessions         |
| REO          | REO Sale                       | Sale or Financing Concessions         |
| Res          | Residential                    | Location & View                       |
| RH           | USDA - Rural Housing           | Sale or Financing Concessions         |
| rr           | Recreational (Rec) Room        | Basement & Finished Rooms Below Grade |
| RT           | Row or Townhouse               | Design (Style)                        |
| s            | Settlement Date                | Date of Sale/Time                     |
| SD           | Semi-detached Structure        | Design (Style)                        |
| Short        | Short Sale                     | Sale or Financing Concessions         |
| sf           | Square Feet                    | Area, Site, Basement                  |
| sqm          | Square Meters                  | Area, Site                            |
| Unk          | Unknown                        | Date of Sale/Time                     |
| VA           | Veterans Administration        | Sale or Financing Concessions         |
| w            | Withdrawn Date                 | Date of Sale/Time                     |
| wo           | Walk Out Basement              | Basement & Finished Rooms Below Grade |
| Woods        | Woods View                     | View                                  |
| Wtr          | Water View                     | View                                  |
| WtrFr        | Water Frontage                 | Location                              |
| wu           | Walk Up Basement               | Basement & Finished Rooms Below Grade |
|              |                                |                                       |
|              |                                |                                       |
|              |                                |                                       |
|              |                                |                                       |
|              |                                |                                       |



# Council Business Meeting

Date: February 17, 2026

|             |                                                                                                                                   |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item | First Reading and Public Hearing of Ordinance 3282 Creating Section 2.55 of the Ashland Municipal Code: Disposal of Real Property |
| Department  | Legal                                                                                                                             |
| From        | Carmel Zahran, Assistant City Attorney                                                                                            |

## **TIME ESTIMATE**

10 minutes

## **CATEGORY**

Action Needed - Motion to approve an action

## **SUMMARY**

During the January 20, 2026 council meeting, council chose the “**legal**” version of ordinance 3282 and approved first reading. This is the second reading of the ordinance.

There are two Oregon Revised Statutes that address the sale of real property by governmental entities: Chapter 221 applies specifically to Oregon cities, while Chapter 271 applies to all governmental entities. Navigating these two chapters together is not intuitive. To ensure the City complies with legal requirements for real property disposal, the legal department consolidated the relevant provisions of these statutes into this proposed ordinance. In the code, it would follow the chapter designated to the disposal of personal property.

A second purpose of the ordinance is to promote administrative efficiency; instead of having to consult lengthy statutes every time the City wishes to dispose of properties, staff, the community, and the City Council may refer to this ordinance instead. A third over-arching goal of the ordinance is to promote transparency in the sale of public land—a topic that often gathers significant public interest and that the Council has an interest in avoiding, even if just the appearance of unclear hands. Before any decision is made, a process that lays out steps for real property disposal may help with transparency.

## **POLICIES, PLANS & GOALS SUPPORTED**

To ensure legal compliance in the divestment of real property.

## **BACKGROUND AND ADDITIONAL INFORMATION**

The “**legal**” version incorporates statutory requirements the City must follow, with a few process steps added in that implicitly follow the regular operation of City business. Even then, the department included the “Valuation Factors” in 2.55.030 as non-binding guidance for the Council to consider when property sales are not solely driven by achieving the maximum price. Keep in mind, the Council should only sell property when it is “necessary or convenient”, the “public interest is furthered”, or the “public interest is furthered.” When a sale is not primarily aimed at achieving the maximum price, these 'Valuation Factors' provide concrete examples, drawn from other tenets the 'public interest,' that may justify a sale where the Council chose not to sell to the highest bidder.

## **FISCAL IMPACTS**

Potential benefit if the City is no longer required to pay for insurance and maintenance costs on properties that no longer serve the public interest.

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

I move to approve First Reading of 3282, an ordinance creating Section 2.55 of the Ashland Municipal Code: Disposal of Real Property and move to Second Reading during the March 3, 2026, Council meeting.

## **REFERENCES & ATTACHMENTS**

1. 3282 Creating AMC 2.55 Property Disposal





# Council Business Meeting



## ORDINANCE NO. 3282

### AN ORDINANCE CREATING SECTION 2.55 OF THE ASHLAND MUNICIPAL CODE: DISPOSAL OF REAL PROPERTY

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession;

**WHEREAS**, the City desires to create section 2.55 of the Ashland Municipal Code: Disposal of Real Property;

**WHEREAS**, the City from time to time owns real property that is no longer needed for public use, or the sale, exchange, conveyance or lease of the real property is necessary or convenient or will otherwise further public interest;

**WHEREAS**, the City desires to establish clear, transparent, and fair procedures for the evaluation and disposition of such surplus real property, consistent with ORS Chapter 221, ORS Chapter 271, and the Oregon Revised Statutes;

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **2.55.010 Purpose and Scope.**

The purpose of this chapter is to provide procedures and standards for the disposal of real property owned by the City and to ensure that such disposals are conducted in a manner that complies with Oregon State Law, including ORS Chapter 221 and 271.

### **SALE OF REAL PROPERTY**

#### **2.55.020 Sale of Real Property.**

1. Except as provided by AMC 2.55.030 (Alternative Sales) and 2.55.040 (Affordable Housing Dispositions) the City Manager, or their designee, shall present any proposal for the sale of any City-owned real property to the City Council at a properly noticed meeting. If the City Council considers it necessary or convenient to sell real property, before any sale occurs, the City must abide by the notice and hearing requirements outlined below. For the purposes of AMC 2.55.030 and 2.55.040, "Sale" includes a lease-

option agreement under which the lessee has the right to buy the leased real property in accordance with the terms specified in the agreement.

The City Council may give further guidance or instructions to staff before initiating a sale, including but not limited to, establishing bidding criteria, retaining a real estate firm, posting notice on the City website.

- a. Notice. The City shall publish a notice of the proposed sale in a newspaper of general circulation in the city. The notice shall be published at least once during the week prior to the public hearing. If such a newspaper does not exist, the City shall publish a notice of the proposed sale in a manner consistent with Public Meetings, and on the City website at least once during the week prior to the public hearing.
  - b. Substance of the Notice. The notice shall provide information regarding the following minimum information, though the City may include additional details at its discretion:
    - i. A description of the property or interest to be sold,
    - ii. The proposed uses for the property,
    - iii. The reasons why the City Council considers it necessary or convenient to sell the property and,
    - iv. The time and place of the public hearing at which the sale of the property will be discussed.
  - c. Public hearing. Not earlier than five days after publication of the notice, the public hearing concerning the sale shall be held at the time and place stated in the notice. The nature of the proposed sale and the general terms thereof, including an appraisal or other evidence of the market value of the property, shall be fully disclosed by the City Council at the public hearing. Any resident of the city shall be given an opportunity to present written or oral testimony at the hearing. Nothing in this section prevents the City Council from holding the hearing at any regular or special meetings of the City Council as part of its regular agenda.
2. City Council Determination: Following the public hearing and consideration of public testimony, the City Council shall determine whether to authorize the proposed sale.

If the City Council provided guidance in initiating a sale, like selling to the highest bidder, the City shall follow through with that process. For sales of real property that do not involve the highest bidder, the City Council may consider the valuation factors listed in Section 3 below.

3. Valuation Factors. In determining property value, the City may consider public interest and community benefits not reflected in market price. The following considerations are a non-exhaustive list that may guide public-use valuation:
- a. The suitability of the property for City or public purposes.
  - b. Allowing for more cohesive development of an area.
  - c. Providing needed commercial development, housing, employment, or recreational opportunities.
  - d. Advancing the City's comprehensive plan.



- e. Increasing the City's tax base.
  - f. Supporting other adopted City priorities.
4. Sale Closing. If the City Council authorizes the sale of City property, the City Manager shall act as the city representative for any closing documentation or negotiations.

#### **2.55.030 Alternative procedure for sale of city-owned real property**

1. In addition to or in lieu of AMC 2.55.020, the City Council may, from time to time, adopt a resolution establishing a procedure for the sale of individual parcels of a class of City-owned real properties, or any interest in the properties, under a single program established within the City for the sale of that class of properties. The City manager may thereafter sell any parcel under that adopted procedure in lieu of the other procedures established in this Ordinance and ORS 221.725.

#### **2.55.040 Affordable Housing Dispositions.**

1. Applicability. The City may, in accordance with ORS 221.729, sell real property to develop affordable housing. Such dispositions may be made under procedures established by separate City Council resolution, consistent with applicable authorities and required deed restrictions.

### **TRANSFER, LEASE, DONATION OF REAL PROPERTY**

#### **2.55.050 Transfers or lease of real property.**

1. Transfer or lease of real property: Subject to the limitations regarding burial grounds and land adjacent to railroads (see ORS 271.310(2) and (3)), if real property is not needed for public use, or whenever the public interest may be furthered, the City Council may sell, exchange, convey, or lease for any period not exceeding 99 years all or any part of the City's interest in the property to a governmental body or private individual or corporation. Consideration for the transfer or lease may include cash, real property, or both. In the event of a sale of real property, the City must follow the provisions set forth in 2.55.020, Sale of Real Property.

Unless the City Council determines that the public interest may be furthered, then real property needed for public use may not be sold, exchanged, conveyed or leased under the authority of ORS 271.300 to 271.360, except that it may be exchanged for property that is of equal or superior useful value for public use. Any such property not immediately needed for public use may be leased if, in the discretion of the governing body having control of the property, the property will not be needed for public use within the period of the lease.

2. Property not needed for public use. Consistent with ORS 271.330, the City Council may relinquish or transfer title to City real property not needed for public use as follows:

- a. If the property is not needed for public use, the City may relinquish title to any government body, providing the property is used for not less than 20 years for a public purpose by the governing body in the State of Oregon.
- b. To a qualifying nonprofit corporation, as defined in ORS 271.330(2)(b)(A), real property for:
  - i. Low-income housing, as defined in ORS 271.330(2)(a)(A).
  - ii. Social services, including education, training, counseling, health and mental health services, and the provision of facilities and administrative services to support such services, as set forth in 271.330(2)(b)(B).
  - iii. Childcare services, including education, training, and the provision of facilities and administrative services to support childcare services, as set forth in ORS 271.330(2)(a)(C).
- c. To a nonprofit, real property for the creation of open space, parks, or natural areas for perpetual public use, subject to a reversionary interest in the favor of the City as described in ORS 271.330(3).
- d. To a nonprofit, municipal or private corporation, real property for the purpose of providing broadband service, subject to a reversionary interest in the favor of the City as described in ORS 271.330(4).

**2.55.060 Exchange of Real Property.**

1. Authorization. The City Council may authorize the trade or exchange of real property with other governmental entities or with private parties.
2. Equivalent Value. The City may exchange real property only if the value of the real property accepted by the City in exchange for any of its property plus cash, if any, shall not be less than the value of the property relinquished.
3. Property Valuation. The value of the respective properties proposed to be exchanged shall be determined by the City Council. The City Council shall cause it to be appraised by one or more competent and experienced appraisers. The compensation, if any, of the appraisers shall be borne equally by the respective owners of the property. In case the valuation shall not be mutually satisfactory to the respective owners it shall not be binding upon them.

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Carmel Zahran, Assistant City Attorney



# Council Business Meeting

Date: February 17, 2026

|             |                                                                                                                      |
|-------------|----------------------------------------------------------------------------------------------------------------------|
| Agenda Item | First Reading and Public Hearing of Ordinance 3295 Amending AMC 14.02 Utility Systems – Customer Accounting Policies |
| Department  | Legal                                                                                                                |
| From        | Carmel Zahran, Assistant City Attorney                                                                               |

## **TIME ESTIMATE**

15

## **CATEGORY**

Action Needed - Motion to approve an action

## **SUMMARY**

Across all departments, the City is evaluating practices and procedures that may ensure the long-term fiscal viability of the City. The Utility Billing ("UB") department is the office that processes all the billing for electric, water, sewer, and telecommunication services.

## **POLICIES, PLANS & GOALS SUPPORTED**

Administrative/Governance Goal:

"To ensure ongoing fiscal ability to provide desired and required services at an acceptable level."

## **BACKGROUND AND ADDITIONAL INFORMATION**

The biggest challenge facing this department is delinquent accounts. Several factors have contributed to this, chief among them being Covid, staffing, and a personnel-intensive process regarding notifications. For this last part, the City will soon implement a program that will streamline the process. In evaluating hurdles, the other area for improvement is the City's own ordinance.

The City updated its ordinance in 2024 where it created a unique Ashland, Utility Appeal Committee. Currently, a customer has the right to appeal a decision to terminate services to the Appeal Committee and have *another* appeal to the Hearings Office. Since that 2024 version, the City updated the Administrative Appeals ordinance so that the Municipal Judge now hears administrative disputes. What staff has found, is that the Utility Appeal Committee acted as a delay for something that would ultimately be heard by the judge anyway.

Meanwhile, the judge has acted as a strong assurance for customers that the City is following its own policies. Another issue is that the ordinance and internal cross-references were outdated compared with current practices. A main goal in this ordinance was to maintain a clearer structure to Chapter 14.02 – Customer Accounting Policies (as outlined below). Another goal in the proposed ordinance is to keep the rules in the ordinance and keep the policy in with the UB department. The purpose is so that, if needed, UB has some flexibility in changing policy. Those policies will act like the ordinance in that the City will publish UB policies, neutrally apply them, and post notifications if a policy were to ever change. Accompanying your materials is UB's updated policy. There have been several situations where customers have used unprecedented amounts of services, delayed payment, and staff has been hamstrung by our existing process. The ordinance has the following structure:

1. Establishment of services; Customer agreement to City policy.
2. Assistance Program Reference
3. Delinquency Processing
4. Restrictions on Terminations for Serious Health Conditions
5. How to Appeal

For statutory background, as a consumer-owned utility, ORS 225 is the guiding authority. As compared with statutes that regulate investor-owned utilities, the statutes provide wide latitude for cities to deploy their own practices. The reason for the significant difference in regulation is that investor-owned utilities act more like monopolies and have a greater risk for predatory practices. The reverse is true for consumer-owned utilities, and is perhaps self-evident for Ashland, which has struggled to raise rates, just sent to collection \$2.7million in





## Council Business Meeting

delinquent utilities, and has a policy goal to be on top of growing delinquent accounts. This ordinance is in line with other efforts to have a functioning UB department so that the City can continue to provide vital services.

For this ordinance, regarding delinquencies, an account is delinquent if no payment is made after the "Due Date", which is 3 weeks after the bill is created, however bills are due and payable upon receipt. At least 10 days before any shut off, the City shall notify the customer of an intended shut off. Meaning, the City must give notice of an intended shut off, and, wait a minimum of 10 days before any shut-off is to occur from the date of the notification. These timelines represent the minimum requirements. It also prevents users from accumulating unprecedented utility bills. In working through delinquent accounts, the policy has been developed to have a clear and simple timeline for appeals.

Regarding the section pertaining to health certification, it is an industry standard to have health exceptions for shut-offs, even though it is not technically a requirement for municipal utilities. While this section could be written as a policy, given the importance of this exception, it seemed appropriate to put it into ordinance. Additionally, the framework of this section is based off OAR 860-021-0410. This OAR is a regulation for investor-operated utilities and does not have authority over consumer-owned utilities. Regardless, the direct applicability and wide acceptance of this OAR in municipal circles is an appropriate way for the City to balance situations regarding shut off and serious health conditions.

### **FISCAL IMPACTS**

| Fund:                   | Utility Billing Receivable |                     |
|-------------------------|----------------------------|---------------------|
|                         | As of Dec 31, 2025         | Total Delinquent    |
| General                 | \$ 693,688                 | \$ 405,838          |
| Street                  | 235,878                    | 130,141             |
| Wildfire Risk Reduction | 66,753                     | 17,339              |
| Water                   | 733,464                    | 379,967             |
| Wastewater              | 669,273                    | 297,592             |
| Stormwater              | 84,027                     | 33,932              |
| Electric                | 2,114,470                  | 1,157,518           |
| Telecommunications      | 393,958                    | 186,797             |
|                         | <u>\$ 4,991,511</u>        | <u>\$ 2,609,123</u> |

Amount on payment plans: \$ 1,416,953

Amount without payment plans: \$ 1,192,170

### **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

I move to approve First Reading of Ordinance 3295 and move it to Second Reading during the March 3, 2026, Council meeting.

