



Council Work Session Agenda

Kenneth L. Woods, Jr., Presiding

Monday, December 9, 2024

5:30 pm

Dallas City Hall, 187 SE Court St, Dallas, OR 97338

COUNCIL

Mayor

Kenneth L Woods, Jr.

Council President

Michael Schilling

Councilor

Nancy Adams

Councilor

Carlos Barrientos

Councilor

Larry Briggs

Councilor

Kirsten Collins

Councilor

Kim Fitzgerald

Councilor

Micah Jantz

Councilor

David Shein

Councilor

Debbie Virden

CITY STAFF

City Manager

Brian Latta

Asst. City Manager

Emily Gagner

City Attorney

Lane Shetterly

Police Chief

Tom Simpson

Fire & EMS Chief

April Wallace

Economic &

Community

Development Director

Charlie Mitchell

Public Works Director

Gary Marks

Library Director

Mark Johnson

Finance Director

Cecilia Ward

City Recorder

Kim Herring

This meeting is electronically streamed and recorded via the City of Dallas YouTube Channel:


<https://www.dallasor.gov/community/page/dallasyoutube>

AGENDA ITEM

1.	ROLL CALL	
2.	Library Annual Update	p.2
3.	Police Station Update	p.37
4.	OTHER BUSINESS	
5.	ADJOURNMENT	



**CITY COUNCIL WORK SESSION
STAFF REPORT**

MEETING DATE: December 9, 2024
AGENDA ITEM NO. 2
TOPIC: Library Annual Updates
PREPARED BY: Mark Johnson
APPROVED BY:  City Manager
ATTACHMENTS: None

RECOMMENDED ACTION:

No action is required. This is an information sharing item only.

BACKGROUND:

Each year the City’s departments provide an annual update to the City Council. For the month of December, the Library will be presenting their annual report.

SUMMARY TIMELINE:

September 3, 2024 – Finance Department and City Manager’s Office
October 21, 2024 – Parks & Recreation
November 4, 2024 – Public Works
December 9, 2024 – Library

FISCAL IMPACT:

None



Annual Report



We Serve



Dallas, Rickreall, Falls City, & other areas

- 300+ patrons a day
- ~6705 library cardholders



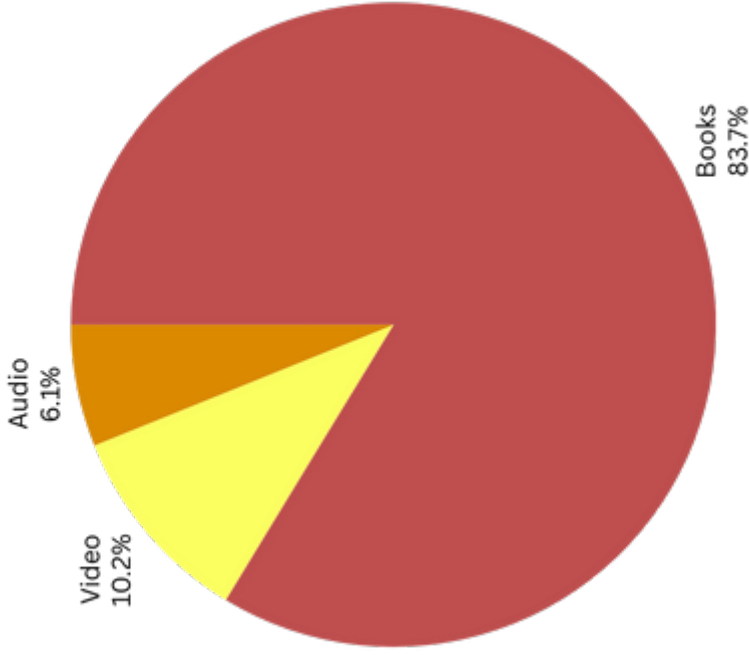
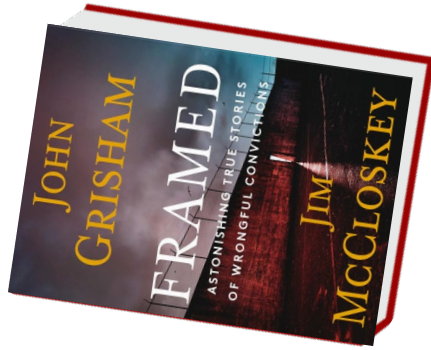
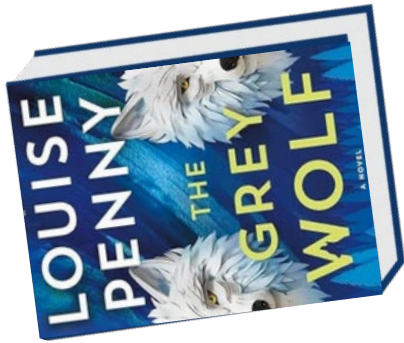


Chemeketa Cooperative Regional Library Service

- **Amity**
- **Chemeketa Community College**
- **Dallas**
- **Grand Ronde Tribal Library**
- **Independence**
- **Jefferson**
- **Lyons**
- **Dayton**
- **McMinnville**
- **Monmouth**
- **Mt. Angel**
- **Newberg**
- **Salem**
- **Sheridan**
- **Silverton**
- **Stayton**
- **Willamina**
- **Woodburn**



Collection



~71,300 items

- 59,747 Books
- 7267 Video
- 4367 Audio





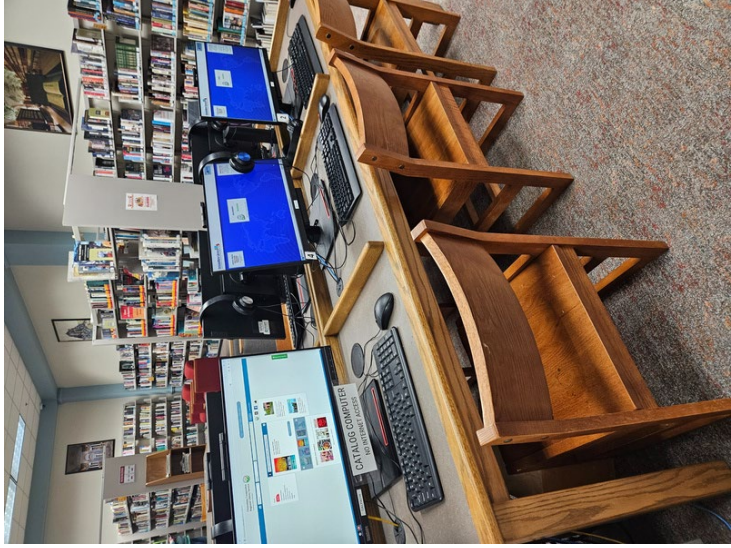
- **Mobile Hotspots**
- **Guitars**
- **Ukuleles**
- **Launchpads**



Cultural Passes



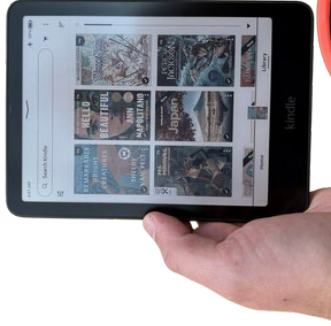
Technical Services



- Computers
- Copy Machine
- Scanning
- Printing
- Free WiFi



E-Resources



- eBooks
- eAudiobooks
- eMagazines



+more!



Outbound Service

Do you know someone who can't get to the library due to disability, extended illness, resident of a care facility, or advanced age?

We can help!



