

**Urban Renewal Agency Board of Directors Agenda
City of North Plains
NORTH PLAINS SENIOR CENTER
31450 NW Commercial
Monday, April 6, 2015
8:00 P.M.
Special Session**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CONSENT AGENDA:** *(The items on the Consent Agenda are normally considered in a single motion. Any item may be removed for separate consideration upon request by any member of the Council.)*
 - A. Approval of Special Session agenda
 - B. Approval of minutes of 06/02/14 Special Session URA Board of Directors
4. **ELECTION OF URA CHAIRPERSON FOR 2015**
 - A. Election of Chairperson for Urban Renewal Agency Board of Directors
5. **PUBLIC COMMENT:** *(Persons wishing to speak on matters not on the agenda may be recognized at this time. Speakers must complete a "Public Comment Registration form" on the information table and return it to the City Recorder. You are not required to give your address when speaking to the City Council, only your name. Presentations are limited to five minutes.)*
6. **PUBLIC HEARING:**
None Scheduled
7. **NEW BUSINESS:**
 - A. Discussion of downtown entry at the intersection of Commercial Street and Glencoe Road and Gordon Road
8. **UNFINISHED BUSINESS:**
None Scheduled
9. **ADJOURNMENT**

North Plains Urban Renewal Agency meetings are accessible for disabled individuals. The Agency will also endeavor to provide services for persons with impaired hearing or vision and other services, if requested, at least 48 hours prior to the meeting. To obtain services, please call City Hall at (503) 647-5555.

**City of North Plains
Urban Renewal Agency (URA) Board of Directors
Monday, June 2, 2014, Regular Session
MINUTES**

1. **Call to Order:** Chair Lenahan called the meeting to order at 9:05 p.m.

2. **ROLL CALL:**
Directors present:
Chair Teri Lenahan, Directors David Hatcher, Michael Broome, Michael Demagalski, Charlynn Newton, Glen Warren, and Robert Kindel, Jr.

Staff present: City Manager Martha DeBry, Finance Director Rachael Lembo, Acting City Recorder Gail Waibel

3. **CONSENT AGENDA**
 - A. Regular Session Agenda Approval
 - B. Approval of minutes of 03/17/14 Special Session URA Board of Directors

Motion by Hatcher, seconded by Warren to approve the Consent Agenda. The motion was approved unanimously.

4. **PUBLIC COMMENT**
There was none forthcoming.

5. **PUBLIC HEARING**

- A. Resolution No.14-0003 adopting the budget for Fiscal Year 2012-2013.

Chair Lenahan opened the public hearing. There was no testimony. The public hearing was closed.

Motion was made by Warren, seconded by Demaglaski to adopt Resolution No. 14-0003: A Resolution of the North Plains Urban Renewal Agency, Adopting the Budget, Making Appropriations and Declaring to Collect the Tax Increment Revenue for Fiscal Year 2014-2015. The motion was approved unanimously.

6. **ADJOURNMENT:** Chair Lenahan adjourned the meeting at 9:08 p.m.

Teri Lenahan, Chair

Margaret L. Reh, City Recorder

Date approved _____



CITY OF NORTH PLAINS

31360 NW Commercial Street, North Plains, Oregon 97133

Date: April 6, 2015
To: Urban Renewal Agency Board of Directors
From: URA Executive Director Martha DeBry
Subject: Discussion of Signage for Downtown area

Request: URA Board provide direction regarding the budget for design and installation of permanent directional signage for downtown area.

Background: The topic of signage has been discussed by the City and the North Plains Chamber of Commerce over the past couple of years. No final design has been selected or budget set aside.

The Chamber of Commerce's interest in the signs is defined by the need to promote local businesses which closely aligns with the Urban Renewal Agency's goals for economic development and job creation. Central business district streetscape improvements is explicitly noted as a URA project.

The Chamber of Commerce recently presented a Sign Project report to the City Council which included a business district entrance proposal. The report thoroughly discusses the various kinds of signs used in and around North Plains.