### **REFERENCES & ATTACHMENTS**

1. 3295 Amending AMC Chapter 14.02 Utility Systems - Customer Accounting Policies
2. Utility Billing Policy 021726





## ORDINANCE NO. 3295

### AN ORDINANCE AMENDING AMC CHAPTER 14.02 UTILITY SYSTEMS – CUSTOMER ACCOUNTING POLICIES

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**,

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.**

##### **14.02.010                    Service connection and Customer Obligations**

- A. Any person or legal entity seeking electric, water, or sewer service from the City must submit a completed application on the City's form and provide any additional information the City requires. By applying, the applicant agrees to comply with the City's rates, rules, and regulations for utility services.**
- B. The City will process and accept applications according to its policies, which may require security deposits, letters of credit, or other assurances. Utility charges are payable in accordance with the City's policies and billing notices.**
- C. Notices under this chapter shall be given in the manner the customer consented to on the application; for example, an applicant who elects electronic notification consents to receive notices electronically, and an applicant who elects U.S. first-class mail consents to receive notices sent by U.S. first-class mail to the address on file.**

##### **14.02.020                    Assistance Programs**

**As provided by resolution, and as approved through the City's budget process, the City may offer assistance plans to customers who meet the eligibility requirements adopted by the City. Customers must apply with the Utility Billing office online or in person as outlined on the City's website.**

**14.02.030**

**Delinquencies**

- A. All charges for utility services shall be due and payable by the date specified on the billing statement, including any amounts due under any repayment agreement entered into between the customer and the City (the “Due Date”).
- B. At least 10 days prior to shutting off utility services, the City shall notify the customer in the manner set forth in Section 14.02.010(C) (the “Shutoff Notice”), that the account is delinquent and utility services will be disconnected after the date set forth in the Shutoff Notice.
- C. If the amount due is not paid before the date set forth in the Shutoff Notice, the City shall not be obligated to provide any further notice prior to disconnecting the utility service and shall not be liable to the customer for claims arising out of the shutoff of utility services.
- D. Any customer whose utility service has been disconnected shall not have their utility service reinstated until the full amount of the delinquent utilities has been paid or a repayment contract entered into between the customer and the City. In addition, the customer shall pay a service fee as determined by Council resolution for failure to pay, reinstatement, and/or service connection.
- E. The City will not terminate utility services of a customer for failure to pay for a utility services at another address that has a separate utility account.
- F. A monthly penalty as determined by Council resolution will be charged on all utility accounts that are unpaid past the Due Date with a balance owed in excess of \$500.00.

**14.02.040**      **Restrictions on Residential Terminations.**

- A. Notwithstanding Section 14.02.030, the City shall not disconnect a residential utility service if the customer submits certification from a qualified medical professional that disconnection would significantly endanger the physical health of the customer or a member of the customer’s household. For the purposes of this rule, “Qualified medical professional” means a licensed physician, nurse-practitioner, or physician’s assistant authorized to diagnose and treat the medical condition described without direct supervision by a physician. Written certification must include:
  - a. The name of the person to whom the certificate applies and relationship to the customer;
  - b. A complete description of the health conditions;
  - c. An explanation of how the person’s health will be significantly endangered by terminating the service;
  - d. A statement indicating how long the health condition is expected to last;

- e. A statement specifying the particular type of utility service required (for example, electricity for respirator); and
  - f. The signature of the qualified medical professional prescribing medical care.
- B. If a medical certificate is not submitted in compliance with City policy, the City may disconnect service after providing a 10-day notice to the customer.
- C. An emergency medical certificate shall be valid only for the length of time the health endangerment is certified to exist, but no longer than six months without renewal for certificates specifying illnesses identified as chronic by a “Qualified Medical Professional” as defined in this rule.
- D. A customer submitting a medical certificate is not excused from paying for their utility services:
  - a. Customers are required to enter into a written time-payment agreement with the City when an overdue balance exists;
  - b. When financial hardship can be shown, a customer with a medical certificate may renegotiate the terms of a time-payment agreement with the City; and
  - c. Time-payment arrangements in effect when a medical certificate terminates remain in effect for the balance then owing. If a customer fails to pay charges incurred after the certificate terminates, standard City payment plan provisions shall apply to payment of the arrearage incurred after the medical certificate expires. The terms of the medical certificate time-payment plan continue to apply to the arrearage accrued during the disability.
- E. If a medical certificate customer fails to enter into a written time-payment agreement within 20 days of filing the certificate, or to abide by its terms, the City shall notify the customer of its intent to disconnect service and the reason for the disconnection. The City may disconnect service after providing a notice 20 days in advance of disconnection for nonpayment, or 10 days before disconnection for failure to enter into a written time-payment agreement. In accordance with AMC 2.30, a customer may request a hearing thereafter be held to determine whether the City should be permitted to disconnect service to the customer.
- F. The City may verify the accuracy of a medical certificate. If the City believes a customer does not qualify, or no longer qualifies for a medical certificate, the City may disconnect service of the customer after providing a notice 10 days in advance of disconnection. In accordance with AMC 2.30, a customer may request a hearing thereafter be held to determine whether the City should be permitted to disconnect service to the customer.

#### 14.02.050 Appeal of Adverse Utility Service Decision.

- A. A customer who disputes a utility bill or its disconnection must first exhaust all remedies available under the utility and billing office’s policies (e.g. payment plan

options) before filing an appeal. If those remedies fail and the City seeks to disconnect the utility services or the customer and City have not otherwise resolved the dispute related to the utility bill, the customer may thereafter submit an administrative appeal to the Hearings Officer as provided in AMC 2.30. In the event of a Shutoff Notice, the appeal must be submitted within 10 days after the issuance of the Shutoff Notice.

- B. After the administrative appeal process, the Hearings Officer shall make written findings, including any findings regarding the amount(s) owed for unpaid utility services, fines, fees, and the applicable disconnection timeline.
- C. If an appeal has been properly and timely submitted, disconnection of utility services will be stayed pending the Hearings Officer's final determination.

#### **14.02.010 — Service — Application**

##### **~~A. Initial Application.~~**

~~1. Any person, firm or corporation desiring electric, water and/or sewer service from the City must submit an application through an online form provided by the City whereby the applicant agrees to abide by the rates, rules and regulations of the City.~~

~~2. The applicant must complete and submit the service application in full and provide any additional information as needed for the application to be validly considered.~~

~~B. Subsequent Applications. A current customer of the City of Ashland may connect utility service at a new location by telephone, in person, or at the discretion of the Utility Billing office, by email or written notice, if their account is current and their credit history shows no more than one (1) delinquency.~~

~~C. The application is merely a request for service and does not in itself bind the City to serve except under reasonable conditions, nor does it bind the customer to take service; but if the service is connected, the customer will be required to pay monthly minimum charges according to the applicable rate.~~

~~D. No application for electric, water and/or sewer service shall be accepted, or no new service shall be furnished to any person, firm or corporation who has any bill, fee or charge which has been due to the City for a period of thirty (30) days or more, until such bill, fee or charge has been paid in full.~~

#### **14.02.015 — Assistance Programs**

~~A. The City offers assistance plans to customers who may have difficulty paying their utility bill. Eligibility requirements exist and customers must apply with the Utility Billing office online or in person as outlined on the City's website.~~

~~B. Funding for assistance programs is reviewed and approved through the budget process. Eligibility requirements are determined by funding levels and current utility rate studies. The Utility Billing office, with guidance from City Council, shall implement and manage assistance programs accordingly and in conformity with other City procedures.~~

~~C. Priority of the City's assistance programs shall be given to senior citizens and low-income households, and the process of qualification shall be equitable.~~

#### **14.02.020 — Establishment of Credit**

~~A. A customer shall establish credit with the City by depositing an amount equal to one and one-half (1 1/2) times the average monthly bill for the service address, rounded to the nearest \$5.00. A customer is required to pay the deposit within ten (10) days of service starting. If the customer does not tender the deposit, the account will be billed accordingly, and the service will be subject to disconnect if the deposit is not paid. For new services, the Utility Services Division shall estimate the average monthly bill. A third party, other than the customer, may be permitted to post the required deposit, in which case the customer shall be deemed to have established credit as hereinafter provided. After a satisfactory payment record of ten (10) consecutive months with no more than one (1) delinquency, the deposit shall be refunded to the account holder.~~

~~B. In lieu of a deposit described in subsection [A](#) of this section, a customer may establish credit by providing a letter of credit from another utility, which provided service for a minimum of ten (10) consecutive months within the last year. The letter of credit from the utility company must furnish the following information:~~

- ~~1. Address (or addresses) served by the utility for this customer.~~
- ~~2. Length, type (residential/commercial), and time period at above location(s).~~
- ~~3. Number of past due mailer notices in the last year.~~

~~C. A customer to whom a deposit has been refunded, or to whom a letter of credit was accepted in lieu of a deposit, and who becomes delinquent may be required to reestablish credit by making a new deposit as specified in subsection [A](#) of this section. Residential and commercial credit shall be established separately and credit for one type of service will not be used as credit reference for the other type of service. Once a customer has established credit, a deposit will not be required for additional locations as long as good credit is maintained. The City shall not terminate residential accounts solely for failure to reestablish credit under subsection [C](#) of this section.~~

#### **14.02.030 — Bills — Due Date**

~~All bills are due and payable upon receipt. If bills are not paid by the next billing date, a notice complying with section [14.02.040](#) shall be given that service will be disconnected if the bills are not paid by the date specified.~~

#### **14.02.040 — Notice of Delinquency**

~~The City will give written notice to the customer before termination of service. The notice will contain:~~

- ~~A. A clear explanation of the reasons of termination.~~
- ~~B. The date of the proposed termination which shall be not less than seven (7) or more than ten (10) days from the date of mailing the notice as outlined in AMC [14.02.050](#).~~
- ~~C. A statement advising the customer of the appeal process, as outlined in AMC [14.02.090](#).~~
- ~~D. A statement that no termination will take place if the customer has obtained, prior to the proposed date of termination, a written statement from a licensed physician or a public or private agency providing physical or mental health care, that the termination would significantly endanger the physical health of a residential customer or any members of the customer's household. The customer shall also be advised that such certification must be renewed in writing every thirty (30) days thereafter, unless the certification states that the condition is chronic, in which case the certification must be renewed annually. Any~~



~~customer filing such a certification shall also be advised that they must enter into an arrangement with the City to pay any past due bills that accrue while the certificate is in effect.~~

~~Failure to adhere to the payment arrangement may result in disconnection of service regardless of whether or not a valid physician certificate is in place.~~

~~E. A statement that the City will not be liable for any loss incurred because of a disconnect for nonpayment of a utility bill.~~

#### ~~14.02.050 — Notice of Delinquency — Service of Notice~~

~~The notice of proposed termination shall be mailed by first class mail to the last known address of the customer and to any third party designated by the customer pursuant to Section [14.02.070](#) to receive notices. Service shall be deemed complete as of the date of the mailing.~~

#### ~~14.02.060 — Notice of Delinquency — Personal Contact~~

~~A. At least seventy-two (72) hours prior to the proposed termination of residential service, the City shall attempt in good faith to contact the person in possession of the residence and their designated representative in person, inform them that termination is imminent, explain the alternatives and assistance available, and determine the reason or reasons the customer has not responded to the notice of proposed termination.~~

~~B. Immediately prior to termination of residential service, the City shall attempt in good faith to make a personal contact with the above persons and advise them of the proposed action.~~

~~C. If the customer appears unable to comprehend the consequences of the notices or service termination, for any reason, the City shall delay the termination of service until it has appropriately notified the Department of Human Services. In such case the customer shall have an additional five (5) business days beyond the termination date stated in the notice to reach agreement with the City, or to appeal the matter according to AMC [14.02.090](#), before he or she may be terminated.~~

~~D. Procedures used and efforts made by a utility to make the personal contacts under this section shall be documented. If personal contacts cannot be made, notices shall be left in a conspicuous place at the residence, stating that service will be terminated in the case of the second personal contact.~~

#### ~~14.02.070 — Designation of Third Party to Receive Notice~~

~~The City will offer its customers the option to designate a third party to receive the notice of termination set forth in Section [14.02.040](#). Notification of this option shall be made upon initiation of service.~~

#### ~~14.02.080 — Information on Financial Assistance~~

~~Prior to terminating service, the City will inform residential customers who cannot pay their bills of the names and telephone numbers of appropriate units within the State Department of Human Services or other social service agencies which may help the customer determine what federal, state or private aid may be available to that customer.~~

#### ~~14.02.090 — Appeal of Termination Action~~

~~A customer may appeal a proposed termination to the Utility Appeals Committee. An appeal shall entail the following steps:~~

~~A. *Appeal Form.* The customer must submit a “Request to Appeal Termination” form to the City Recorder. The “Request to Appeal Termination” form shall be located either online on the City’s website or by request to the City Recorder.~~

~~B. *Review.* Upon receipt of the “Request to Appeal Termination” form, the Utility Appeals Committee will review the “Request to Appeal Termination” form and provide a recommendation to the Finance Director, who shall make the final decision regarding termination. The Finance Director shall notify the customer of the decision per the notice standards outlined AMC [14.02.050](#).~~

~~1. The Utility Appeals Committee shall be appointed by the Finance Director and shall include one (1) staff person from the Utility Billing Division, one (1) staff person from the Water or Electric Division, and one (1) Division Manager or Department Head. One (1) nonvoting Council Liaison may also sit on the committee.~~

~~C. *Appeal of Finance Director Decision.* Under the administrative appeals process outlined in AMC [2.30.020](#), a customer has ten (10) days to file a written notice of appeal of the Finance Director’s decision with the City Recorder. After the administrative appeal process, the Hearings Officer shall make written findings on termination, to include any findings regarding fines, fees, and any possible termination timeline.~~

~~D. *No Appeal.* If the customer does not file an administrative appeal, the customer has fourteen (14) days, from the date of the Finance Director’s notice, to comply with the Finance Director’s decision or be subject to termination at the conclusion of the fourteen (14) days.~~

~~E. *Utility Stay Pending Appeal.*~~

~~1. If a “Request to Appeal Termination” form is received before service has been terminated, termination will be stayed pending either a final determination by the Finance Director or the Hearings Officer.~~

~~2. Any customer whose service has been disconnected shall not have their service reinstated until the full amount of the delinquent utilities has been paid or an online “Request to Appeal Termination” form has been submitted and processed in accordance with AMC [14.02.040](#) if such appeal request had not already been submitted and processed for the said service account. The customer shall pay a service fee to be fixed by Council resolution for reconnection.~~

#### **14.02.100 — Restrictions on Residential Terminations**

~~A. *Physical Disabilities.* The City will not terminate service of a residential customer or refuse to restore service on request, if the City has been advised in writing by a licensed physician, or public or private agency providing physical or mental health care, that termination of service would significantly endanger the physical health of the customer or any member of the customer’s household and a certification under Section [14.02.040.D](#) is in effect. However, the City reserves the right to install a service limiter type meter while such certification is in effect.~~

~~B. *Weekends and Holidays.* Residential service shall not be terminated on, or the day prior to, a weekend or holiday.~~

~~C. *Accounts Not Related to Residential Service.* The City will not terminate residential service of a customer for failure to pay for a nonresidential service at another address, nor~~

~~shall service be terminated for a nonresidential service for failure to pay for a residential service at another address.~~

**14.02.110 — Requirements for Restoration of Service**

~~Except as provided in Section [14.02.090](#) during the pendency of an appeal, if a residential customer's service has been properly terminated under the above policies, the City shall not be required to restore or provide service at the same or any other location at which the customer resides without payment in full of any overdue amounts, together with any deposits and reconnection charges authorized in this section. If service has been disconnected for nonpayment, a reconnection charge as specified by resolution will be paid with the delinquent account if the reconnection is requested to be made during regular working hours of the Electric Department; or an afterhours charge as specified by resolution during other hours or on weekends or holidays, before service is restored. Any customer not having a current deposit whose service has been disconnected for nonpayment will be regarded as a new customer, and a new deposit shall be required before service is restored.~~

**14.02.120 — Penalty on Delinquent Accounts**

~~A penalty of one and one-half percent (1 1/2%) per month may be charged on the delinquent portion of all utility accounts in excess of \$500.00 or more, beginning on the thirtieth day following the original due date established in Section [14.02.030](#).~~

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Tonya Graham, Mayor

Reviewed as to form:

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Johan Pietila, City Attorney

February 12, 2026

## UTILITY BILLING POLICY

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**SUBJECT:** Payment Plans, Establishment of Credit, and Disconnection of Water Service to Tenants.