Our Team

Part-time Staff

Circulation

Nicole Johnson
Kara Roosekranz
Lydia Wales
Pam Duhrkoop



Page

Ksenia Hull



Our Team



Andrea McAllister

Adult Services

Betty Simpson

Youth Services

Kelly Most

Outbound, Inter -library Loans

Sara O'Hare

Processing, Repair



Circulation Stats



- 212,000 checkouts
- 24,000+ holds
- 3,000 + reference questions



Children's Events

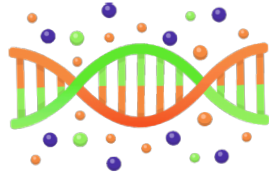
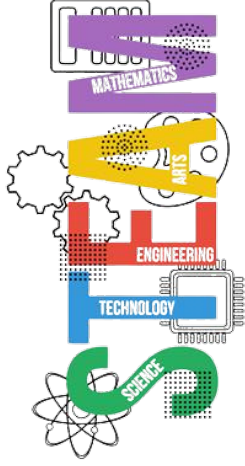
Storytime



- 150 Storytimes per year
- 90 - 100 attend per week



Children's Events

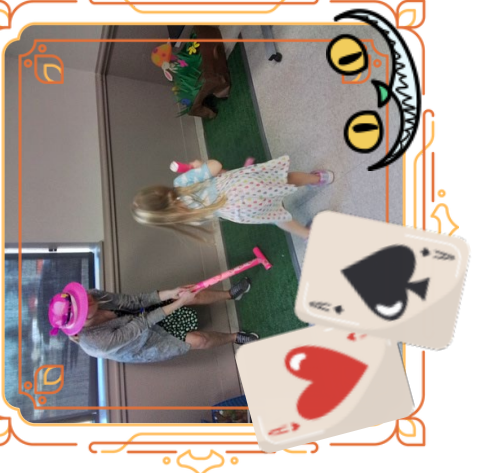


Children's Events

Mad Hatter Tea Party

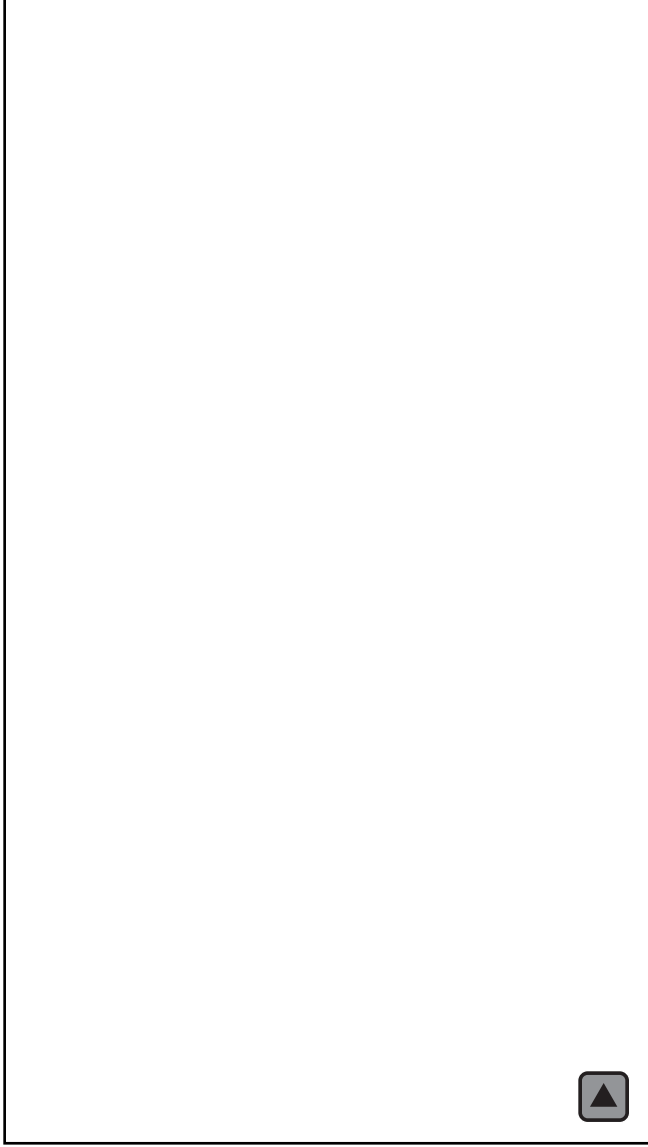


Pokémon Party



Children's Events

Slime Making



Summer Reading



Kids Events

- Red Yarn Music & Puppetry
- Oregon Bird Man
- MNCH Journey Under the Sea
- Lora Michele Dance Party
- Paradise of Samoa Polynesian Dance
- Magician Jeff Evans



Summer Reading

- 800+ participants (all ages)



Teen Events



- Game Nights
- Chocolate Olympics
- Breakout
- Make a Tye-Dye Bag

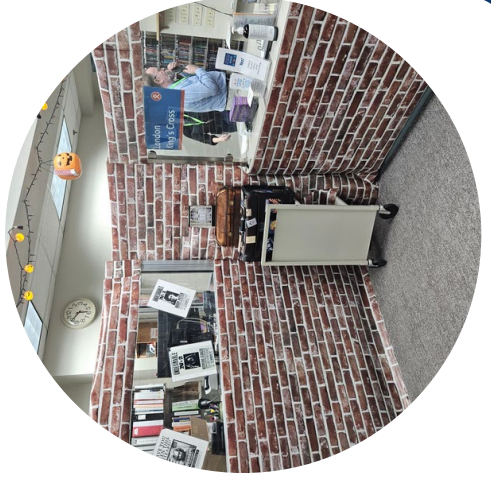
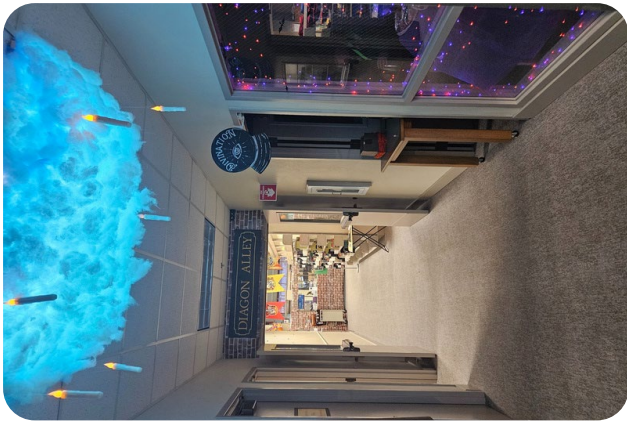


Teen Events

- Improv Night
- Movie Nights
- Oreo Taste - Off



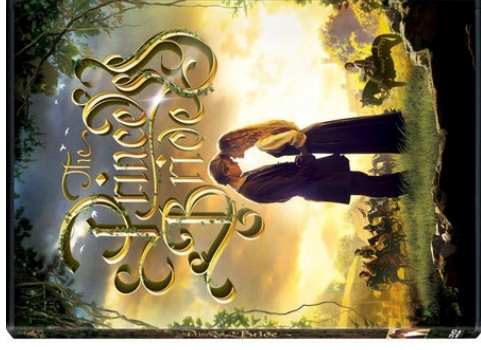
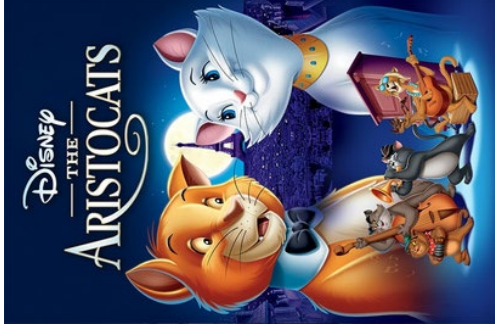
Harry Potter NIGHT