### **PAYMENT PLANS- CONTENT / GUIDELINES:**

Eligible utility account holders may request a **Payment Plan** that is based on the past-due balance. Requests must be submitted through the [online City of Ashland Payment Plan form](#), in writing (via email or letter) or made in person.

If the Past Due amount is below \$500, the customer may instead submit a **Promise to Pay** request to the Utility Billing Department. The customer will need to submit how much they are able to pay, along with their Current Monthly Charges. The **Promise to Pay** amount is based on the customer's past due balance.

### **PAYMENT PLAN ELIGIBILITY**

- Available for past-due balances of **\$500 or more**
- Payment Plans are based on the total past-due amount

### **PAYMENT PLAN TERMS**

- \$500-\$1000: 6 months
- \$1000-\$2000: 12 months
- \$2000-\$4000: 18 months
- \$4000 and above: 24 months

### **PROMISE TO PAY ELIGIBILITY**

- Available for past-due balances **under \$500**
- Customers must submit the amount they are able to pay **in addition to current monthly charges**

### **PROMISE TO PAY TERMS**

- \$50 - \$250: 2 months
- \$250 - \$500: 3 months

### **UTILITY DIVISION**

Finance Department  
2245 Ashland Street  
Ashland, Oregon 97520  
[ashlandoregon.gov](http://ashlandoregon.gov)

Tel: 541.488.6004  
Fax: 541.552.2059  
TTY: 800.735.2900

[utilitybilling@ashlandoregon.gov](mailto:utilitybilling@ashlandoregon.gov)





February 12, 2026

### Limitations

- An account is eligible for **only two (2) payment plans within a twelve (12) month period**. The twelve-month period begins when the first payment plan starts.

### Payment Requirements

- Payment Plan amounts are due **in addition to current monthly charges** and must be paid by the regular bill due date.
- Customers are responsible for tracking the Payment Plan amount and adding it to their current charges each month.

### Missed Payments

- If a payment is missed, the account will be subject to **Delinquency Processing**.

### Recalculation Requests

- If a customer receives financial assistance or makes a large payment, they may request a **one-time recalculation** to adjust the monthly payment amount.

### Delinquency and Financial Assistance

- If a customer is in the Delinquency Process and is actively seeking assistance from outside organizations, they may receive a **two (2) week grace period**.
- During this period, the outside organization must contact the Utility Billing Department with pledge information.
- Delinquency Processing will be paused during the two-week grace period.
- If no pledge information is received after two weeks, the account will be returned to the Delinquency Process.

### DISCONNECTION OF WATER SERVICE TO TENANTS-

If a utility account shows that the service location is a master-metered, multi-dwelling service address, the **Utility Billing Department** must provide a duplicate of the **Proposed Utility Termination Letter** to each unit at the service address. The **Proposed Utility Termination Letter** must be addressed to the Tenant. Tenant notices may not include the dollar amount owing.

### UTILITY DIVISION

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February 12, 2026

#### **ESTABLISHMENT OF CREDIT-**

A customer shall establish credit with the City by depositing an amount equal to **one and one-half (1 1/2) times** the average monthly bill for the service address, rounded to the nearest \$5.00. The Deposit for a **current customer** will be **equal to all outstanding balances** on closed accounts. The account will be billed accordingly, and the service will be subject to disconnection if the deposit is **not paid**. For new services, the Utility Billing Department shall estimate the average monthly bill. A third party, other than the customer, may be permitted to post the required deposit, in which case the customer shall be deemed to have established credit as hereinafter provided. After a satisfactory payment record of **ten (10) consecutive** months with no more than **one (1) delinquency**, the deposit shall be refunded to the account.

In place of a deposit, a customer may establish credit by providing a **letter of credit** from another **utility company** that provided service for a **minimum of ten (10)** consecutive months within the last year. The letter of credit from the **utility company** must furnish the following information:

1. Address (or addresses) served by the utility company for this customer.
2. Length, type (residential/commercial), and time period at the above location(s).
3. Number of past due mailer notices in the last year.

A customer to whom a deposit has been refunded, or to whom a letter of credit was accepted in place of a deposit, and who becomes delinquent, may be required to **reestablish credit** by paying a new deposit. Residential and commercial credit shall be established separately, and credit for one type of service will not be used as a credit reference for the other type of service. Once a customer has established credit, a deposit will not be required for additional locations as long as good credit history is maintained.

#### **UTILITY DIVISION**

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# Council Business Meeting

Date: February 17, 2026

|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Agenda Item | Public Hearing and First Reading of the following Ordinance Language Changes:<br><br><ol style="list-style-type: none"><li>1. 3288 AN ORDINANCE CREATING 15.04.270 TO PROHIBIT PERMITS WHEN CODE VIOLATIONS ARE OUTSTANDING</li><li>2. 3289 AN ORDINANCE UPDATING 15.36.030 TO CORRECT FOR THE PROPER DEPARTMENT THAT ASSIGNS FRONTAGE</li><li>3. 3290 AN ORDINANCE AMENDING 9.08.170(3) –TO CREATE CERTAIN EXEMPTIONS FOR HEAT PUMPS OR MECHANICAL DEVICES FROM NOISE REGULATION</li><li>4. 3291 AN ORDINANCE AMENDING 13.16.035 TO REQUIRE PROPERTY OWNERS TO REMOVE OR PRUNE DANGEROUS TREES WITHOUT A PERMIT</li><li>5. 3292 AN ORDINANCE AMENDING CHAPTER 6 TO REFLECT MARIJUANA RETAIL REGULATIONS</li></ol> |
| Department  | Legal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| From        | Carmel Zahran, Assistant City Attorney                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## **TIME ESTIMATE**

15 minutes

## **CATEGORY**

Action Needed - Motion to approve an action

## **SUMMARY**

This is a continuation of the City's updating of ordinances changes. AMC 2.04.050(I)(1) provides that, "Public hearings shall conclude at 8:00 p.m. and be continued to a future date to be set by Council..." Since all ordinance changes require public hearing, the Council was unable to get through the batch of proposed changes. Therefore, staff listed below the ordinances that still need to be reviewed for first reading.

Improvements largely fall into three categories (1) updating references to the proper authority, (2) making it so that fees are by resolution, i.e. and (3) correct for stylistic clarifications.

## **POLICIES, PLANS & GOALS SUPPORTED**

It is a good practice to update Code to align with current changes that occur in state and federal contexts. Additionally, these update will promote transparency and ease of access for both the citizens of Ashland as well as staff.

## **BACKGROUND AND ADDITIONAL INFORMATION**

This is the second of several sets of proposed code updates. These code updates are a combination of Table 2 and 3. See attached AMC Code Change Tables for proposed changes and reasons for the changes.

## **FISCAL IMPACTS**

There will be no fiscal impact to the City outside of staff time.

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**





## Council Business Meeting

I move to approve the First Reading of the following ordinances and move them to Second Reading during the March 3, 2026, council meeting:

**3288** AN ORDINANCE CREATING 15.04.270 TO PROHIBIT PERMITS WHEN CODE VIOLATIONS ARE OUTSTANDING

**3289** AN ORDINANCE UPDATING 15.36.030 TO CORRECT FOR THE PROPER DEPARTMENT THAT ASSIGNS FRONTAGE

**3290** AN ORDINANCE AMENDING 9.08.170(3) –TO CREATE CERTAIN EXEMPTIONS FOR HEAT PUMPS OR MECHANICAL DEVICES FROM NOISE REGULATION

**3291** AN ORDINANCE AMENDING 13.16.035 TO REQUIRE PROPERTY OWNERS TO REMOVE OR PRUNE DANGEROUS TREES WITHOUT A PERMIT

**3292** AN ORDINANCE AMENDING CHAPTER 6 TO REFLECT MARIJUANA RETAIL REGULATIONS

And move to Second Reading during the March 3, 2026, Council meeting.

### **REFERENCES & ATTACHMENTS**

1. AMC Code Change Tables\_FEB 17 2026 Council Meeting First Reading
2. 3288 CREATING 15.04.270 TO PROHIBIT PERMITS WHEN CODE VIOLATIONS ARE OUTSTANDING
3. 3289 UPDATING 15.36.030 TO CORRECT FOR THE PROPER DEPARTMENT THAT ASSIGNS FRONTAGE
4. 3290 AMENDING 9.08.170(3) –TO CREATE CERTAIN EXEMPTIONS FOR HEAT PUMPS OR MECHANICAL DEVICES FROM NOISE REGULATION
5. 3291 AMENDING 13.16.035 TO REQUIRE PROPERTY OWNERS TO REMOVE OR PRUNE DANGEROUS TREES WITHOUT A PERMIT
6. 3292 AMENDING CHAPTER 6.50 TO REFLECT MARIJUANA RETAIL REGULATIONS



Recommended Code Language Changes - First Reading

These language changes are substantive changes that are to help improve city processes, align with current practices, and/or increase efficiencies or improve clarity.

| AMC Section                    | AMC Title                                                              | Proposed Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Reason for Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">6.50</a>           | Medical Marijuana Dispensaries <del>Dispensaries</del> <b>Retailer</b> | <p>Remove "medical" and add "and retailers" throughout</p> <p>E. “Dispensary” means a <del>medical</del> marijuana dispensary, and <b><u>or marijuana retailer, licensed by the Oregon Liquor and Cannabis Commission to sell marijuana items to consumers.</u></b></p> <p><del>H. “Medical Marijuana” means all parts of marijuana plants that may be used to treat or alleviate a qualifying patient’s debilitating medical condition or symptoms associated with the patient’s debilitating medical condition.</del></p> <p><del>I. H. “Medical-Marijuana Dispensary”</del> means a medical marijuana facility that is registered by the Oregon Health Authority under ORS <del>475.300 through 475.346</del> <b><u>Chapter 475C</u></b> and that sells, distributes, transmits, gives, dispenses or otherwise provides <del>medical</del> marijuana to <del>medical marijuana qualifying patients</del> <b><u>consumers.</u></b></p> <p>5. Certification that the proposed dispensary is registered as an Oregon <del>medical</del> marijuana facility pursuant to ORS <del>475.300 to 475.346</del> <b><u>475C</u></b> and is licensed to conduct business in compliance with Chapter 6.04 of the Ashland Municipal Code.</p> <p>E. Operating hours for retail sales <del>to Medical Marijuana-Qualifying Patients</del> must be no earlier than <del>9:00 a.m.</del> <b><u>8:00 a.m.</u></b> or later than <del>7:00 p.m</del> <b><u>10:00 p.m.</u></b> on the same day.</p> <p>H. No minor is allowed on the premises unless the minor is a <del>medical marijuana</del> <b><u>Medical Marijuana Qualifying Patient</u></b> cardholder <b><u>authorized by the State of Oregon</u></b> and is accompanied by a parent or guardian <del>whose for the purpose is to procure of obtaining</del> the minor’s medicine. <del>No minor is allowed to enter the</del> <b><u>Minors are prohibited from entering any area</u></b> of the facility where <del>medical</del> marijuana <b><u>products are</u></b> <del>is</del> present.</p> <p>J. The <del>Dispensary</del> must have an accounting system specifically designed for enterprises reliant on transactions conducted primarily in cash and sufficient to maintain detailed, auditable financial records.</p> | <p>This section needs amending as it was drafted before non-medical sales were allowed, and made updated changes since the wording for dispensaries "marijuana retailers" - per ORS</p> <p>These make for these corrections. It adds marijuana retailer to the definition of "dispensary". Time changes were also made as no dispensary in Ashland is currently compliant with the early closing time (7:00) required by ch.6., nor do other general retailers have that limit, so I pushed it to 10:00</p>                                                                                                                                                                                                                |
| <a href="#">9.08.170(E)(3)</a> | Nuisances; Heat Pumps or Mechanical Devices                            | <p>Exempt residential heat pumps and air conditioners from noise regulations if they're within their 25-year operating life and installed under a building permit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>In urban neighborhoods with small lots, homes are often in very close proximity to one another. Residential heat pumps and air conditioning units are not generally manufactured to meet the decibel limits in the noise ordinance, and compliance is often impractical or impossible even with baffled covers when houses are this close together. Since residential climate control is essential during both summer heat and winter cold, this amendment is intended to exempt residential heat pumps and air conditioners from noise regulations for the duration of their typical 25-year operating life, provided they were installed under a building permit, inspected, and continue to operate as designed.</p> |



| AMC Section               | AMC Title                                                | Proposed Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Reason for Change                                                                                                                                                                                                                                      |
|---------------------------|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">13.16.035</a> | Permission to Prune                                      | Allow trees in public planting strips or public right-of-way to be pruned without a City-issued permit for the purpose of maintaining clearance requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Empower Code Compliance and the Streets Division to compel removal of dead trees where they are determined to pose a fire hazard and to clarify that maintaining required street, sidewalk, and utility clearances for branches is an exempt activity. |
| <b>15.04.270</b>          | Prohibiting permits when code violations are outstanding | <b>15.04.270 - <u>Permit Issuance Prohibited When Violations Are Outstanding</u></b><br><b>A. No building permit shall be issued for any property with an active code compliance case or outstanding violation of the Ashland Municipal Code, except for permits that are solely and directly necessary to correct that violation.</b><br><b>B. For purposes of this section, an “active code compliance case” includes any notice of violation, citation, or enforcement action issued pursuant to Title 15 (Buildings and Construction) or Title 18 (Land Use).</b><br><b>C. The Building Official may authorize issuance of a permit when necessary to abate hazardous or unsafe conditions, or when the permit is required to achieve full compliance with applicable provisions of the Ashland Municipal Code.</b><br><b>D. No other construction, building, mechanical, electrical, or plumbing permits shall be issued until the violation has been corrected to the satisfaction of the City and the associated enforcement case has been closed.</b> | This change makes it so that no building permits shall be issued when there are active code compliance issues. The goal is that projects and property                                                                                                  |
| <a href="#">15.36.030</a> | Frontage Allowed                                         | A. Twelve and one-half (12 1/2) feet frontage of all lots shall be allowed for each number only on such streets where so specified. The City <del>Recorder</del> shall assign the numbers on either side of the street as designated on the official map of the City, the consecutive even and uneven numbers being opposite each other as far as practicable, and shall furnish information on application of the number controlled by each lot.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Practically, the department that manages this is either public works or community development. The change allows for more flexibility in administration of frontage                                                                                    |

## ORDINANCE NO. 3288

### AN ORDINANCE CREATING 15.04.270 TO PROHIBIT PERMITS WHEN CODE VIOLATIONS ARE OUTSTANDING

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, in order to incentivize compliance for outstanding code violations when a project is ongoing and to reduce hazards associated with that project, the City wishes to provide a mechanism to delay permits until previous violations are resolved.

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.**

##### **15.04.270 - Permit Issuance Prohibited When Violations Are Outstanding**

**A. No building permit shall be issued for any property with an active code compliance case or outstanding violation of the Ashland Municipal Code, except for permits that are solely and directly necessary to correct that violation.**

**B. For purposes of this section, an “active code compliance case” includes any notice of violation, citation, or enforcement action issued pursuant to Title 15 (Buildings and Construction) or Title 18 (Land Use).**

**C. The Building Official may authorize issuance of a permit when necessary to abate hazardous or unsafe conditions, or when the permit is required to achieve full compliance with applicable provisions of the Ashland Municipal Code.**

**D. No other construction, building, mechanical, electrical, or plumbing permits shall be issued until the violation has been corrected to the satisfaction of the City and the associated enforcement case has been closed.**

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney

## ORDINANCE NO. 3289

### AN ORDINANCE UPDATING 15.36.030 TO CORRECT FOR THE PROPER DEPARTMENT THAT ASSIGNS FRONTAGE

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, the City Recorder no longer assigns the numbers as is outlined in this section. The City wishes to change the dedication to be a task that can be more generally applied.

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.**

##### 15.36.030 – Frontage Allowed

A. Twelve and one-half (12 1/2) feet frontage of all lots shall be allowed for each number only on such streets where so specified. The City ~~Recorder~~ shall assign the numbers on either side of the street as designated on the official map of the City, the consecutive even and uneven numbers being opposite each other as far as practicable, and shall furnish information on application of the number controlled by each lot.

B. Said numbers shall be at least four (4) inches high with a minimum stroke width of one-half (1/2) inch.

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney



## ORDINANCE NO. 3290

### AN ORDINANCE AMENDING 9.08.170(3) –TO CREATE CERTAIN EXEMPTIONS FOR HEAT PUMPS OR MECHANICAL DEVICES FROM NOISE REGULATION

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined-through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, the City recognizes that in urban neighborhoods with small lots, homes are often in very close proximity to one another. Residential heat pumps and air conditioning units are not generally manufactured to meet the decibel limits in the noise ordinance, and compliance is often impractical or impossible. Since residential climate control is essential during both summer heat and winter cold, this amendment is intended to exempt residential heat pumps and air conditioners from noise regulations for the duration of their typical 25-year operating life, provided they were installed under a building permit, inspected, and continue to operate as designed.

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.**

9.08.170 - Unnecessary Noise

#### 3. Heat Pumps or Mechanical Devices.

a. No person shall operate a commercial or residential heat pump, air-conditioning unit, or similar mechanical device if noise levels from its operation exceed forty-five (45) dBA from the closest property line of a residential property on an adjacent parcel of land characterized as a noise sensitive area.

b. No person shall operate a commercial or residential heat pump, air-conditioning unit, or similar mechanical device that was installed prior to 1981 if noise levels from its operation exceed fifty (50) dBA from the closest property line of a residential property on an adjacent parcel of land characterized as a noise sensitive area.

**c. Residential heat pumps or air conditioners that were installed under a building permit and within their 25-year operating life are exempt from this section.**

~~e.~~ **d.** Heat pumps or mechanical devices are a Class II violation.

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney

## ORDINANCE NO. 3291

### AN ORDINANCE AMENDING 13.16.035 TO REQUIRE PROPERTY OWNERS TO REMOVE OR PRUNE DANGEROUS TREES WITHOUT A PERMIT

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, the City wishes to empower Code Compliance and the Streets Division to compel removal of dead trees where the trees pose a fire hazard and to clarify that maintaining required street, sidewalk, and utility clearances for branches is an exempt activity.

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.**

13.16.035 - ~~Permission~~ **Property owners obligation** to Prune

**Property owners are obligated to proactively maintain any vegetation on their property to prevent it from extending into a right of way, causing obstructions. When the City identifies a dead or hazardous tree condition, it will notify the property owner of the necessary action. In these instances, the property owner shall promptly comply without the need for a permit.**

~~Except for purposes of removal of dying branches or those which are a hazard to the public, pruning by City crews, or pruning for purposes of maintaining tree health, no tree shall be pruned within any public planting strip or public right-of-way until a permit has been issued by the City Manager or the City Manager's designee.~~

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however

that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney

## ORDINANCE NO. 3292

### AN ORDINANCE AMENDING AMC CHAPTER 6.50 TO REFLECT MARIJUANA RETAIL REGULATIONS

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined-through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.** Chapter 6.50 ~~MEDICAL~~ MARIJUANA DISPENSARIES **RETAILER**

##### **6.50.010 Purpose**

The purpose of this chapter is to minimize any adverse public safety and public health impacts that may result from allowing ~~medical~~-marijuana dispensaries **and retailers** in the City by adopting particular time, place and manner requirements and a separate permitting process for such dispensaries. (Ord. 3099, amended, 2014)

##### **6.50.020 Definitions**

- A. “Administrator” means the City Manager of the City of Ashland or his/her designee.
- B. “CFR Schedule I or Schedule II” means the controlled substances designated in the Code of Federal Regulations Title 21, Chapter II, Part 1308.
- C. “Company Principal” means a person who is an officer or director of a legal entity or has a controlling interest in the entity, through ownership or control of 10% or more of the stock in the entity or 10% or more of the total membership interest in the entity or 10% or more of the total investment interest in the entity.
- D. “Convicted” means found guilty by verdict or finding entered in a criminal proceeding in a court of competent jurisdiction.
- E. “Dispensary” means a ~~medical~~ marijuana dispensary, **and or marijuana retailer, licensed by the Oregon Liquor and Cannabis Commission to sell marijuana items to consumers.**
- F. “Financial Interest” exists when a person, the person’s immediate family, or a legal entity of which the person is a company principal (1) receives or is entitled to receive directly or indirectly any of the benefits of the dispensary; (2) rents or leases real property to the operator for use by the business; (3) rents or leases personal property to the operator for a commercially unreasonable rate; (4) lends or gives money, real property or personal property to the operator for use in the business. For purposes of this section, monies owed to suppliers and contractors for the



reasonable cost of goods and services received do not constitute a financial interest in a dispensary.

G. “Marijuana” means all parts of the plant of the Cannabis Moraceae, whether growing or not, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its resin, as may be defined by Oregon Revised Statutes as they currently exist or may from time to time be amended. It does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or predation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.

~~H. “Medical Marijuana” means all parts of marijuana plants that may be used to treat or alleviate a qualifying patient’s debilitating medical condition or symptoms associated with the patient’s debilitating medical condition.~~

~~I. H. “Medical Marijuana Dispensary” means a medical marijuana facility that is registered by the Oregon Health Authority under ORS 475.300 through 475.346 Chapter 475C and that sells, distributes, transmits, gives, dispenses or otherwise provides medical-marijuana, recreationally or otherwise, to medical-marijuana-qualifying patients consumers.~~

~~J. I. “Medical Marijuana Qualifying Patient” means a registry identification cardholder (person who has been diagnosed by a physician as having a debilitating medical condition) as further defined by ORS 475.302(3) or the designated primary caregiver of the cardholder as defined by ORS 475.302(5).~~

~~K. J. “Minor” means any person under 18 years of age.~~

~~L. K. “Operator” means the person who is the proprietor of a dispensary, whether in the capacity of owner, lessee, sub-lessee, mortgagee in possession, licensee or any other capacity. If the operator is a corporation, the term “operator” also includes each and every member of the corporation’s Board of Directors whose directorship occurs in a period during which the dispensary is in operation. If the operator is a partnership or limited liability company, the term “operator” also includes each and every member thereof whose membership occurs in a period during which the dispensary is in operation.~~

~~M. L. “Person” means natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business, trust, organization, or any group or combination acting as a unit, including the United States of America, the State of Oregon and any political subdivision thereof, or the manager, lessee, agent, servant, officer or employee of any of them.~~

~~N. M. “Premises” means a location registered by the State of Oregon as a Marijuana Dispensary marijuana dispensary and includes all areas at the location that are used in the business operated at the location, including offices, kitchens, restrooms, storerooms, and including all public and private areas where individuals are permitted to be present. (Ord. 3192 § 81, amended, 11/17/2020; Ord. 3099, amended, 2014)~~

#### **6.50.030 Annual Permit Required**

The operator of any Marijuana Dispensary ~~medical-marijuana-dispensary~~ in the City must possess a valid annual Marijuana Dispensary ~~medical-marijuana-dispensary~~ permit issued under this chapter and must comply with the requirements of any other state or local law or regulation. The permit terms shall be for a fiscal year, beginning July 1 and ending June 30 of the next year. (Ord. 3099, amended, 2014)

#### **6.50.040 Initial Permit Application and Fee**

A. Application forms for Marijuana Dispensary ~~medical-marijuana-dispensary~~ permits will be available at City offices. Applications for initial and Marijuana Dispensary ~~medical-marijuana-dispensary~~ permits must be submitted to the City and must be signed under penalty of perjury. The application documents must include at least the following:

1. The location of the proposed facility.
2. The true names and addresses and any aliases of the persons that have, or have had within the preceding year, a financial interest in the dispensary.
3. A detailed description of the type, nature and extent of the enterprise to be conducted at the proposed facility.
4. A detailed description of the proposed accounting and inventory systems for the dispensary.
5. Certification that the proposed dispensary is registered as an Oregon ~~medical~~ marijuana facility pursuant to ORS ~~475.300 to 475.346~~ 475C and is licensed to conduct business in compliance with Chapter 6.04 of the Ashland Municipal Code.
6. Certification that the proposed dispensary has met all applicable requirements in Title 18 Land Use of the Ashland Municipal Code.
7. Certification that all current fees and taxes owed have been paid.

B. At the time of submission of an initial dispensary permit application, the applicant must pay a dispensary permit application and investigation fee. The fee amount shall be set by Council resolution. No portion of the dispensary permit fee is refundable in the event operation of the dispensary is discontinued for any reason.

C. A separate permit application must be submitted for each proposed dispensary location. (Ord. 3099, amended, 2014)

#### **6.50.050 Permit Termination – Renewal – Fee**

A. A dispensary permit terminates automatically on June 30 of each year, unless a permit renewal application is approved.

B. A dispensary permit terminates automatically if federal or state statutes, regulations or guidelines are modified, changed, or interpreted in such a way by state or federal law enforcement officials as to prohibit operation of the dispensary under this ordinance.

C. A permit renewal application shall include information similar in nature to that provided on the permittee's initial permit application and must be submitted to the City prior to expiration of the permit.

D. At the time of submission of a dispensary permit renewal application, the permittee must pay a dispensary permit renewal application and investigation fee. The fee amount shall be set by Council resolution. (Ord. 3099, amended, 2014)

#### **6.50.060 Permit Conditions**

Any Marijuana Dispensary ~~medical-marijuana-dispensary~~ must comply with the following requirements, in addition to any other state or local requirements:

A. The dispensary must have a current City business license.

B. The dispensary must meet applicable land-use, building and fire codes.

C. The dispensary must not manufacture or produce any extracts, oils, resins or similar derivatives of marijuana on-site and must not use open flames in the preparation of any products.

D. Marijuana and tobacco products must not be smoked, ingested or otherwise consumed on the premises of the dispensary.

E. Operating hours for retail sales ~~to Medical Marijuana Qualifying Patients~~ must be no earlier than ~~9:00 a.m.~~ **8:00 a.m.** or later than ~~7:00 p.m.~~ **10:00 p.m.** on the same day.

F. The dispensary must utilize an air filtration and ventilation system which, to the greatest extent feasible, confines all objectionable odors associated with the dispensary to the premises. For the purposes of this provision, the standard for judging “objectionable odors” shall be that of an average, reasonable person with ordinary sensibilities after taking into consideration the character of the neighborhood in which the odor is made and the odor is detected.

G. The dispensary must not be co-located on the same property or within the same building with any marijuana social club or smoking club.

H. No minor is allowed on the premises unless the minor is a ~~medical-marijuana~~ **Medical Marijuana Qualifying Patient** cardholder ~~authorized by the State of Oregon~~ and is accompanied by a parent or guardian ~~whose for the purpose is to procure of obtaining the~~ minor’s medicine. ~~No minor is allowed to enter the~~ **Minors are prohibited from entering any area** of the facility where ~~medical-marijuana~~ **products are** ~~is~~ present.

I. A person who has been convicted in any state for the manufacture or delivery of a controlled substance listed in CFR Schedule I or Schedule II once or more in the previous five years or twice or more in the person’s lifetime may not be an operator or employee of a dispensary proposed or operating in the City or have a financial interest in a dispensary in the City.

J. ~~The Dispensary~~ must have an accounting system specifically designed for enterprises reliant on transactions conducted primarily in cash and sufficient to maintain detailed, auditable financial records. If the Administrator finds the books and records of the operator are deficient in any way or if the operator’s accounting system is not auditable, the operator must modify the dispensary’s accounting system to meet the requirements of the Administrator.

K. Every dispensary must keep and preserve, in an accounting format established by the Administrator, records of all sales made by the dispensary and such other books or accounts as may be required by the Administrator. Each dispensary operator must keep and preserve for a period of at least three (3) years records containing at least the following information:

1. True names and any aliases of any operator of the dispensary, as that term is defined in Section 6.50.020.N of this chapter;
2. True names and addresses and any aliases of persons that have, or have had within the preceding year, a financial interest in the dispensary; and
3. The Administrator may require additional information as he or she deems necessary.

L. Each dispensary must display its current permit inside the dispensary in a prominent place easily visible to persons conducting business in the dispensary.

M. Sales or any other transfers of marijuana products on the dispensary premises must occur inside the dispensary building and must be conducted only between the dispensary ~~and Medical Marijuana Qualifying Patients.~~ **and individuals authorized to purchase marijuana products under state law.** (Ord. 3099, amended, 2014)

#### **6.50.070 Examination of Books, Records and Premises**

A. To determine compliance with the requirements of this chapter; Title 18 Land Use of the Ashland Municipal Code; and any local tax measures, the Administrator may examine or cause to be examined by an agent or representative designated by the Administrator, at any reasonable time, the premises of the dispensary, including wastewater from the dispensary, and any and all

dispensary financial, operational and facility information, including books, papers, payroll reports and state and federal income tax returns. Every permittee is directed and required to furnish to the Administrator the means, facilities and opportunity for making such examinations and investigations.

B. As part of investigation of a crime which law enforcement officials reasonably suspect has taken place on the premises, Ashland Police shall be allowed to view surveillance videotapes at any reasonable time. (Ord. 3099, amended, 2014)

#### **6.50.080 Administrative and Other Remedies for Noncompliance, Administrative Appeals, and Penalties**

A. The Administrator may deny, suspend, or revoke a dispensary permit for failure to comply with this chapter or rules adopted under this chapter, for submitting falsified information to the City for the Oregon Health Authority, or for noncompliance with any other City ordinances.

1. Any suspension or revocation pursuant to this section shall be in writing, setting forth the reasons therefore, and giving the permittee written notice by first-class United States Mail at least five days prior to effective date of the revocation or suspension.

2. A decision to deny, suspend, or revoke a dispensary permit may be appealed as provided in AMC 2.30. The findings of the hearings officer shall be final and conclusive, and shall be served upon the appellant in the manner prescribed for service of notice of hearing.

B. In addition to the remedies of suspension and revocation, failure to comply with the requirements of this chapter may be prosecuted as a Class I violation, punishable as provided in AMC 1.08.020 through 1.08.030.

C. In addition to the remedies of suspension and revocation, submitting false or fraudulent information to the City may be prosecuted as a Class C misdemeanor, subject to AMC 1.08.