Paint Nights



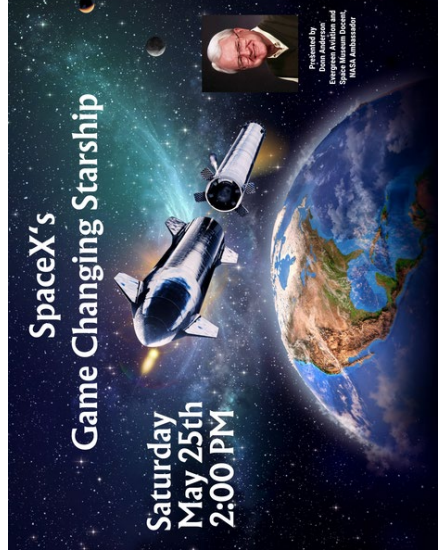
Movie Nights



Science Programs



Donn Anderson



Richard Berry



City Council Work Session
Monday, December 9, 2024

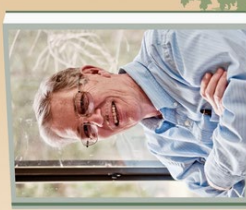
Science Programs



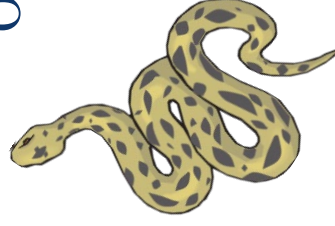
Dr. William Orr

Author and Geologist
Dr. William N. Orr, PhD

Excavation of an Ice Age Fossil
in Kings Valley.
Tuesday, July 2nd
6:00pm



Oregon Reptile Man





Will Hornyak



Valentina Ortiz

Cultural Events



Alton Chung



Aryeh Frankfurter & Lisa Lynne





Okaidja Afroso
West African Music



Cultural Events

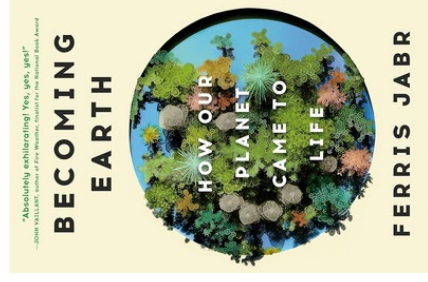
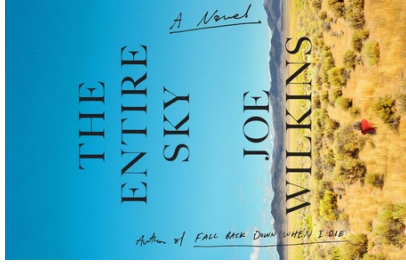
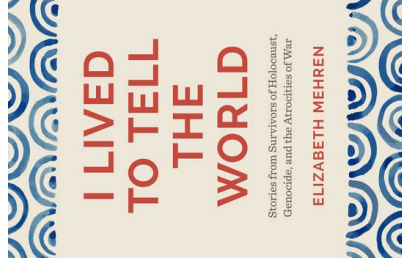


Ballet Papatlotl
Mexican Folkloric Dance

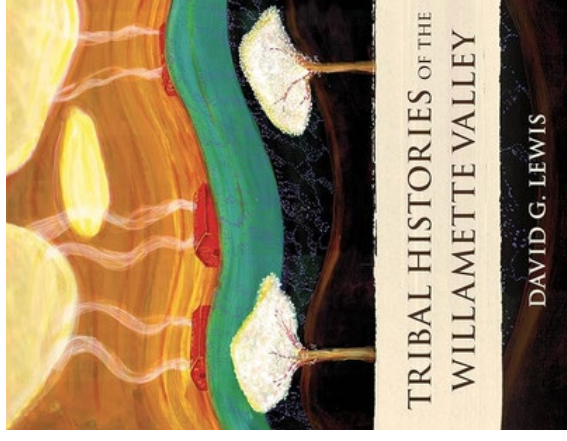


Author Visits

- Therese Oneill
- Becky Ellis
- Elizabeth Mehren
- Ferris Jabr
- Melody Carlson
- Willy Vlautin
- Joe Wilkins



Author Visits



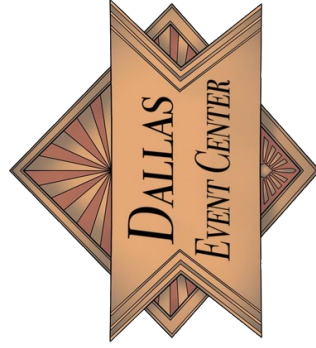
David G. Lewis



Community Partners



Dallas Community Foundation



Looking Ahead

- More Family activities
- Science kits for families
- Winter Reading - January
- Library ComiCon - March
- Oregon Poet Laureate - March
- Celtic Harpists - May
- More great authors




Thank you!



Questions?



CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: December 9, 2024
AGENDA ITEM NO. 3
TOPIC: Police Station Building Update
PREPARED BY: Emily Gagner
APPROVED BY:  City Manager
ATTACHMENTS:
A. Presentation slides
B. Financial advisor estimates

RECOMMENDED ACTION:
None

BACKGROUND:

At the direction of council, city staff issued an RFP for preliminary design and a cost estimate to construct a new Dallas Police Station in May of this year. We entered a contract for services with Mackenzie Inc. in July. Since then, police and admin staff have been holding near weekly meetings with the staff at Mackenzie to determine programming and design for the new building. Jeff Humphries, Principal in Charge at Mackenzie will present the final floor plan and exterior rendering and answer questions the Council has of them.

During the design discussions, staff worked with Mackenzie staff to ensure the proposed facility will meet our needs for many years to come while also keeping costs reasonable. We feel we've met that balance well with the proposed design. Total project costs are estimated between \$15,436,345 and 17,193,648. Additionally, the city has applied for an Oregon Community Green Infrastructure grant in the amount of \$500,000 to help with the costs of the new building. If awarded, this grant will cover the costs to install the green roof on the police station, as well as the front building planters and new street trees. We will know in January if we received the grant so will be able to take that into account for the bond measure.

The City has been working with PFM Financial Advisors LLC to get preliminary GO bond rate estimates. We obtained these numbers before we had a final estimate for the new station. Those estimates show that a GO bond for the high estimated cost of the station will be about \$0.49 per thousand assessed value for level debt service and about \$0.52 per thousand assessed value for level levy rate funding.

The City has a contract with Nelson Research to poll residents about the potential bond measure on the May ballot. They should complete that poll and present their results at the second Council meeting in

January. That will allow for final discussion with the Council in February about putting a ballot measure in the May election.

SUMMARY TIMELINE:

May 2024 – City issued an RFP for preliminary design & cost estimate for a new police station

July 2024 – City signed a contract for services with Mackenzie Inc.

August 2024 through December 2024 – Staff worked with Mackenzie staff to complete the preliminary design

October 2, 2024 – First public Open House to discuss design of the new station

December 9, 2024 – Council worksession to discuss the proposed design

December 17, 2024 –Second public Open House for the public to see the proposed design of the new station

December 2024 through January 2025 – Nelson Research conducts polling about the bond measure for the new police station

January 21, 2025 – Polling results shared with the Council

February 2025 –Final decision by the council to pursue a bond measure for a general obligation bond to construct a new police station

May 20, 2025 – Election date if the Council decides to pursue a bond measure

FISCAL IMPACT:

General obligation bond for the police station

MACKENZIE.



City of Dallas
Dallas Police Department
City Council Meeting | 12.09.2024



Jeff Humphreys
Principal in Charge



Adam Goldberg
Project Architect



Cathy Bowman
Project Manager

M.

- Alexis Bauer - Interior Designer
- Brian Varricchione - Land Use Planning
- Josh McDowell - Structural Engineer
- Nicole Ferreira - Landscape Architect
- Thomas Peck - Design Director



Steve Dacus - MEP



Jessica Pickul - Public Outreach



Steve Gunn - Cost Estimator



SANDY POLICE DEPARTMENT



SILVERTON CITY HALL AND POLICE



KALAMA POLICE DEPARTMENT



ALBANY POLICE DEPARTMENT



LAKE OSWEGO CITY HALL AND POLICE



- Does not meet current building life safety code, energy code, or ADA requirements.
- The police department has outgrown their space.
- Existing building systems are at the end of useful life.
- The current facility is spread across multiple locations and creates inefficiencies in communication.
- Does not meet essential facility seismic criteria.
- Does not have secured parking, and officers must park on the street.





- Lack a dedicated interview room for victims, requiring private discussions occur in public view and can be overheard by others.

- There's no safe place to go following challenging or traumatic experiences (for a mental health reprieve).