D. The remedies provided in this section are not exclusive and shall not prevent the City from exercising any other remedy available under the law, nor shall the provisions of this chapter prohibit or restrict the City or other appropriate prosecutor from pursuing criminal charges under state law or City ordinance. (Ord. 3099, amended, 2014)

#### **6.50.090 Confidentiality**

Except as otherwise required by law, it shall be unlawful for the City, any officer, employee or agent to divulge, release or make known in any manner any financial or employee information submitted or disclosed to the City under the terms of this chapter. Nothing in this section shall prohibit:

A. The disclosure of the names and addresses of any operator or provider of equity or debt financing for a dispensary; or

B. The disclosure of general statistics in a form which would prevent identification of financial information regarding a dispensary operator; or

C. The presentation of evidence to a court, or other tribunal having jurisdiction in the prosecution of any criminal or civil claim by the City under this chapter; or

D. The disclosure of information when such disclosure of conditionally exempt information is ordered under public records law procedures. (Ord. 3099, amended, 2014)

**SECTION 5. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 6. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney





# Council Business Meeting

Date: February 17, 2026

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Agenda Item</b> | <p>Second Reading of the following Ordinance Language Changes:</p> <ol style="list-style-type: none"> <li>1. <b>3271</b> AN ORDINANCE ESTABLISHING AN OFFICE OF THE CITY RECORDER IN THE CREATION OF AMC 2.28.530</li> <li>2. <b>3283</b> AN ORDINANCE AMENDING AND UPDATING CHAPTER 2.29 – PUBLIC ART</li> <li>3. <b>3284</b> AN ORDINANCE AMENDING AMC 2.54.010 TO ALIGN WITH PROCUREMENT LIMITS</li> <li>4. <b>3285</b> AN ORDINANCE AMENDING AMC 2.62.030 TO PROVIDE FOR A CHAIN OF COMMAND IN THE EVENT OF AN EMERGENCY</li> <li>5. <b>3286</b> AN ORDINANCE AMENDING 9.08.120 TO PREVENT PROPERTY OWNERS FROM KEEPING HAZARDOUS OR INFESTED TREES</li> <li>6. <b>3287</b> AN ORDINANCE AMENDING AND UPDATING CHAPTER 14.12 – ELECTRIC SYSTEM REGULATIONS, with the adjustment in 14.12.020, as read by staff.</li> <li>7. <b>3293</b> AN ORDINANCE AMENDING 9.08.170.D.2 TO REFER TO 9.16.070 FOR DOG NUISANCE MATTERS</li> <li>8. <b>3294</b> AN ORDINANCE AMENDING 9.16.070 TO DISTINGUISH BETWEEN DAYTIME VERSUS NIGHTTIME DOG NOISE</li> </ol> |
| <b>Department</b>  | Legal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>From</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## **TIME ESTIMATE**

15 minutes

## **CATEGORY**

Action Needed - Motion to approve an action

## **SUMMARY**

This is a continuation of the City's updating of ordinances changes. AMC 2.04.050(I)(1) provides that, "Public hearings shall conclude at 8:00 p.m. and be continued to a future date to be set by Council..." Since all ordinance changes require public hearing, the Council was unable to get through the batch of proposed changes. Therefore, staff listed below the ordinances that passed 1<sup>st</sup> reading and those ordinances that still need to be reviewed for 2<sup>nd</sup> reading.

Improvements largely fall into three categories (1) updating references to the proper authority, (2) making it so that fees are by resolution, i.e. and (3) correct for stylistic clarifications.

## **POLICIES, PLANS & GOALS SUPPORTED**

It is a good practice to update Code to align with current changes that occur in state and federal contexts. Additionally, these update will promote transparency and ease of access for both the citizens of Ashland as well as staff.





# Council Business Meeting

## **BACKGROUND AND ADDITIONAL INFORMATION**

This is the second reading of several sets of proposed code updates. These code updates are a combination of Table 2 and 3. See attached AMC Code Change Tables for the proposed changes and reasons for the changes.

Ordinance 3287, AN ORDINANCE AMENDING AND UPDATING CHAPTER 14.12 – ELECTRIC SYSTEM REGULATIONS, will have the following adjustment in 14.12.020, as read by staff.

- a. This ordinance passed First reading with the proposed change that fees should be set by resolution of the Council. The purpose behind this is to continue the effort to take fees out of ordinance and put them all in one place, the miscellaneous fee book.
- b. In passing this ordinance, the below should be read out loud, there should be an opportunity for discussion. Assuming no adjustments, the Council can go to 2<sup>nd</sup> reading with this adjustment.

i. “There is a charge for temporary service for new construction requiring only a service drop and meter setting, **in an amount to be set by resolution of the Council.**”

## **FISCAL IMPACTS**

There will be no fiscal impact to the City outside of staff time.

## **SUGGESTED ACTIONS, MOTIONS, AND/OR OPTIONS**

I move to approve Second Reading of the following Ordinances:

- **3271** AN ORDINANCE ESTABLISHING AN OFFICE OF THE CITY RECORDER IN THE CREATION OF AMC 2.28.530
- **3283** AN ORDINANCE AMENDING AND UPDATING CHAPTER 2.29 – PUBLIC ART
- **3284** AN ORDINANCE AMENDING AMC 2.54.010 TO ALIGN WITH PROCUREMENT LIMITS
- **3285** AN ORDINANCE AMENDING AMC 2.62.030 TO PROVIDE FOR A CHAIN OF COMMAND IN THE EVENT OF AN EMERGENCY
- **3286** AN ORDINANCE AMENDING 9.08.120 TO PREVENT PROPERTY OWNERS FROM KEEPING HAZARDOUS OR INFESTED TREES
- **3287** AN ORDINANCE AMENDING AND UPDATING CHAPTER 14.12 – ELECTRIC SYSTEM REGULATIONS
- **3293** AN ORDINANCE AMENDING 9.08.170.D.2 TO REFER TO 9.16.070 FOR DOG NUISANCE MATTERS
- **3294** AN ORDINANCE AMENDING 9.16.070 TO DISTINGUISH BETWEEN DAYTIME VERSUS NIGHTTIME DOG NOISE

## **REFERENCES & ATTACHMENTS**

1. AMC Code Change Tables\_FEB 17 2026 Council Meeting Second Reading
2. 3271 ESTABLISHING AN OFFICE OF THE CITY RECORDER IN THE CREATION OF AMC 2.28.530
3. 3283 AMENDING AND UPDATING CHAPTER 2.29 – PUBLIC ART\_D2
4. 3284 AMENDING AMC 2.54.010 TO ALIGN WITH PROCUREMENT LIMITS
5. 3285 AMENDING AMC 2.62.030 TO PROVIDE FOR A CHAIN OF COMMAND IN THE EVENT OF AN EMERGENCY
6. 3286 AMENDING 9.08.120 TO PREVENT PROPERTY OWNERS FROM KEEPING HAZARDOUS OR INFESTED TREES
7. 3287 AMENDING AND UPDATING CHAPTER 14.12 – ELECTRIC SYSTEM REGULATIONS
8. 3293 AMENDING 9.08.170.D.2 TO REFER TO 9.16.070 FOR DOG NUISANCE MATTERS
9. 3294 AMENDING 9.16.070 TO DISTINGUISH BETWEEN DAYTIME VERSUS NIGHTTIME DOG NOISE





# Council Business Meeting



Recommended Code Language Changes - First Reading

These language changes are substantive changes that are to help improve city processes, align with current practices, and/or increase efficiencies or improve clarity.

| AMC Section    | AMC Title                                                              | Proposed Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Reason for Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.50           | Medical Marijuana Dispensaries <del>Dispensaries</del> <b>Retailer</b> | <p>Remove "medical" and add "and retailers" throughout</p> <p>E. "Dispensary" means a <del>medical</del> marijuana dispensary, and <b><u>or marijuana retailer, licensed by the Oregon Liquor and Cannabis Commission to sell marijuana items to consumers.</u></b></p> <p><del>H. "Medical Marijuana" means all parts of marijuana plants that may be used to treat or alleviate a qualifying patient's debilitating medical condition or symptoms associated with the patient's debilitating medical condition.</del></p> <p><del>I. H. "Medical-Marijuana Dispensary" means a medical marijuana facility that is registered by the Oregon Health Authority under ORS 475.300 through 475.346 Chapter 475C and that sells, distributes, transmits, gives, dispenses or otherwise provides medical marijuana to medical marijuana qualifying patients consumers.</del> 5. Certification that the proposed dispensary is registered as an Oregon <del>medical</del> marijuana facility pursuant to ORS <del>475.300 to 475.346</del> <b>475C</b> and is licensed to conduct business in compliance with Chapter 6.04 of the Ashland Municipal Code. E. Operating hours for retail sales <del>to Medical Marijuana-Qualifying Patients</del> must be no earlier than <del>9:00 a.m.</del> <b>8:00 a.m.</b> or later than <del>7:00 p.m</del> <b>10:00 p.m.</b> on the same day.</p> <p>H. No minor is allowed on the premises unless the minor is a <del>medical marijuana</del> <b>Medical Marijuana Qualifying Patient</b> cardholder <b><u>authorized by the State of Oregon</u></b> and is accompanied by a parent or guardian <del>whose for the purpose is to procure of obtaining</del> the minor's medicine. <del>No minor is allowed to enter the</del> <b><u>Minors are prohibited from entering any area</u></b> of the facility where <del>medical</del> marijuana <b><u>products are</u></b> <del>is</del> present.</p> <p>J. The <del>Dispensary</del> must have an accounting system specifically designed for enterprises reliant on transactions conducted primarily in cash and sufficient to maintain detailed, auditable financial records.</p> | <p>This section needs amending as it was drafted before non-medical sales were allowed, and made updated changes since the wording for dispensaries "marijuana retailers" - per ORS</p> <p>These make for these corrections. It adds marijuana retailer to the definition of "dispensary". Time changes were also made as no dispensary in Ashland is currently compliant with the early closing time (7:00) required by ch.6., nor do other general retailers have that limit, so I pushed it to 10:00</p>                                                                                                                                                                                                                |
| 9.08.170(E)(3) | Nuisances; Heat Pumps or Mechanical Devices                            | <p>Exempt residential heat pumps and air conditioners from noise regulations if they're within their 25-year operating life and installed under a building permit.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>In urban neighborhoods with small lots, homes are often in very close proximity to one another. Residential heat pumps and air conditioning units are not generally manufactured to meet the decibel limits in the noise ordinance, and compliance is often impractical or impossible even with baffled covers when houses are this close together. Since residential climate control is essential during both summer heat and winter cold, this amendment is intended to exempt residential heat pumps and air conditioners from noise regulations for the duration of their typical 25-year operating life, provided they were installed under a building permit, inspected, and continue to operate as designed.</p> |

| AMC Section               | AMC Title                                                | Proposed Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Reason for Change                                                                                                                                                                                                                                      |
|---------------------------|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">13.16.035</a> | Permission to Prune                                      | Allow trees in public planting strips or public right-of-way to be pruned without a City-issued permit for the purpose of maintaining clearance requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Empower Code Compliance and the Streets Division to compel removal of dead trees where they are determined to pose a fire hazard and to clarify that maintaining required street, sidewalk, and utility clearances for branches is an exempt activity. |
| <b>15.04.270</b>          | Prohibiting permits when code violations are outstanding | <b>15.04.270 - <u>Permit Issuance Prohibited When Violations Are Outstanding</u></b><br><b>A. No building permit shall be issued for any property with an active code compliance case or outstanding violation of the Ashland Municipal Code, except for permits that are solely and directly necessary to correct that violation.</b><br><b>B. For purposes of this section, an “active code compliance case” includes any notice of violation, citation, or enforcement action issued pursuant to Title 15 (Buildings and Construction) or Title 18 (Land Use).</b><br><b>C. The Building Official may authorize issuance of a permit when necessary to abate hazardous or unsafe conditions, or when the permit is required to achieve full compliance with applicable provisions of the Ashland Municipal Code.</b><br><b>D. No other construction, building, mechanical, electrical, or plumbing permits shall be issued until the violation has been corrected to the satisfaction of the City and the associated enforcement case has been closed.</b> | This change makes it so that no building permits shall be issued when there are active code compliance issues. The goal is that projects and property                                                                                                  |
| <a href="#">15.36.030</a> | Frontage Allowed                                         | A. Twelve and one-half (12 1/2) feet frontage of all lots shall be allowed for each number only on such streets where so specified. The City <del>Recorder</del> shall assign the numbers on either side of the street as designated on the official map of the City, the consecutive even and uneven numbers being opposite each other as far as practicable, and shall furnish information on application of the number controlled by each lot.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Practically, the department that manages this is either public works or community development. The change allows for more flexibility in administration of frontage                                                                                    |



## ORDINANCE NO. 3271

### AN ORDINANCE ESTABLISHING AN OFFICE OF THE CITY RECORDER IN THE CREATION OF AMC 2.28.530

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, the City Recorder was taken out of the City Charter as an elected position. Management of the City Recorder lies with the Office of City Management. Chapter 2.28 outlines the various departments within the City. This addition reflects current governance structure as well as basic duties of the City Recorder.

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.**

**The Office of the City Recorder is hereby created under the Office of the City Manager. This office acts as the clerk of the Council by recording minutes and maintaining the Council's agenda. The Office of the City Recorder shall serve as the public record custodian for the City and shall perform the duties associated with that authority, which includes but is not limited to (1) processing public record requests, (2) ensuring proper City record retention according to state and local laws, and (3) maintaining the City lien docket. The City Recorder shall carry out other duties as required by state and local laws, not specifically listed in this section, including serving as the City's election officer.**

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however

that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney

## ORDINANCE NO. 3283

### AN ORDINANCE AMENDING AND UPDATING CHAPTER 2.29 – PUBLIC ART

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, the City wishes to make minor updates to Chapter 2.29 for administrative clarity and for easy of the administration of public art.

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.**

##### 2.29.020 Definitions

- A. “Acquisition” means the inclusion of an artwork in the Ashland Public Art Collection by any means including direct purchase, commission or acceptance of a gift.
- B. “Artwork” means visual works of public art as defined herein.
- C. “Ashland public art collection” means all public art acquired by the City by any means.
- D. “Capital improvement program (CIP)” means the City’s program for advance planning of capital improvements.
- E. “City project” or “project” means any capital improvement project in an amount over \$25,000.00 paid for wholly or in part by the City of Ashland to purchase or construct any public building, decorative or commemorative public structure, sidewalk, or multi-use pathway construction, park facility construction, or any portion thereof, within the limits of the City of Ashland. “City project” or “project” does not include public utility improvements (e.g., electric, water, sewer, or storm water), LID improvements, including but not limited to streets, sidewalks and associated improvements, property acquisition, earth work, emergency work, minor alterations, rehabilitation, minor or partial replacement, remodeling or ordinary repair or maintenance necessary to preserve a facility. Notwithstanding the above limitation, the Council or responsible contracting officer may include any new City street or utility project (limited to water, sewer and storm water projects) in an amount over \$25,000.00 as a City project under this chapter, by either vote of the Council or inclusion in the contract solicitation documents prepared by the responsible contracting officer.
- F. “Commercial development fee” means funds deposited by a commercial developer into the public art account when the developer prefers not to incorporate public art into the project and follow the public art process for art acquisition and approval.

- G. “~~Commission Committee~~” as applied in AMC Chapter 2.29 means the Ashland Public Arts Advisory Committee as Commission created by AMC 2.13.010.D 2.17.010, ~~consisting of seven (7) members appointed by the Mayor and confirmed by the Council.~~
- H. “Eligible funds” means a source of funds for projects from which art is not precluded as an object of expenditure.
- I. “Participating department” means the department that is subject to this chapter by its sponsorship of a City project.
- J. “Percent for art” means the program established by this chapter to set aside a percentage of the total cost of city projects for public art.
- K. “Public art” means all forms of original works of art in any media that has been planned and executed with the specified intention of being sited or staged on property owned or property City property or on property owned or controlled by the City of Ashland, including within public rights of way, usually outside and accessible to the public.
- L. “Public art account” means the City of Ashland public art account in the City budget established by this chapter into which all moneys donated, appropriated or derived pursuant to the percent for art program shall be deposited. Funds within the public art account shall be utilized for the purposes outlined in this chapter.
- M. “Removal” means the exclusion of an artwork from the Ashland public art collection by the removal and disposal through any available means, such as relinquishing title through sale, gift or destruction.
- N. “Selection panel” means a group of individuals selected by the ~~Commission-Committee~~ that will evaluate the proposals associated with a particular project in a public meeting.
- O. “TLT funds” means the portion of transient lodging tax funds allocated for public art.
- P. “Commercial development fee” means funds deposited by a commercial developer into the public art account when the developer prefers not to incorporate public art into the project and follow the public art process for art acquisition and approval.
- Q. “Total cost” means the entire amount of the City’s financial contribution toward construction and maintenance of a project. (Ord. 3201 § 2, renumbered, 08/20/2021; Ord. 3003, added, 02/18/2010. Formerly 2.29.005)

## 2.29.100 Process for acquiring public art

- A. *General.* The ~~Committee Public Art Commission~~ will call for entries by issuing a request for proposal, a request for qualification or by invitation. The call for entries will include specific guidelines and criteria for the specific project. Every call for entry must comply with the City’s public contracting rules.
1. *Acquisition.* Acquisition of public art will generally result from:
    - a. The commissioning or purchasing of a work of public art by the City using city funds or donated funds, in accordance with public contracting laws and AMC Chapter 2.50; or
    - b. An offer made to the City to accept a work of public art as a gift, donation, or loan.
  2. *Removal.* Removal of public art may be by request or owing to some damage or destruction of the artwork.
- B. *Selection Panel.* A selection panel, separate from the Public Art ~~Commission-Advisory Committee~~, may be composed of representatives from, but not necessarily limited to, any the follow groups: art professionals and enthusiasts, residents living near the proposed site, community members, Committee members, and City administrative staff. This panel will

**be responsible for evaluating the proposals submitted by artists and providing a recommendation to the full Committee. ~~Public Art Commission, consisting of art professionals and enthusiasts, residents near the proposed site, community members, and city administrators will be chosen to evaluate the proposals received from artists.~~** A different selection panel shall be chosen for each project by the **Committee after the City has placed a notice on the City's website and the Committee has endeavored to solicit participation of property owners within 300 feet of the proposed site.** ~~Commission~~ after the following notifications have been made:

- ~~1. An ad is placed in a newspaper of general circulation in the City,~~
- ~~2. Postcards are sent out to all property owners located within 300 feet of the proposed site, and~~
- ~~3. A notice is placed on the City's website.~~

The **Committee** ~~Commission~~ shall pick the Selection Panel by examining applications received from interested parties.

C. *Evaluation of Acquisition Proposals.* Proposals which meet the minimum requirements set forth in the call for entries will be given to the Selection Panel for review. The proposals for acquisition shall be evaluated based upon criteria set forth in the call for entries at a public meeting. The Selection Panel will evaluate the proposals and make a recommendation to the **Committee** ~~Public Art Commission~~ regarding which proposals to accept. The **Committee** ~~Commission~~ shall forward ~~a~~ **that** recommendation to the City Council for final selection. This chapter does not exclude land use approval processes when required for the use or structure.

D. *Removal and Disposal Process.* Except as provided in AMC [2.29.140.B](#), neither the Council nor the **Committee** ~~Commission~~ is bound to follow any particular process for removal and disposal of art in the Ashland Public Art Collection. (Ord. 3003, added, 02/18/2010)

#### 2.29.110 Review process for gifts or donations

The **Committee** ~~Commission~~ may solicit gifts and bequests of public art or funds to benefit the Ashland Public Art Collection. The Council shall decide whether to accept all such gifts of art work on behalf of the City and the Ashland Public Art Collection on its own motion or upon a recommendation by the **Committee** ~~Commission~~ based on its own evaluation, or by recommendation of the **Committee** ~~Commission~~ after the Selection Panel has evaluated the artwork using the guidelines in AMC [2.29.130](#) and the total cost over the life of the artwork. All art works or funds shall be administered by the City in accordance with its terms. Funds donated to the **Committee** ~~Commission~~ shall be placed in a special account to be used exclusively for the purposes of the **Committee** ~~Commission~~ or as designated by the donor. Funds in this account may only be expended after they have been properly budgeted or approved by the City. (Ord. 3003, added, 02/18/2010)

#### 2.29.120 Public Art on Private Property

Before public art can be placed on private property the **Committee** ~~Commission~~ shall determine whether the site is appropriate for public art under the Site Selection criteria in AMC [2.29.130](#). If the site is found to be appropriate for public art, the City shall secure authorization to use and access the private property where the public art will be located before the acquisition process for public art is initiated. ~~There shall be a written agreement or legal instrument, granting the~~



~~City permission and control of the property so that the property can be used for public art purposes, including access for installation, maintenance and removal of the artwork.~~ Public art can then be acquired for placement on private property by following the process for:

- A. Acquisition in AMC [2.29.100](#), or
- B. Gifts and donations in AMC [2.29.110](#). (Ord. 3003, added, 02/18/2010)

2.29.130 Guidelines for recommendation by the ~~Committee~~ **Commission**

A. *Selection Guidelines for Works of Public Art.*

1. *Quality.* The artwork should be of exceptional quality and enduring value.
2. *Site.* The artwork should enhance the existing character of the site by taking into account scale, color, material, texture, content, and the social dynamics of the location.
3. *History and Context.* The artwork should consider the historical, geographical, and cultural features of the site, as well as the relationship to the existing architecture and landscaping of the site.
4. *Initial Cost.* The total cost of the artwork, including all items related to its installation, should be considered.
5. *Maintenance and Durability.* The durability and cost to maintain the artwork should be considered and quantified, particularly if the work is servicing, repainting, repairing or replacement of moving parts.
6. *Permanence.* Both temporary and permanent art works shall be considered.
7. *Media.* All forms of visual media shall be considered, subject to any requirements set forth by city ordinance.
8. *Public Liability.* The artwork should not result in safety hazards, nor cause extraordinary liability to the City.
9. *Diversity.* The artwork in the Ashland Public Art Collection should encourage cultural diversity.
10. *Commercial Aspect.* The artwork shall not promote goods or services of adjacent or nearby businesses.
11. *Compliance.* Artworks shall not violate any federal, state, or local laws, including specifically AMC Chapter [18.96](#).

B. *Guidelines for Site Selection.*

1. *Ownership or Control.* **Public art can be situated in three property scenarios: (1) on publicly owned property, (2) on privately owned property where the City maintains the artwork, and (3) on privately owned property where the property owner maintains the public artwork. For public art placed on private property managed by the City, there must be a written agreement or legal instrument granting the City permission to use the property for public art purposes. This agreement should specify access for installation, maintenance, and removal. In the case of privately owned property where the owner maintains the public artwork, a written agreement should outline the property owner's maintenance responsibilities, public viewing access, and conditions for removal.**

~~Public art should be placed on a site owned or controlled by the City, or there should be a written agreement or legal instrument, granting the City permission to use the property for public art purposes, including access for installation, maintenance and removal.~~

2. *Visual Accessibility.* Public art should be easily visible and accessible to the public.
3. *Visual Enhancement.* Public art should visually enhance the overall public environment and pedestrian streetscape.
4. *Pedestrian Accessibility.* Public art should experience high levels of pedestrian traffic and be part of the City's circulation paths.
5. *Circulation.* Public art should not block windows, entranceways, roadways or obstruct normal pedestrian circulation or vehicle traffic.
6. *Scale.* Public art should not be placed in a site where it is overwhelmed or competing with the scale of the site, adjacent architecture, large signage, billboards, etc. (Ord. 3003, added, 02/18/2010)

#### 2.29.140 Standards for the Ashland Public Art Collection

A. *Acquisitions.* The following minimum standards and criteria shall apply to the acquisition of artworks.

1. Artworks may be acquired by direct purchase, commission, gift or any other means.
2. Acquisition, whether by direct purchase, commission, gift, or otherwise, shall occur by a legal instrument of conveyance or other writing transferring title of the artwork to the City and clearly defining the rights and responsibilities of all parties.
3. The City shall obtain the rights of ownership and possession without legal or ethical restrictions on the future use of the artwork upon final acceptance of the artwork, except where expressly provided in the contract with the artist. The artists shall retain all rights and interests in the artwork except for the rights of ownership and possession.
4. The City shall only acquire artworks if: 1) the artist warrants that ~~they~~ **he** will not make a duplicate of the artwork, or permit others to do so, without written permission by the City, and 2) the artist gives permission to the City to make two-dimensional reproductions as long as all such reproductions provide the copyright symbol, name of the artist, title of the artwork, and the date of completion.
5. Complete records, including contracts with artists, shall be created and maintained for all artworks in the Ashland Public Art Collection.

B. *Removal.*

1. The ~~Committee Commission~~ may recommend removal and/or disposal based on one or more of the following conditions. No public hearing is required for a removal recommendation.
  - a. The site for an artwork has become inappropriate because the site is no longer accessible to the public or the physical site is to be destroyed or significantly altered.
  - b. The artwork is found to be forged or counterfeit.
  - c. The artwork possesses substantial demonstrated faults of design or workmanship.
  - d. The artwork causes excessive or unreasonable maintenance.
  - e. The artwork is damaged irreparably, or so severely that repair is impractical.
  - f. The artwork presents a physical threat to public safety.
  - g. The artwork is rarely displayed.
  - h. A written request for removal has been received from the artist.
2. Council Removal Process.
  - a. On its own motion, or following receipt of a recommendation from the ~~Committee Commission~~ the Council may remove and dispose of any artwork previously accepted into the Ashland Public Art Collection in their sole discretion.

- b. Acceptance or placement of donated art by the City does not guarantee continuous public display of the artwork regardless of physical integrity, identity, authenticity, or physical condition of the site.
  - c. Removal officially deletes the work from the City of Ashland Public Art Collection by a relinquishment of title to the artwork; thus, eliminating the City's obligation to maintain and preserve the artwork.
  - d. Notwithstanding the above, Artwork shall be disposed of in accordance with any specific terms for removal and disposal set forth in the contract with the Artist.
- 3. Removal and Disposal.
  - a. The City may donate the artwork to another governmental entity or a nonprofit organization.
  - b. A work that is deemed to have retained sufficient monetary value to warrant resale shall be disposed of through a public sale, auction, or any other means as established by city ordinance.
  - c. Artworks removed from the Ashland Public Art Collection may be disposed of through any appropriate means, including the City's procedures for the disposition of surplus property.
- C. *Borrowing of Artworks.*
  - 1. The ~~Committee Commission~~ may also recommend artworks be borrowed.
  - 2. With the exception of ownership, the eligibility, review criteria, and procedure for borrowed works shall be the same as those established in this article for acquisition.
  - 3. The borrowing of artworks shall be pursuant to written agreement between the City and the artist.
  - 4. Nothing herein prohibits the City from securing other works of art or art exhibitions for display inside its facilities. (Ord. 3003, added, 02/18/2010)

#### 2.29.150 Maintenance of the Ashland Public Art Collection

- A. Except where expressly provided in a contract or warranty for public art the City shall be responsible for all maintenance of all artworks in the Ashland Public Art Collection.
- B. Within the limitation of the City budget the City shall provide necessary and appropriate maintenance of the Ashland Public Art Collection, including, but not limited to, regular custodial care and landscape maintenance. Maintenance shall be performed in accordance with any special instructions or procedures necessary for the preservation of the work.
- C. Any evidence of damage, deterioration, vandalism or theft of artworks in the Ashland Public Art Collection shall be immediately reported to the appropriate City Department. City staff shall keep the ~~Committee Commission~~ and Council informed of damage to City property. (Ord. 3003, added, 02/18/2010)

#### 2.29.160 Parks commission

The standards and procedures in this article are in addition to, not in derogation of, the Ashland parks commission review responsibilities for projects proposed in city parks. Nothing herein exempts public art projects from compliance with all applicable federal, state, and local laws including, but not limited to, land development regulations and building code compliance. (Ord. 3003, added, 02/18/2010)

2.29.170 Development of guidelines

The ~~Committee~~ **Commission** shall have the ability to establish further guidelines concerning its operations; however, only the criteria and processes of this chapter will be legally binding. (Ord. 3003, added, 02/18/2010)

2.29.180 Creation, funding and use of Ashland public art account

A. *Establishment.* The Council hereby establishes a separate account entitled the Ashland public art account to be reflected in the City budget. All funds donated, appropriated or generated for the purpose of public art acquisition and education shall be deposited in this account and used solely for such purposes, in accordance with this article and other applicable law. Funds generated pursuant to the Commercial Development Fee in lieu established in Chapter 18, as well as the Transient Occupancy Tax Resolution authorized in Chapter [4.24](#), and the Percent for Art dedication in this section shall all be deposited into the Ashland Public Art Account.

B. *Permitted Purposes of Public Art Account.* The public art account shall be used solely for the acquisition, placement, maintenance, and removal of artworks for inclusion in the Ashland Public Art Collection and for art education purposes, such as community outreach presentations and workshops, in accordance with the provisions of this article and other applicable law.

C. *Requirement for Dedication of a Percent for Art.* Any city official or employee who authorizes or appropriates expenditures on behalf of a participating department for a city project shall, to the degree that there are eligible funds, include within the budget for the project a monetary contribution for the public art account equal to one-half percent (0.5%) of the total cost of the project.

1. One-half percent (0.5%) of the total cost of a qualifying city project shall be dedicated to the public art account. Such funds shall be deposited into the public art account by the City official or employee acting on behalf of the participating department no earlier than the time that budgeted funds are encumbered for construction of the City project and no later than final inspection of the completed city project.

2. The participating department shall consider the siting of public art as part of the design and engineering phase of any city project. If costs are incurred by the participating department to comply with this article requirement prior to transfer of the one-half percent (.5%) dedication for the City project to the public art account, the participating department may deduct such costs (not to exceed one-half percent) from the one-half percent (.5%) dedication at the time such funds are transferred.

D. *Restricted Funds.* If funding for a particular city project is subject to legal restrictions that preclude public art as an object for expenditure, the portion of the City project that is funded with the restricted funds shall be exempt from the dedication requirements of this article.

E. *Phased Projects.* As a general rule, where a city project will be constructed in phases, the one-half percent (0.5%) dedication shall be applied to the estimated total cost of each phase of the City project at the time that funds for the phase are appropriated and encumbered. However, nothing in this section prevents the Council from deciding to hold or set aside all or part of the entire dedication from the funds of a particular phase, as the Council deems appropriate. In determining when to hold or set aside the funds for a phased project, the City will consider an overall public art plan for the project to ensure that art is not located on a piecemeal basis with phase construction.

F. Monetary contributions for public art shall be deposited in separate accounts within the public art account if separate accounting is deemed appropriate by the Administrative Services Director (Finance) or is required by law.

G. Monetary contributions or appropriations made other than through the percent for art program shall be deposited in the public art account and may be dedicated to or earmarked for a specific education program or work of art, subject to acceptance by the Council.

H. Disbursements from the public art account shall be made only after authorization of the City Manager (**or their designee**) or the Administrative Services Director (Finance), and shall be made according to this article and other applicable city ordinances, including but not limited to the public contracting code (AMC Chapter [2.50](#)).

I. The Council may adopt by resolution case specific waivers or guidelines for administration of the percent for art program, including case-by-case waivers of the required dedication set forth herein based on the availability of public funds, as well as any other matters not specifically addressed herein and appropriate or necessary to the administration of the program.

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney



## ORDINANCE NO. 3284

### AN ORDINANCE AMENDING AMC 2.54.010 TO ALIGN WITH PROCUREMENT LIMITS

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, the City wishes to more properly align with the authorized limits as set forth in AMC Chapter 2.50.

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.**

##### 2.54.010 – Disposal of Surplus and Abandoned Property

The City of Ashland ~~Finance Department~~ may transfer, trade, auction or sell surplus or abandoned property to other City departments, political subdivisions, state agencies, ~~or~~ nonprofit organizations, **or to the general public. The disposal of surplus property shall be subject to City signatory authority limits as authorized by the Local Contract Review Board in AMC Chapter 2.50. Disposal should be based on the estimated residual value of the surplus personal property.** However, the disposal of surplus property having residual value of more than \$10,000 shall be subject to ~~signatory authorization by the Local Contract Review Board~~

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney

## ORDINANCE NO. 3285

### AN ORDINANCE AMENDING AMC 2.62.030 TO PROVIDE FOR A CHAIN OF COMMAND IN THE EVENT OF AN EMERGENCY

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, the City wishes to outline a chain of command in the event the City manager was unable to act due to absence or incapacity.