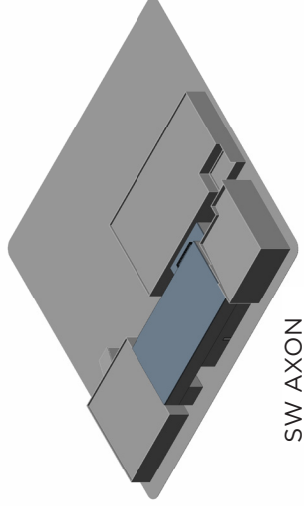
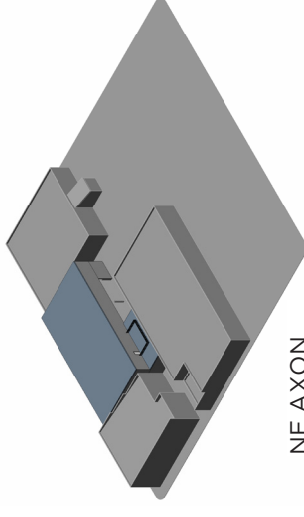
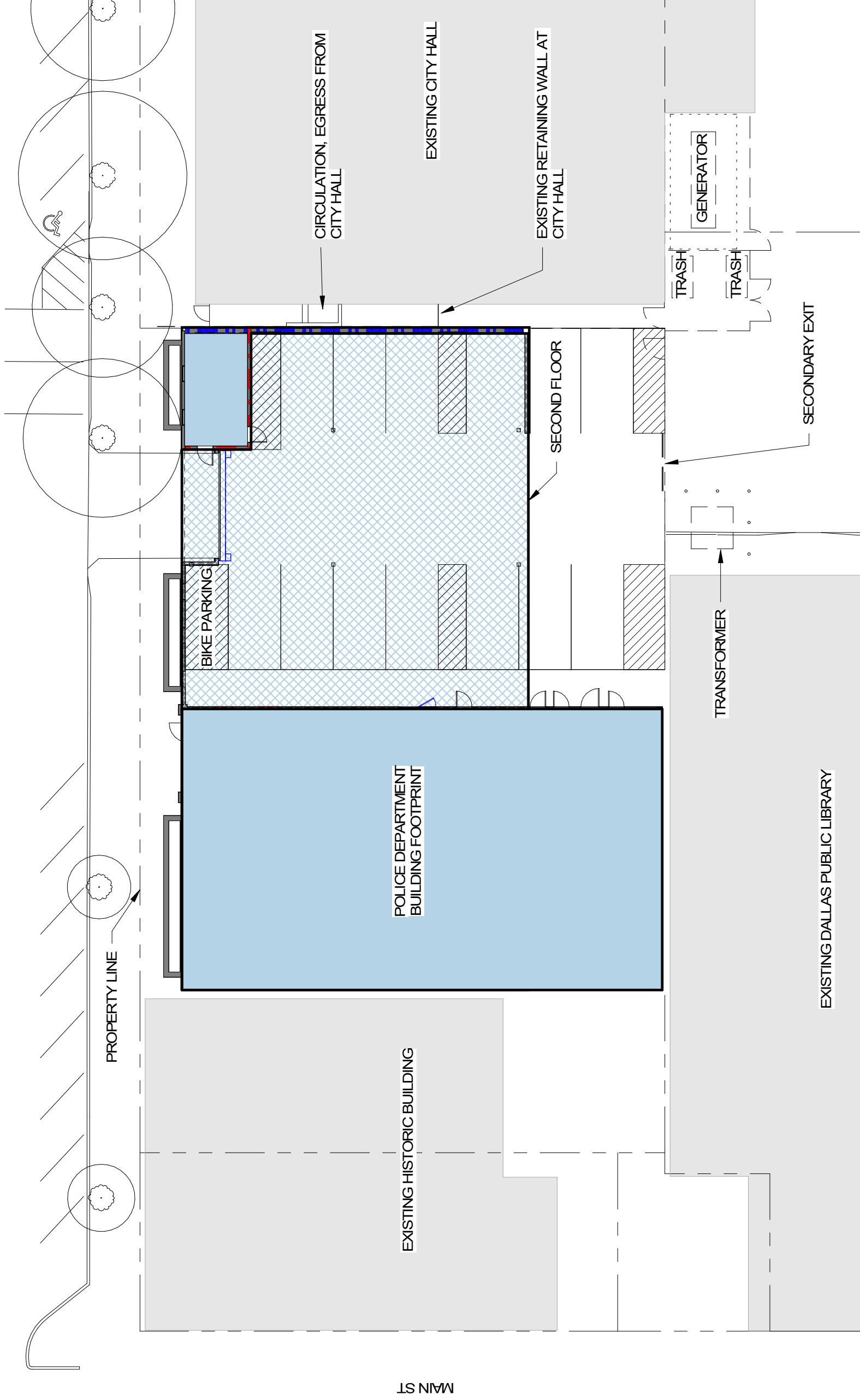


- Does not have adequate changing areas for male and female staff and needs a new gender-neutral locker room that feels welcoming to all officers.



- The current facility does not have adequate security. The police process evidence in the same room (sometimes on the same surface) they use to eat. In order for the female evidence specialists to access evidence storage, those female staff members must pass through a male staff locker room, where officers might be changing.

COURT ST

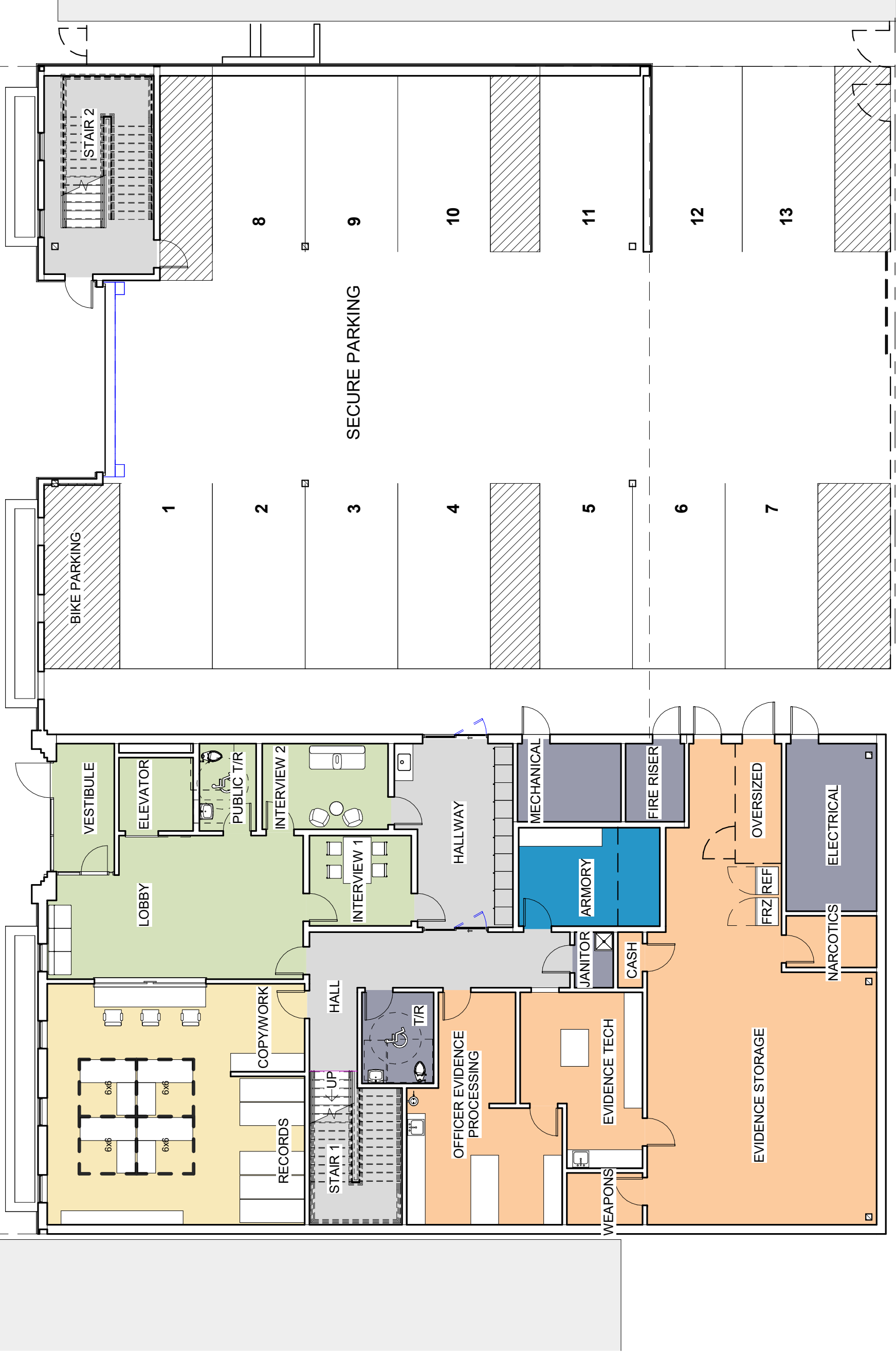


1 SITE DIAGRAM

SD 030 1" = 20'-0"