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.**

2.62.030 – Declaration and Ratification of Emergency.

A. The declaration by the City Manager of a state of emergency shall:

1. State the nature of the emergency.
2. Designate the geographical boundaries of the area subject to the emergency controls.
3. State the duration of time during which the area so designated shall remain an emergency area.
4. State any special regulations imposed as a result of the state of emergency.

B. The ratification by the Council may also authorize additional specific emergency powers for the duration of the emergency period set forth in the declaration.

**C. If the City Manager is unable to act due to absence or incapacity, then the duties listed in this chapter shall be performed in the following order of succession:**

1. **Deputy City Manager**
2. **Fire Chief**
3. **Police Chief**
4. **Emergency Management Coordinator**
5. **Incident Commander (s)**

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney

## ORDINANCE NO. 3286

### AN ORDINANCE AMENDING 9.08.120 TO PREVENT PROPERTY OWNERS FROM KEEPING HAZARDOUS OR INFESTED TREES

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, the City wishes empower Code Compliance to compel removal of dead trees where they are determined to pose a fire hazard, or compel removal of insect infested trees that will otherwise compromise the health of the urban forest.

### THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

#### **SECTION 1.**

##### 9.08.120      Trees – Hedges

A. No owner or person in charge of property that abuts upon a street or public sidewalk shall permit trees, bushes, shrubs, or hedges on such property to interfere with street or sidewalk traffic or restricting the usefulness of any public street, sidewalk, sewer, or utility. In addition, it shall be the duty of such owner or person to remove, from any tree on such property, all branches that overhang the sidewalk to a height of not less than eight feet above the sidewalk.

B. No owner or person in charge of property shall allow to stand a dead or decaying tree that is a hazard to the public or to persons or property on or near the property, **or that harbors insects or diseases that constitute a potential threat to other trees within the city.**

C. No owner or person in charge of property shall place or maintain thereon, along a street or public sidewalk, a thorn-bearing hedge or a hedge in excess of four (4) feet in height.

D. Failure of the property owner to remove or trim a tree, bush, shrub or hedge which does not meet the requirements of this section within thirty (30) days of receiving notice thereof from the City is a violation of this section, and the City may then remove or trim the tree, bush, shrub or hedge and assess the costs thereof against the property. In addition, any violation of this section is punishable as provided under AMC [9.08.990](#).

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney



## ORDINANCE NO. 3287

### AN ORDINANCE AMENDING AND UPDATING CHAPTER 14.12 – ELECTRIC SYSTEM REGULATIONS

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, the City wishes to update Chapter 14.12 to align with the requirements set forth in the modern Electric Service Requirements Manual and to provide for tree trimming in hazardous situations.

**THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

#### **SECTION 1.**

##### 14.12.020 Construction and Temporary Service

There is a charge for temporary service for new construction requiring only a service drop and meter setting, **in an amount to be set by resolution of the Council.** ~~which is as follows:~~

~~\$ 75.00 for single-phase service~~

~~150.00 for three-phase service~~

~~The amount of the charge shall be paid at the time of request for service. Such temporary service, when overhead, must be attached to a secured structure and have the state electrical inspection tag before connection. Where possible, the location of the temporary service should be such that it can be also used with a minimum of alteration for the permanent service. Other temporary service requires a deposit equal to the City's costs.~~

##### 14.12.030 Permanent Service - Underground

A. It is the policy of the City to encourage the installation of underground distribution and service facilities where practical and economically feasible. The applicant shall make application for underground service with the following exceptions:

1. Any replacement or relocation of a service on a lot when it does not necessitate any increase in the number of existing overhead lines and/or utility poles;
2. Any increase in service size if no additional overhead lines and/or utility poles are required; and
3. Single-family dwellings, when utility poles exist along property lines, except where required in the subdivision title; provided, that a service panel shall be installed to convert to underground utilities at a future date with two inch (2") conduit stubbed out to an accessible area.

**4.**

B. The City will bear all cost except trenching and backfilling and any required conduit in place which shall be the responsibility of the applicant. The applicant shall sign an appropriate easement to allow the City lines to be underground and for adequate maintenance access. Locations must be approved by the City. **Commercial** All services require conduits.

C. The City will not install more than one service either overhead or underground for the same voltage and phase classification for any one building or group of buildings except as separate services, unless for the convenience of the City or where required by law or local ordinance. Multiple-family dwellings requiring separate metering may have more than one service.

D. All transformers, meters, service wires, fixtures installed by the City at its expense on the customer's premises for the purpose of delivering electric energy to the customer, shall be the property of the City and may be repaired or replaced at any time and removed at the termination of service, and may be used to supply other customers whether or not on the same premises. No rent or other charge shall be made by the customer against the City for placing or maintaining its facilities upon the customer's premises.

E. ~~Residential services above one hundred (100) amperes shall have a two hundred (200) amp meter base. Above two hundred twenty five (225) amperes, services shall have a four hundred (400) amp self-contained meter base with bypasses. Above four hundred (400) amperes, current transformers shall be used. Container or method of supporting current transformers shall be approved by the City and shall include not less than one (1) inch conduit to the meter base. Single phase two hundred (200) amp meters will serve up to fifty (50) KVA and three (3) phases two hundred (200) amp meters will serve up to one hundred (100) KVA except four hundred eighty (480) volts. Contact the City for application and metering requirements for additional information and for three (3) phase or current transformer applications. Meter locations must be outside the building, easily accessible, and convenient for meter reading, and not more than six and one-half (6 1/2) feet or less than five and one-half (5 1/2) feet high. Install no meters behind locked doors or on City poles. Under no circumstances shall the customer, or a representative, construct or install any covering, enclosure, obstruction, or wall siding, which will in any way prevent, or make difficult the removal of the City's electric meter and/or meter locking ring devices. For metering standards, applicants shall refer to the most up-to-date Electric Service Requirements Manual.~~

F. No connection will be made to facilities that do not have the approval of the State Electrical Wiring Inspector or, in the opinion of the City will constitute a hazard. The City adopts the National Electrical Code, National Safety Code and the State of Oregon Bureau of Labor Rules as its rules and regulations, latest editions of each.

The City shall require that any electric meter base installed after April 15, 1975, shall be of the type that can be sealed by the City with a locking meter ring. If any question should arise regarding acceptable types of meter bases, the Director of Electric Utilities shall be consulted.

~~The City shall require all new underground services to have a pull box (enclosure) or transformer cabinet (for current transformer installations). Contact the Director of Electric Utilities for dimensions, applications, and metering requirements. A four hundred (400) amp meter base will not require a ring type meter base, but will require a means for locking with a padlock, and shall be equipped with bypasses.~~

~~The City shall require all new underground services to have a pull box (enclosure) or transformer cabinet (for current transformer installations). Contact the Director of Electric Utilities for dimensions, applications, and metering requirements. A four hundred (400) amp meter base will not require a ring type meter base, but will require a means for locking with a padlock, and shall be equipped with bypasses.~~

#### 14.12.036 Relocation of Services and Facilities

If relocation of service or distribution facilities on or adjacent to customer's premises, including City-owned transformers, is for the convenience of the applicant or the customer, such relocation will be performed by the City at the expense of the applicant or the customer, provided applicant or customer pays in advance a nonrefundable sum equal to the estimated installation cost of the relocated facilities, including operating expense, plus estimated removal cost, less estimated salvage and less depreciation of the facilities to be removed.

#### 14.12.038 Point of Delivery

The "point of delivery," unless otherwise specified by the City, is that location on the customer's building or structure where City's circuit and customer's system are interconnected. Any additional service supplied to the customer at other points of delivery or at a different voltage or phase classification shall be separately metered and billed. City will supply the exterior connection commonly known as "service connection" between City's transformers or lines and the point of delivery. If more than one service is required for delivery of electric power and energy to a customer, then (a) each service connection shall be separately metered and billed, or (b) City may establish the "point of delivery" on its transformer platform or other structure and install one set of metering equipment, in which event all service wires and other facilities beyond the point of delivery shall be installed and owned by customer; provided, however, that when the metering equipment is separated from customer's premises by a street or railroad, City will furnish, own and maintain the necessary overhead service wire over such street or railroad. Should customer require delivery through more than one transformer installation, or shall require service at more than one voltage or phase, each service connection of each voltage and phase will be separately metered and billed unless customer owns all transformation and distribution facilities located beyond City's meter which, in such case, will be located on the primary side of customer's facilities and will constitute the point of delivery.

14.12.040 Service use requirements

- A. No motor shall be allowed to start which causes interference with other customers. Maximum single phase allowable is five (5) HP by special permission, otherwise three (3) HP. Three (3) phase motors twenty (20) HP and larger shall have reduced voltage starting where customers other than the applicant are served from the same transformer bank. Each customer shall review the motor starting requirements of customer's equipment when it may interfere with the customer's own electric service. See Table #1 for other allowable motor starting conditions.
- B. Other devices which cause unusual fluctuation such as X-ray apparatus, hoists, furnaces, electric heat, must be limited to reasonable levels on request of the City.
- C. The customer shall provide circuit protective devices or fuses at customer's service entrance or cable attachment to protect the power company equipment from any faults.
- D. The location of the overhead service, where applicable, shall be on that portion of the building that can be served from the City's facilities at a minimum of cost. Clearances shall be in accordance with the National Electrical Safety Code, latest edition, and in general the point of attachment and line routing shall be not less than twelve (12) feet above the finished grade. Across roadways greater heights are required. Confer with the City staff where there may be unusual circumstances. Additional poles will not be installed to render service at the rear or in an inaccessible point of the building, except at customer's cost. Minimum metal raceway for overhead or underground service entrance shall be two-inch (2") rigid galvanized steel conduit securely fastened and to give a minimum of three feet above inaccessible roofs or other roofs may require additional clearance.
- E. The customer shall provide protective devices for the customer's equipment to protect against single phasing and high and low voltage conditions. Three (3) phase motors shall have protection in all three (3) legs. Wiring facilities on the customer's premises shall be kept at customer's expense.
- F. The City Electric Department may require the customer to provide, at the customer's expense, equipment to reduce the lagging or leading reactive requirements (KVAR) of the customer's equipment so that the ratio of total KW to total KVA (volts times amperes times square root of three (3) for three (3) phase is not less than eighty-five percent (85%), commonly known as power factor. This is not more than sixty percent (60%) reactive power to one hundred percent (100%) true power. The City reserves the right to bill twenty-five cents (25¢) per KVA of excess reactive demand per month if the customer fails to reduce the reactive demand to the limits above.
- G. The customer shall notify the City when adding additional load which may affect the ability of the City to provide adequate service with existing lines and equipment.
- H. The City reserves the right to refuse service to loads of a character that may seriously impair service to any other customers unless the customer agrees to provide, at customer's expense, suitable equipment to reasonably limit such fluctuations, as in the case of hoist or elevator motors, welders, furnaces, compressors and other installations of like character, where the use of electricity is intermittent or subject to violent fluctuations.

14.12.050 Metering and Interruption of Deliveries

- A. If the seal of the City's meter is broken or if the meter, for any cause, does not properly register, the customer shall be liable for an average monthly bill for that period of the year.

- B. The rate schedules of the City are applicable only for service supplied entirely by the City without interconnection with an outside source except that interconnection may be made through a double pole switch where necessary to meet minimum requirements for emergencies.
- C. The City will exercise reasonable diligence and care to furnish continuous and sufficient supply of electricity to its customers and to avoid any shortage or interruption of delivery thereof. It cannot, however, guarantee complete freedom from interruption. The City will not be liable for interruption or shortage or insufficiency of supply, or any loss or damage occasioned thereby if same is the result beyond its reasonable control. The City may suspend service temporarily for repairs but will attempt to give a reasonable notice to the customers as circumstances permit. Such repairs and improvements will be performed as rapidly as may be practical and where reasonable shall be performed at such times as will cause the least inconvenience to the customers.
- D. During times of shortage of supply the City will apportion its available supply of electricity among its customers as directed by the Public Utilities Commission or Federal Power Commission. In the absence of such direction it will apportion the supply in the manner that appears most equitable under conditions then prevailing.
- E. All City meters will be sealed by the City, and it is unlawful for any person, other than an authorized representative of the City to break or tamper with the seal for the purpose of supplying electricity to the premises. When an unauthorized breaking or tampering of the meter seal is discovered, the City shall remove the meter entirely, and shall install a blank in the meter socket. Electric service will not be reinstated until a fee, double the usual reconnect fee, has been paid by the customer. Any customer who damages or causes a City electric meter to malfunction shall be held liable for any expenses incurred by the City to repair or replace said meter, and the bill must be paid in full before service can be restored.
- F. Sub-metering shall be the customer's own responsibility where master meters are installed.
- G. For metering installations on customer premises the City furnishes necessary instrument transformers, test facilities and meters, for the City's billing purposes and tests only.

#### 14.12.060 Meter Testing

- A. *Prior to Installation.* Every meter will be tested before installation and no meter will be placed in service if found to register more than two percent (2%) fast or two percent (2%) slow. New factory meters will not necessarily be tested other than at the factory.
- B. *Customer Request.* A customer may, on notice of not less than one (1) week, require the City to test the meter used to measure customer's requirements. No charge will be made for such a test except:
1. If a customer requests a meter test within six (6) months after installation or more than once per year, a deposit to cover the reasonable cost of the test will be required of the customer in accordance with the following schedule:

|                                                     |         |
|-----------------------------------------------------|---------|
| a. For each single phase meter                      | \$10.00 |
| b. Single phase meters with instrument transformers | \$15.00 |
| c. Three Phase meters                               | \$25.00 |

- d. Three Phase meters with instrument transformers \$30.00
- e. The deposit will be returned if the meter is found to register more than four percent (4%) fast. The excess overcharge will be refunded to the customer for the period of twelve (12) months. The customer, or authorized representative, may witness the tests.

C. Nonregistering of meters found more than four percent (4%) slow shall require the City to render an additional billing on an estimated basis for the previous three (3) month period based on the City's experience with the customers of the same class and general characteristics of the customer's operations.

D. When it is found that the error in a meter is due to causes, the date of which can reliably be established, the billing will be computed back to that date; provided, however, that in no case will a bill for undercharge on residential service be rendered for a period exceeding three (3) months.

#### 14.12.080 Electricity - Resale

- A. A customer shall not resell electricity received from the City to any person, except:
  - 1. By special written permission; or
  - 2. Where the charge is absorbed in the rental for the premises or space occupied, excepting multiple-family units which shall be individually metered pursuant to ORS [456.763](#), and billed by the City.
  - 3. Should a customer resell electricity otherwise than as provided in the foregoing paragraphs, the City may either discontinue service to such customer or supply electricity directly to the sub-customer as the City may elect.

#### 14.12.090 General Provisions

A. No one, but duly authorized employees of the City, is allowed to run any service wires on City poles or make any connection with City wires on City poles or underground or make any connection with City wires on service side of meter and all unauthorized persons are warned that they are liable for such connections under Section 164.365 [Felony - Criminal Mischief] Oregon Revised Statutes.

B. No connections, disconnect or repairs to electric service will be made other than during regular working hours, unless life or property is endangered, as specified by the state laws of Oregon governing municipalities in the hours allowed for working employees. Orders for connecting and disconnecting services received in the forenoon will be connected in the afternoon of the same day and orders received in the afternoon will be performed in the forenoon of the next regular working day, where possible.