Legend

- LOBBY & PUBLIC SPACE
- RECORDS
- POLICE OPERATIONS
- PROPERTY & EVIDENCE
- POLICE SUPPORT
- CIRCULATION



FIRST FLOOR PLAN

1
SD1.18 3/32" = 1'-0"

Legend

- LOBBY & PUBLIC SPACE
- ADMINISTRATION
- DETECTIVES
- POLICE OPERATIONS
- POLICE SUPPORT
- CIRCULATION



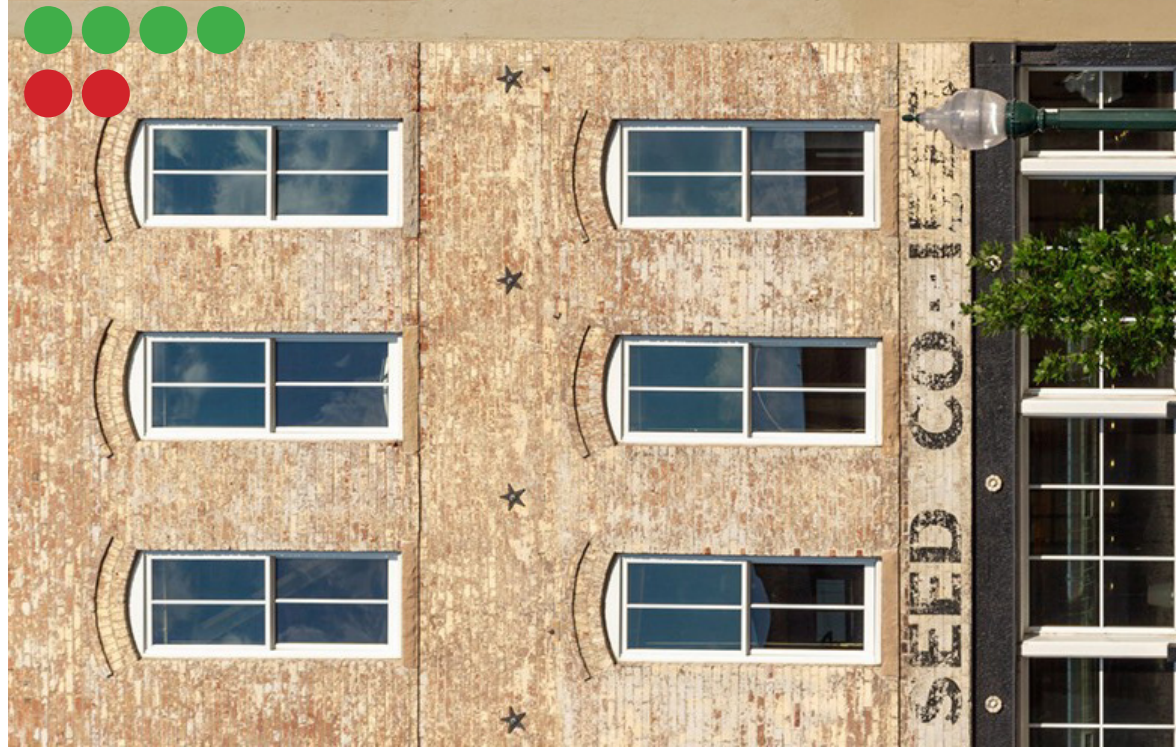
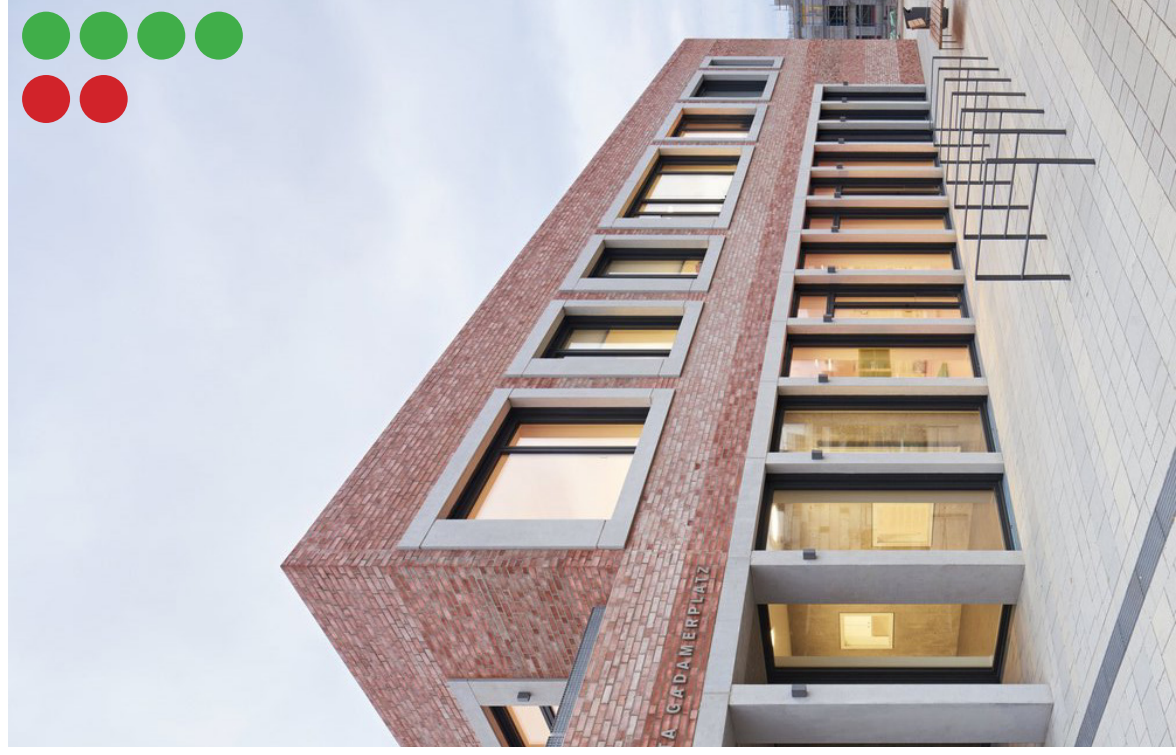
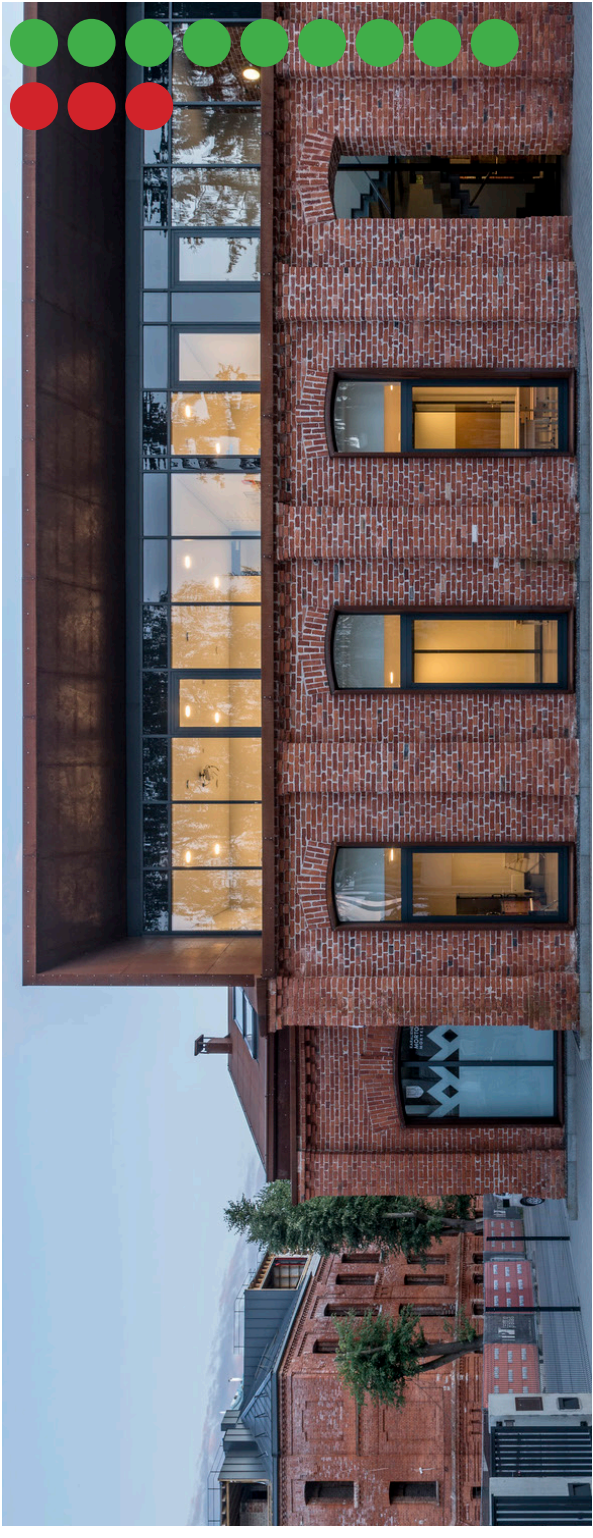
1 SECOND FLOOR PLAN

SD1.17 3/32" = 1'-0"

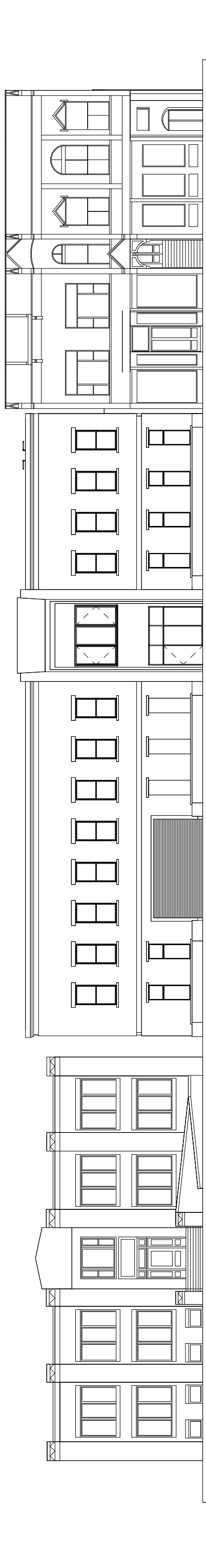
Community Outreach Meeting

October 10th, 2024









1 NORTH ELEVATION
SD1.22 1" = 20'-0"

Dallas Police Department

New Construction 12/2/2024 12,528 Total Building Square Footage (occupied)

Construction Cost of Facility		Low	High	Low	High	
Construction Hardcost						
Construction Hardcost		\$6,881,443	\$6,881,443			
Site Development Hardcost		\$997,256	\$997,256			
Offsite Development Hardcost		\$350,000	\$350,000			
Total Hard Costs		\$8,228,699	\$8,228,699			
Inflation/Escalation		\$411,435	\$658,296	5.0%		8.0% of total hard costs
Estimating Contingency		\$822,870	\$1,645,740	10.0%		20.0% of total hard costs
Design Contingency		\$576,009	\$822,870	7.0%		10.0% of total hard costs
General Conditions		\$576,009	\$576,009	7.0%		7.0% of total hard costs
CMGC Participation		\$329,148	\$329,148	4.0%		4.0% of total hard costs
GC Overhead and Profit		\$656,650	\$735,646	6.0%		6.0% of total costs above
Bonds and Insurance		\$234,394	\$268,506	2.2%		2.2% of total hard costs
Subtotal GCC Costs		\$3,606,515	\$5,036,214			
OR - Green Technology		\$219,668	\$245,185	1.5%		1.5% of project cost w/ soft costs (some exclusions)
OR Gross Receipts Tax		\$63,061	\$69,567	0.6%		0.6%
Total Construction Costs		\$12,117,943	\$13,579,665	\$967	\$1,084	per TOTAL BLDG SF
Consultants Costs						
A/E Design and Construction - Base Services		\$1,514,743	\$1,697,458	12.5%		of Total Construction Cost
Reimbursables		\$30,295	\$33,949	2.0%		of A/E Design and Construction Services
Marketing Materials		\$5,000	\$5,000			Allowance - Bond Campaign Renderings
Topo and Boundary Survey		\$7,500	\$7,500			Allowance
Special Inspections		\$25,000	\$25,000			Allowance
Geotechnical Services - Analysis		\$20,000	\$20,000			Allowance
Geotechnical Services - Inspection		\$20,000	\$20,000			Allowance
Environmental Services		\$10,000	\$10,000			Allowance
Hazardous Material Survey/Testing		\$8,000	\$8,000			Allowance
Enhanced Commissioning		\$15,000	\$15,000			Allowance
Arborist		\$5,000	\$5,000			Allowance
Subtotal - Consultants		\$1,660,538	\$1,846,907			
Consultants Contingency		\$166,054	\$184,691	10.0%		of Total Consultants Cost
Total Consultants Costs		\$1,826,591	\$2,031,598	\$146	\$162	per TOTAL BLDG SF
Owner Costs						
Land Acquisition		\$0	\$0			
Fixtures, Furniture & Equipment (FF&E)		\$438,480	\$501,120	\$35	\$40	per SF Allowance (Installed)
SpaceSaver Shelving		\$300,000	\$300,000			Allowance
Audio / Visual Equipment (OFCl)		\$40,000	\$40,000			Allowance
Training / Fitness Equipment (OFCl)		\$30,000	\$30,000			Allowance
Telephone/Data Equipment (CFCl)		\$10,000	\$10,000			Allowance
Security (CFCl)		\$30,000	\$30,000			Installation included in Construction Estimate
BOLI Fees		\$7,500	\$7,500			1/10% of Total Construction Costs (\$7,500 Max)
Moving / Relocation		\$15,000	\$15,000			Allowance
Building and Special Permit Fees		\$217,323	\$243,323			Per City Requirements - Estimate
System Development Charges (SDC)		\$244,675	\$244,675			Per City Requirements - Estimate
Subtotal		\$1,332,978	\$1,421,618			
Owner Contingency		\$133,298	\$142,162	10.0%		of Owner Costs
Total Owner Costs		\$1,466,276	\$1,563,780	\$117	\$125	per TOTAL BLDG SF
Total Project Cost (low)		\$15,410,811				per BLDG SF
Total Project Cost (high)		\$17,175,043				per BLDG SF

QUESTIONS?

MACKENZIE.

503.224.9560 | www.mackenzie.inc

Architecture · Interiors · Structural Engineering · Civil Engineering
Land Use Planning · Transportation Planning · Landscape Architecture

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City of Dallas, Oregon
Police Station GO Bonds: Debt Service & Levy Rate Estimates
Summary of Scenario Results

Project Fund Amount Structure	\$17,000,000	\$18,000,000	\$20,000,000	\$17,000,000	\$18,000,000	\$20,000,000
Bond Principal Amount	Level Debt Service \$17,130,000	Level Debt Service \$18,130,000	Level Debt Service \$20,130,000	Level Levy Rate \$17,335,000	Level Levy Rate \$18,345,000	Level Levy Rate \$20,370,000
Total Debt Service	\$33,047,013	\$34,973,929	\$38,838,763	\$37,098,285	\$39,250,581	\$43,592,363
Avg. Annual Debt Service	\$1,101,567	\$1,165,798	\$1,294,625	\$1,236,610	\$1,308,353	\$1,453,079
Avg. Levy Rate	\$0.49 4.99%	\$0.52 4.99%	\$0.58 4.99%	\$0.52 5.08%	\$0.55 5.08%	\$0.61 5.08%
True Interest Cost						

Assumptions: bond closing August 2025; "A" GO BVAL rates as of 11/21/24 plus 1% "cushion;" issuance costs of \$150,000; underwriter's discount of \$5 per \$1,000; tax collection rate of 96.0%

City of Dallas, Oregon
Police Station GO Bonds: Debt Service & Levy Rate Estimates
30-Year Term; Level Debt Service