C. The City shall have the right to refuse or discontinue electric service to a customer if any part of customer's wiring or equipment or the use thereof is found unsafe by the City or in violation of applicable laws, ordinances, rules or regulations of public authorities until it has been put in a safe condition or the violation remedied. The City does not assume the duty of



inspecting or repairing the customer's lines or appliances or apparatus or any part thereof and assumes no liability therefore.

D. The City will not be responsible for transmission and delivery of electric energy through the customer's wiring and equipment regardless of the place where such energy may be transformed or metered and will not be responsible for the same or for any loss or damage occasioned thereby whether to the customer or their person or otherwise or at all.

E. The City shall at all times have the right to ingress to and egress from a customer's premises, at all reasonable hours, for purposes connected with the furnishing of electric energy and the exercise of any and all rights secured to it by law or these rules.

F. It is the general policy of the City and the Electric Department to operate the electric system and conform to the general policies of other utilities in the immediate general areas. Unanswered questions or situations may be resolved by using other utility rules as guidelines.

G. The City ~~may request permission to~~ **will** trim trees on private property if such trees, in the judgment of the City, create a hazard to electric service lines on the same or adjacent properties. ~~In the event such permission is refused, the property owner refusing permission shall be liable for all damages and costs that may result there from.~~

H. The City Council may, from time to time, make additional rules and regulations for electric service and set fees for energy sold and for services rendered. The staff is authorized to recover amounts equal to costs plus overhead for damages and unusual situations not covered specifically by these regulations.

#### 14.12.092 Location of Electric Meters

In conjunction with the construction of new residential structures, electric meter bases shall be installed on the side of the structure, nearest the City's service point and nearest the front of the structure as practicable, unless an alternate location is approved by the Director of Electric Utilities. On corner lots, the meter base may be located on the rear of the structure, nearest the City's service point and nearest the side street as practicable. **Questions regarding meter locations can be addressed by either consulting the Electric Service Requirements Manual or by contacting the Ashland Electric Department.**

#### 14.12.095 Penalties

Any person who violates any provision of this Chapter is subject to Section [1.08.020](#) of the Ashland Municipal Code. In addition to other legal and equitable remedies available to the City of Ashland, including restriction or termination of service:

Violation of any section of this chapter AMC [14.12](#) is a Class I violation.

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another

word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Johan Pietila, City Attorney

## ORDINANCE NO. 3293

### AN ORDINANCE AMENDING 9.08.170.D.2 TO REFER TO 9.16.070 FOR DOG NUISANCE MATTERS

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold-lined-through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

**WHEREAS**, the City wishes to address dog nuisance matters in one section of the Ashland Municipal Code.

#### THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:

#### **SECTION 1.** 9.08.170(D)(2) Unnecessary Noise

D. *Noises Prohibited.* The following acts are declared to be per se violations of this chapter. This enumeration does not constitute an exclusive list:

2. *Animals and Birds.* Unreasonably loud and raucous noise emitted by an animal or bird for which a person is responsible. A person is responsible for an animal if the person owns, controls or otherwise cares for the animal or bird. **Public nuisance matters related to dogs and dog noise shall be first addressed under AMC Chapter 9.16.070.**

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Carmel Zahran, Assistant City Attorney

## ORDINANCE NO. 3294

### AN ORDINANCE AMENDING 9.16.070 TO DISTINGUISH BETWEEN DAYTIME VERSUS NIGHTTIME DOG NOISE

Annotated to show deletions and additions to the Ashland Municipal Code sections being modified. Deletions are ~~bold lined through~~, and additions are **bold underlined**.

**WHEREAS**, Article 2. Section 1 of the Ashland City Charter provides:

Powers of the City. The City shall have all powers which the constitutions, statutes, and common law of the United States and of this State expressly or impliedly grant or allow municipalities, as fully as though this Charter specifically enumerated each of those powers, as well as all powers not inconsistent with the foregoing; and, in addition thereto, shall possess all powers hereinafter specifically granted. All the authority thereof shall have perpetual succession.

#### **THE PEOPLE OF THE CITY OF ASHLAND DO ORDAIN AS FOLLOWS:**

##### **SECTION 1.** 9.16.070      Public Nuisance

A. The following behavior by an dog or wolf-dog hybrid within the City limits of Ashland constitutes an unlawful public nuisance:

1. A dog repeatedly runs at large;
2. A dog bites a person or another domestic animal;
3. A dog menaces a pedestrian or passerby;
4. A dog repeatedly chases vehicles or persons;
5. A dog damages or destroys property of persons other than the owners or keepers of the dog;
6. A dog repeatedly scatters garbage;
7. A dog repeatedly trespasses on private property of persons other than the keeper of the dog;
8. **As applied to the daytime hours of 7:00a.m. to 10:00p.m., a** ~~A~~ dog excessively makes disturbing noises, including, but not limited to continued and repeated howling, barking, whining for more than ten (10) minutes or intermittent barking for more than thirty (30) minutes in a sixty (60) minutes period, causing unreasonable annoyance, disturbance, or discomfort to neighbors or others in close proximity to the property of the keeper. If the barking is caused by the continued presence of a cat or the presence of predators such as coyotes, or deer, or other wildlife or by a person intentionally taunting the dog, then the dog is not a public nuisance;

9. A dog obstructs City sidewalk;

**B.— 10.** It is unlawful for any keeper of a dog to permit such dog to be a public nuisance as described in 9.16.070A 1-9 and is a Class IV violation

**B. It is unlawful for a dog to excessively whine, bark, howl, or emit any similar noise in a residential area between the hours of 10 p.m. and 7 a.m. in a manner that unreasonably disturbs the quiet, comfort, or repose of reasonable persons of ordinary sensitivities. Such behavior constitutes a public nuisance and shall be classified as a Class 1 violation under AMC 9.08.990.**

**SECTION 2. Severability.** Each section of this ordinance, and any part thereof, is severable, and if any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**SECTION 3. Codification.** Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 3-5) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

The foregoing ordinance was first read by title only in accordance with Article X, Section 2(C) of the City Charter on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, and duly PASSED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

PASSED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

\_\_\_\_\_  
Alissa Kolodzinski, City Recorder

SIGNED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonya Graham, Mayor

Reviewed as to form:

\_\_\_\_\_  
Carmel Zahran, Assistant City Attorney

ORDINANCE NO. 3294

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# Ashland City Council Look Ahead 2026

\*All items are placeholders subject to Council action and organizational needs. Not all items will appear on the Look Ahead due to timing or scheduling considerations.

| DATE        | STUDY SESSION – TOPIC/AGENDA ITEMS                                             | BACKGROUND                                                                                       | Requested Council action                                                      | DEPARTMENT      |
|-------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------|
| February 16 | President’s Day – Offices Closed                                               | AMC 3.08.080                                                                                     |                                                                               |                 |
| March 2     | Oregon Department of Fish & Wildlife –Deer population in Ashland               | Mathew Vargas– Rogue District Wildlife Biologist coming to discuss the deer in Ashland           | listening session, informational only                                         | CMO             |
|             | Amigo Club Update                                                              | Jay Tapp                                                                                         | listening session, informational only                                         | CMO             |
| March 16    | Budget Committee/Council reconvening                                           | Council request for budget check-in                                                              | listening session, informational only                                         | Finance/CMO     |
|             | Wastewater & Stormwater rate increase and stormwater franchise fee development | Presentation on wastewater and storm drain cost of service/rate study                            | Information presentation by consultant and staff. Future rate adoption (TBD). | PW              |
| April 6     | Strategic Planning update (tentative)                                          |                                                                                                  |                                                                               |                 |
|             | Maple Ridge Update                                                             | Due diligence on property & current financing update                                             | listening session, informational only                                         | CMO             |
| April 20    | Reserve Fund Discussion                                                        | direction given at Retreat to discuss options for building up the reserve fund and at what cost. |                                                                               | Finance/CMO     |
|             | Building Fund update                                                           | Update on city steps to establish a building fund per state requirement                          |                                                                               | Com Dev/Finance |
|             | Update on water status                                                         |                                                                                                  |                                                                               | Public Works    |
| May 4       | Discussion on the Council Budget                                               | Per retreat, discussion of items in the council budget to potentially discontinue                |                                                                               |                 |
| May 18      | Gas Powered Lawn and Garden Equipment                                          | CEPAC recommendation to Council regarding gas powered lawn and garden equipment                  | Staff Direction                                                               | Conservation    |
| June 1      |                                                                                |                                                                                                  |                                                                               |                 |
| June 15     |                                                                                |                                                                                                  |                                                                               |                 |
| July 6      | No Meeting – Summer Break                                                      | Per AMC 2.04.020                                                                                 |                                                                               |                 |
| July 20     | Review of Strategic Plan Draft (tentative)                                     |                                                                                                  |                                                                               |                 |

|              |                                                       |  |                                   |  |
|--------------|-------------------------------------------------------|--|-----------------------------------|--|
| August 3     |                                                       |  |                                   |  |
|              |                                                       |  |                                   |  |
| August 17    |                                                       |  |                                   |  |
|              |                                                       |  |                                   |  |
| August 31    | No Meeting – Summer Break                             |  | Per AMC 2.04.020                  |  |
| September 14 |                                                       |  |                                   |  |
|              |                                                       |  |                                   |  |
| October 5    | CBC/Council meeting mid BN Budget review/ forecasting |  | Council requested in July of 2025 |  |
|              |                                                       |  |                                   |  |
| October 19   |                                                       |  |                                   |  |
|              |                                                       |  |                                   |  |
| November 2   |                                                       |  |                                   |  |
|              |                                                       |  |                                   |  |
| November 16  |                                                       |  |                                   |  |
|              |                                                       |  |                                   |  |
| November 30  |                                                       |  |                                   |  |
|              |                                                       |  |                                   |  |
| December 14  | Standing Advisory Committee Annual Updates            |  |                                   |  |

|          |                                                                                                                             |  |                                                                                                                                                                                 |                          |            |
|----------|-----------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|------------|
|          | TOPICS TO BE SCHEDULED                                                                                                      |  |                                                                                                                                                                                 |                          |            |
|          |                                                                                                                             |  |                                                                                                                                                                                 |                          |            |
| DATE     | BUSINESS MEETING – TOPIC/AGENDA ITEMS                                                                                       |  | BACKGROUND                                                                                                                                                                      | Requested Council Action | DEPARTMENT |
|          |                                                                                                                             |  |                                                                                                                                                                                 |                          |            |
| March 3  | Women's History Month Proclamation                                                                                          |  |                                                                                                                                                                                 |                          |            |
|          | Second Reading Batch Ordinances                                                                                             |  | first reading 2.17.26                                                                                                                                                           | Approval of Ordinance    | Legal      |
|          | Second Reading of Ordinance 3282 Creating Section 2.55 of the Ashland Municipal Code: Disposal of Real Property (tentative) |  | Depended on outcome of 2.17.26 meeting                                                                                                                                          | Approval of Ordinance    | Legal      |
|          |                                                                                                                             |  |                                                                                                                                                                                 |                          |            |
| March 17 | Tentative Executive Session Litigation Update (tentative)                                                                   |  |                                                                                                                                                                                 |                          | Legal      |
|          | Telecommunication Proclamation                                                                                              |  |                                                                                                                                                                                 |                          | PD/AFR     |
|          | Budget Transfer from General Fund Contingency for cost overruns                                                             |  | Community Center and Pioneer Hall (Council directive to improve buildings) and Transfer from the Street Fund to SDC Street Fund to recognize revenue for Ashland Street Project |                          | Finance    |
|          | OHRA update                                                                                                                 |  | Contract was issued to OHRA for a winter shelter and a follow up was request by Council on 11.18.25                                                                             |                          |            |
|          | Approval of Pedestrian Wayfinding Sign Design                                                                               |  | Tourism fund project                                                                                                                                                            | Approval of design       | CMO        |
|          |                                                                                                                             |  |                                                                                                                                                                                 |                          |            |
| April 7  | Tentative Executive Session Litigation Update (tentative)                                                                   |  |                                                                                                                                                                                 |                          | Legal      |
|          | Arbor Day/Week Proclamation                                                                                                 |  |                                                                                                                                                                                 |                          | Mayor      |

|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
|--------------|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------|
|              | Public Hearing Imperatrice Property (tentative)<br>Natural Gas Objectives and Mechanism to achieve policy objectives | on given at 11.18.25 meeting to prepare an ORD/ ROW agreement for Cour                                                                                                                         | information presented with possible staff direction                    | Public Works<br>Legal/Admin |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| April 21     | Public Hearing Community Development Block Grant (CDBG) Award(s)                                                     | 2026 Annual CDBG award hearing – <a href="https://or-ashland.civicplus.com/DocumentCenter/View/4280/CDBG_2026_RFP">https://or-ashland.civicplus.com/DocumentCenter/View/4280/CDBG_2026_RFP</a> | Make final award selections for 2026 CDBG funds                        | CD                          |
|              | Affordable Housing Trust Fund grant awards                                                                           | Biennium budget allocates up to \$200,000 in AHTF grants to eligible projects                                                                                                                  | Make final award selection(s) for Affordable Housing Trust Funds       | CD                          |
|              | Appoint budget committee members (tentative)                                                                         |                                                                                                                                                                                                |                                                                        |                             |
|              | Social Service Grant awards                                                                                          | Biennium budget allocates up to \$134,000 in Social Service grants to eligible non-profit organizations                                                                                        | Make final award selection(s) for up to Biennium Social Service Grants | CD                          |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| May 5        | Joint APRC/Council Meeting (Council host)<br>Quarterly Financial Report (Jan – Mar 2026)                             | Council requested joint financial reporting meetings                                                                                                                                           |                                                                        |                             |
| May 5        | Asian American and Pacific Islander Heritage Month Proclamation<br>National Historic Preservation Month Proclamation |                                                                                                                                                                                                |                                                                        |                             |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| May 19       | Building Safety Month Proclamation<br>Miscellaneous Fees                                                             |                                                                                                                                                                                                |                                                                        | Finance                     |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| June 2       | Flag Week Proclamation<br>Public Hearing–Levy Property Taxes for FY 27, State Subventions                            |                                                                                                                                                                                                |                                                                        | Finance                     |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| June 16      | Bee City USA Pollinator Week Proclamation                                                                            |                                                                                                                                                                                                |                                                                        |                             |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| July 7       | No Meeting – Summer Break                                                                                            | Per AMC 2.04.020                                                                                                                                                                               |                                                                        |                             |
| July 21      |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| August 4     | Hiroshima and Nagasaki Day Proclamation<br>Adoption of Strategic Plan (tentative)                                    |                                                                                                                                                                                                |                                                                        | CMO                         |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| August 12    | Joint APRC/Council Meeting (APRC host)<br>Quarterly Financial Report (April – June 2026)                             | Council requested joint financial reporting meetings                                                                                                                                           |                                                                        |                             |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| August 18    |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| September 1  | No Meeting – Summer Break                                                                                            | Per AMC 2.04.020                                                                                                                                                                               |                                                                        |                             |
| September 15 |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
|              |                                                                                                                      |                                                                                                                                                                                                |                                                                        |                             |
| October 6    | Indigenous Peoples' Day Proclamation                                                                                 |                                                                                                                                                                                                |                                                                        |                             |

|                                   |                                               |  |                                                      |  |
|-----------------------------------|-----------------------------------------------|--|------------------------------------------------------|--|
| October 20                        |                                               |  |                                                      |  |
|                                   |                                               |  |                                                      |  |
| November 3                        | Joint APRC/Council Meeting (Council host)     |  | Council requested joint financial reporting meetings |  |
|                                   | Quarterly Financial Report (July – Sept 2026) |  |                                                      |  |
|                                   |                                               |  |                                                      |  |
| November 17                       |                                               |  |                                                      |  |
|                                   |                                               |  |                                                      |  |
| December 1                        |                                               |  |                                                      |  |
|                                   |                                               |  |                                                      |  |
| December 15                       |                                               |  |                                                      |  |
| Advisory Committee Reappointments |                                               |  |                                                      |  |
|                                   | TOPICS TO BE SCHEDULED                        |  |                                                      |  |