Fiscal Year Ending 6/30	Taxable Assessed Value	AV Growth	Debt Service		Levy Rate (per \$1,000 AV)		Debt Service		Levy Rate (per \$1,000 AV)		Debt Service		Levy Rate (per \$1,000 AV)	
			Debt Service	Levy Extended	Levy Rate (per \$1,000 AV)	Debt Service	Levy Extended	Levy Rate (per \$1,000 AV)	Debt Service	Levy Extended	Levy Rate (per \$1,000 AV)	Debt Service	Levy Extended	Levy Rate (per \$1,000 AV)
2020	1,146,970,686		\$1,099,513	\$1,143,493	\$0.73	\$1,167,429	\$1,214,126	\$0.78	\$1,293,263	\$1,344,993	\$0.86	\$1,293,263	\$1,344,993	\$0.86
2021	1,210,753,217	5.56%	1,104,000	1,148,160	\$0.71	1,167,500	1,214,200	\$0.75	1,295,000	1,346,800	\$0.83	1,295,000	1,346,800	\$0.83
2022	1,279,070,941	5.64%	1,100,500	1,144,520	\$0.69	1,163,250	1,209,780	\$0.73	1,294,250	1,346,020	\$0.81	1,294,250	1,346,020	\$0.81
2023	1,356,432,379	6.05%	1,101,500	1,145,560	\$0.67	1,163,500	1,210,040	\$0.70	1,292,750	1,344,460	\$0.78	1,292,750	1,344,460	\$0.78
2024	1,433,726,252	5.70%	1,101,750	1,145,820	\$0.65	1,163,000	1,209,520	\$0.68	1,295,500	1,347,320	\$0.76	1,295,500	1,347,320	\$0.76
2025	1,503,458,273	4.86%	1,101,250	1,145,300	\$0.63	1,166,750	1,213,420	\$0.67	1,292,250	1,343,940	\$0.74	1,292,250	1,343,940	\$0.74
2026	1,563,596,604	4.00%	1,100,000	1,144,000	\$0.61	1,164,500	1,211,080	\$0.65	1,293,250	1,344,980	\$0.72	1,293,250	1,344,980	\$0.72
2027	1,618,322,485	3.50%	1,103,000	1,147,120	\$0.59	1,166,500	1,213,160	\$0.63	1,293,250	1,344,980	\$0.70	1,293,250	1,344,980	\$0.70
2028	1,666,872,160	3.00%	1,100,000	1,144,000	\$0.57	1,167,500	1,214,200	\$0.61	1,292,250	1,343,940	\$0.68	1,292,250	1,343,940	\$0.68
2029	1,716,878,324	3.00%	1,101,500	1,145,560	\$0.56	1,167,500	1,214,200	\$0.59	1,295,250	1,347,060	\$0.66	1,295,250	1,347,060	\$0.66
2030	1,768,384,674	3.00%	1,101,750	1,145,820	\$0.54	1,166,500	1,213,160	\$0.57	1,297,000	1,348,880	\$0.64	1,297,000	1,348,880	\$0.64
2031	1,821,436,214	3.00%	1,104,000	1,148,160	\$0.51	1,166,500	1,213,160	\$0.54	1,297,000	1,348,880	\$0.60	1,297,000	1,348,880	\$0.60
2032	1,876,079,301	3.00%	1,102,000	1,146,080	\$0.48	1,167,250	1,213,940	\$0.53	1,296,750	1,346,800	\$0.58	1,296,750	1,346,800	\$0.58
2033	1,932,361,680	3.00%	1,101,750	1,145,820	\$0.47	1,165,000	1,213,420	\$0.51	1,296,750	1,346,800	\$0.55	1,296,750	1,346,800	\$0.55
2034	1,990,332,530	3.00%	1,102,500	1,146,080	\$0.45	1,165,000	1,213,420	\$0.49	1,297,000	1,348,880	\$0.53	1,297,000	1,348,880	\$0.53
2035	2,050,042,506	3.00%	1,100,250	1,144,260	\$0.44	1,167,500	1,214,200	\$0.47	1,293,000	1,347,200	\$0.52	1,293,000	1,347,200	\$0.52
2036	2,111,543,781	3.00%	1,102,500	1,146,600	\$0.43	1,166,500	1,213,160	\$0.45	1,293,750	1,345,500	\$0.50	1,293,750	1,345,500	\$0.50
2037	2,174,890,095	3.00%	1,102,500	1,146,600	\$0.42	1,164,000	1,210,560	\$0.44	1,292,750	1,344,460	\$0.49	1,292,750	1,344,460	\$0.49
2038	2,240,136,798	3.00%	1,102,500	1,146,600	\$0.40	1,165,000	1,211,600	\$0.43	1,295,000	1,346,800	\$0.47	1,295,000	1,346,800	\$0.47
2039	2,307,340,901	3.00%	1,101,500	1,145,560	\$0.39	1,164,250	1,210,820	\$0.41	1,295,250	1,346,800	\$0.46	1,295,250	1,346,800	\$0.46
2040	2,376,561,129	3.00%	1,101,500	1,145,560	\$0.38	1,166,750	1,213,420	\$0.40	1,295,000	1,346,800	\$0.45	1,295,000	1,346,800	\$0.45
2041	2,447,857,962	3.00%	1,103,750	1,147,900	\$0.37	1,167,250	1,213,940	\$0.39	1,294,750	1,346,540	\$0.43	1,294,750	1,346,540	\$0.43
2042	2,521,293,701	3.00%	1,099,500	1,143,480	\$0.36	1,165,750	1,212,380	\$0.38	1,293,750	1,345,500	\$0.42	1,293,750	1,345,500	\$0.42
2043	2,596,932,512	3.00%	1,100,250	1,144,260	\$0.35	1,167,250	1,213,940	\$0.37	1,294,750	1,346,540	\$0.41	1,294,750	1,346,540	\$0.41
2044	2,674,840,488	3.00%	1,100,250	1,144,260	\$0.34	1,166,500	1,213,160	\$0.36	1,294,750	1,346,540	\$0.40	1,294,750	1,346,540	\$0.40
2045	2,755,085,702	3.00%	1,102,500	1,146,600	\$0.33	1,163,500	1,210,040	\$0.35	1,296,500	1,348,360	\$0.39	1,296,500	1,348,360	\$0.39
2046	2,837,738,273	3.00%	1,102,500	1,146,600	\$0.32	1,163,250	1,209,780	\$0.34	1,295,500	1,347,320	\$0.37	1,295,500	1,347,320	\$0.37
2047	2,922,870,422	3.00%	1,102,500	1,146,600	\$0.31	1,163,500	1,212,120	\$0.33	1,296,750	1,348,620	\$0.36	1,296,750	1,348,620	\$0.36
2048	3,010,556,534	3.00%	1,101,500	1,145,560	\$0.30	1,165,500	1,212,120	\$0.33	1,296,750	1,348,620	\$0.36	1,296,750	1,348,620	\$0.36
2049	3,100,873,230	3.00%	1,103,750	1,147,900	\$0.30	1,165,750	1,213,940	\$0.33	1,295,000	1,346,800	\$0.40	1,295,000	1,346,800	\$0.40
2050	3,193,899,427	3.00%	1,100,250	1,144,260	\$0.30	1,165,750	1,212,380	\$0.33	1,295,000	1,346,800	\$0.40	1,295,000	1,346,800	\$0.40
2051	3,289,716,410	3.00%	1,100,250	1,144,260	\$0.30	1,166,500	1,213,160	\$0.36	1,294,750	1,346,540	\$0.40	1,294,750	1,346,540	\$0.40
2052	3,388,407,902	3.00%	1,100,250	1,144,260	\$0.30	1,166,500	1,213,160	\$0.36	1,294,750	1,346,540	\$0.40	1,294,750	1,346,540	\$0.40
2053	3,490,060,139	3.00%	1,102,500	1,146,600	\$0.30	1,163,500	1,210,040	\$0.35	1,296,500	1,348,360	\$0.39	1,296,500	1,348,360	\$0.39
2054	3,594,761,944	3.00%	1,102,500	1,146,600	\$0.30	1,163,250	1,209,780	\$0.34	1,295,500	1,347,320	\$0.37	1,295,500	1,347,320	\$0.37
2055	3,702,604,802	3.00%	1,102,500	1,146,600	\$0.31	1,165,500	1,212,120	\$0.33	1,296,750	1,348,620	\$0.36	1,296,750	1,348,620	\$0.36
Total:			\$33,047,013	\$34,368,893	\$0.49	\$34,973,929	\$36,372,886	\$0.52	\$38,838,763	\$40,392,313	\$0.58	\$38,838,763	\$40,392,313	\$0.58
Average:			\$1,101,567	\$1,145,630	\$0.49	\$1,165,798	\$1,212,430	\$0.52	\$1,294,625	\$1,346,410	\$0.58	\$1,294,625	\$1,346,410	\$0.58

Assumptions: bond closing August 2025; "A" GO BVAL rates as of 11/21/24 plus 1% "cushion;" issuance costs of \$150,000; underwriter's discount of \$5 per \$1,000; tax collection rate of 96.0%

City of Dallas, Oregon
Police Station GO Bonds: Debt Service & Levy Rate Estimates
30-Year Term; Level Est. Levy Rate

Fiscal Year Ending 6/30	Taxable Assessed Value	AV Growth	Debt Service		Levy Rate (per \$1,000 AV)		Debt Service		Levy Rate (per \$1,000 AV)		Debt Service		Levy Rate (per \$1,000 AV)	
			Debt Service	Levy Extended	Levy Rate (per \$1,000 AV)	Debt Service	Levy Extended	Levy Rate (per \$1,000 AV)	Debt Service	Levy Extended	Levy Rate (per \$1,000 AV)	Debt Service	Levy Extended	Levy Rate (per \$1,000 AV)
2020	1,146,970,686		\$772,285	\$803,177	\$0.51	\$820,581	\$853,405	\$0.55	\$907,363	\$943,657	\$0.60	\$907,363	\$943,657	\$0.60
2021	1,210,753,217	5.56%	861,000	895,440	\$0.55	911,000	947,440	\$0.59	1,011,750	1,052,220	\$0.65	1,011,750	1,052,220	\$0.65
2022	1,279,070,941	5.64%	861,000	895,440	\$0.54	911,000	947,440	\$0.57	1,011,750	1,052,220	\$0.63	1,011,750	1,052,220	\$0.63
2023	1,356,432,379	6.05%	861,000	895,440	\$0.52	911,000	947,440	\$0.55	1,011,750	1,052,220	\$0.61	1,011,750	1,052,220	\$0.61
2024	1,433,726,252	5.70%	876,000	911,040	\$0.52	926,250	963,040	\$0.54	1,026,750	1,067,820	\$0.60	1,026,750	1,067,820	\$0.60
2025	1,503,458,273	4.86%	900,250	936,260	\$0.51	955,250	993,460	\$0.55	1,061,000	1,103,440	\$0.61	1,061,000	1,103,440	\$0.61
2026	1,563,596,604	4.00%	928,250	965,380	\$0.51	983,000	1,022,320	\$0.54	1,093,500	1,137,240	\$0.61	1,093,500	1,137,240	\$0.61
2027	1,618,322,485	3.50%	954,750	992,940	\$0.51	1,014,250	1,054,820	\$0.55	1,124,250	1,169,220	\$0.61	1,124,250	1,169,220	\$0.61
2028	1,666,872,160	3.00%	984,750	1,024,140	\$0.51	1,043,750	1,085,500	\$0.55	1,158,250	1,204,580	\$0.61	1,158,250	1,204,580	\$0.61
2029	1,716,878,324	3.00%	1,013,000	1,053,520	\$0.51	1,071,500	1,114,360	\$0.54	1,190,250	1,237,860	\$0.60	1,190,250	1,237,860	\$0.60
2030	1,768,384,674	3.00%	1,044,500	1,086,280	\$0.51	1,107,500	1,151,800	\$0.55	1,230,250	1,279,460	\$0.61	1,230,250	1,279,460	\$0.61
2031	1,821,436,214	3.00%	1,079,000	1,122,160	\$0.52	1,141,250	1,186,900	\$0.55	1,267,750	1,318,460	\$0.61	1,267,750	1,318,460	\$0.61
2032	1,876,079,301	3.00%	1,111,250	1,155,700	\$0.52	1,172,750	1,219,660	\$0.54	1,302,750	1,354,860	\$0.60	1,302,750	1,354,860	\$0.60
2033	1,932,361,680	3.00%	1,141,250	1,186,900	\$0.51	1,207,000	1,255,280	\$0.54	1,340,250	1,393,860	\$0.60	1,340,250	1,393,860	\$0.60
2034	1,990,332,530	3.00%	1,179,000	1,226,160	\$0.52	1,243,750	1,293,500	\$0.54	1,380,000	1,435,200	\$0.60	1,380,000	1,435,200	\$0.60
2035	2,050,042,506	3.00%	1,214,000	1,262,560	\$0.52	1,282,750	1,334,060	\$0.54	1,421,750	1,478,620	\$0.60	1,421,750	1,478,620	\$0.60
2036	2,111,543,781	3.00%	1,246,250	1,296,100	\$0.51	1,318,750	1,371,500	\$0.54	1,465,250	1,523,860	\$0.60	1,465,250	1,523,860	\$0.60
2037	2,174,890,095	3.00%	1,285,750	1,337,180	\$0.51	1,361,750	1,416,220	\$0.55	1,510,250	1,570,660	\$0.60	1,510,250	1,570,660	\$0.60
2038	2,240,136,798	3.00%	1,327,000	1,380,080	\$0.52	1,401,250	1,457,300	\$0.54	1,556,500	1,618,760	\$0.61	1,556,500	1,618,760	\$0.61
2039	2,307,340,901	3.00%	1,364,750	1,419,340	\$0.52	1,442,250	1,499,940	\$0.54	1,603,750	1,667,900	\$0.61	1,603,750	1,667,900	\$0.61
2040	2,376,561,129	3.00%	1,404,000	1,460,160	\$0.51	1,484,500	1,543,880	\$0.54	1,651,750	1,717,820	\$0.61	1,651,750	1,717,820	\$0.61
2041	2,447,857,962	3.00%	1,444,500	1,502,280	\$0.51	1,527,750	1,588,860	\$0.54	1,700,250	1,768,260	\$0.60	1,700,250	1,768,260	\$0.60
2042	2,521,293,701	3.00%	1,491,000	1,550,640	\$0.52	1,576,750	1,639,820	\$0.54	1,749,000	1,818,960	\$0.60	1,749,000	1,818,960	\$0.60
2043	2,596,932,512	3.00%	1,533,000	1,594,320	\$0.51	1,621,000	1,685,840	\$0.54	1,802,750	1,874,860	\$0.60	1,802,750	1,874,860	\$0.60
2044	2,674,840,488	3.00%	1,580,500	1,643,720	\$0.51	1,670,500	1,737,320	\$0.54	1,856,000	1,930,240	\$0.60	1,856,000	1,930,240	\$0.60
2045	2,755,085,702	3.00%	1,628,000	1,693,120	\$0.51	1,724,750	1,793,740	\$0.55	1,913,500	1,990,040	\$0.60	1,913,500	1,990,040	\$0.60
2046	2,837,738,273	3.00%	1,675,250	1,742,260	\$0.51	1,773,250	1,844,180	\$0.54	1,969,750	2,048,840	\$0.60	1,969,750	2,048,840	\$0.60
2047	2,922,870,422	3.00%	1,727,000	1,796,080	\$0.51	1,826,000	1,899,040	\$0.54	2,029,500	2,110,680	\$0.60	2,029,500	2,110,680	\$0.60
2048	3,010,556,534	3.00%	1,777,750	1,848,860	\$0.51	1,882,500	1,957,800	\$0.54	2,092,250	2,175,940	\$0.61	2,092,250	2,175,940	\$0.61
2049	3,100,873,230	3.00%	1,832,250	1,905,540	\$0.51	1,937,250	2,014,740	\$0.54	2,152,500	2,238,600	\$0.60	2,152,500	2,238,600	\$0.60
2050	3,193,899,427	3.00%												
2051	3,289,716,410	3.00%												
2052	3,388,407,902	3.00%												
2053	3,490,060,139	3.00%												
2054	3,594,761,944	3.00%												
2055	3,702,604,802	3.00%												
Total:			\$37,098,285	\$38,582,217	\$0.52	\$39,250,581	\$40,820,605	\$0.55	\$43,582,363	\$45,336,057	\$0.61	\$43,582,363	\$45,336,057	\$0.61
Average:			\$1,236,610	\$1,286,074	\$0.52	\$1,308,353	\$1,360,687	\$0.55	\$1,453,079	\$1,511,202	\$0.61	\$1,453,079	\$1,511,202	\$0.61

Assumptions: bond closing August 2025; "A" GO BVAL rates as of 11/21/24 plus 1% "cushion;" issuance costs of \$150,000; underwriter's discount of \$5 per \$1,000; tax collection rate of 96.0%