Many of the recommendations in the report can be implemented by staff with the assistance of the County and ODOT and funding from the URA. However it should be noted ODOT requires the use of OD9-10 "Welcome Center/INFO" or "Visitor Info" signs in lieu of the "I" signs for information. Thus it is not possible to ask that the "I" sign be used on Highway 26. The existing "?" mark signs are consistent with Federal Highway Administration standard signage. If consistency is desired between the highway and city signs, then "Visitor Info" may be the better option. While the City can add the "I" within the city limits, it is not necessary and will add to the expense of the project. "I" signs are not available as standard signs from US vendors and would have to be custom ordered.

In the report the Chamber specifically asks the City to consider issuing a request for proposal to redesign the corners Commercial and Glencoe Road. With the direction of the Board, staff will follow thru on this process immediately.

The County right of way hosts a wall installed by the North Plains Community Garden Club and additional seasonal plant enhancements are regularly implemented. Public Works has been advised the retaining wall has some defects that require monthly maintenance consuming City resources. Enhancement or replacement of wall should be addressed with any long-term sign project.

Fiscal Impact: Depending on the design of the signs, who installs them and wall improvements, the cost will range from \$10,000-\$35,000. This expense can be funded by the Urban Renewal Agency, and may be supplemented by funds from a Washington County Visitors Association (WCVA) grant.

The expense for signs to be installed within the community can be funded through the existing allocated line items for professional services and supplies. Separate allocations will need to be made in both this and the next fiscal year for the ODOT signs and installation and for the project to improve the corner of Glencoe and Commercial.

Environmental Issues: No environmental issues are associated with this item.

Recommendation: The URA Board direct:

- A. Signs be purchased for in-city installations
- B. Negotiations for ODOT administered signs begin and a cost estimate returned to the URA Board, and
- C. An RFP issued for the design of the corner of Glencoe and Commercial.

Rough estimate of sign costs

		Qty	Estimated Unit Cost	Sign cost	Poles	Installer	Cost to Install	
1A	Visitor info	1	50	50		ODOT	400	
1B	Visitor info	1	100	100		ODOT	400	
1C	<i>No change</i>			0		ODOT	400	
2b	Visitor info	1	100	100		ODOT	400	
2c	Visitor info	1	50	50		ODOT	400	
3b	Visitor info	1	50	50		City	100	
3c	Visitor info	1	50	50	100	City	100	
4a	Visitor info	1	50	50	100	City	100	
5a	Visitor info	1	50	50	100	City/County	100	
5b	Visitor info	1	50	50	100	City/County	100	
6a	Visitor info	1	50	50	100	City/County	100	
7a	Visitor info	1	50	50		County	100	
7b	Visitor info	1	50	50		County	100	
8a	Visitor info	1	50	50	100	City/County	100	
8b	Visitor info	1	50	50	100	City/County	100	
9a	<i>No change</i>					Chamber	0	
9b	Visitor info	1	100	100		Chamber	0	
1a	City Center	1	100	100		ODOT	400	
1b	City Center	1	50	50	100	ODOT	600	
2b	City Center	1	50	50	100	ODOT	600	
3a	City Center Visitor Info	1	160	160	100	City/County	500	
4a	City Center	1	50	50		City/County	100	
5a	City Center Visitor Info	1	160	160	100	City/County	100	
6a	City Center Visitor Info	1	160	160		City County	100	
7a	<i>relocation of existing sign</i>					ODOT	200	
7b	<i>sign removal</i>					City/County	100	
7c	<i>sign removal</i>					City/County	100	
7d	<i>sign removal</i>					City/County	100	
	Welcome signs	2	400	800	400	City	400	
	SUBTOTAL		2030	2430	1500		6300	12260
	Retaining wall and signage					City		20000

City of North Plains Sign Project



**Prepared for the North Plains Chamber of Commerce
By Cynthia Hirst, Board Secretary**

Executive Summary

This report is the summary of a review of signs in the City of North Plains for the Visitor Information Center, the business district of North Plains and the redesign of the corner at the intersection of Glencoe Road and Commercial Street.

It is divided into four parts:

- Visitor Information Signs
- Business District Signs
- Welcome Signs
- Business District Entrance

This report is the result of discussions with City officials, business leaders and the general population about doing something with the corner of Glencoe Road and Commercial Street.

The Washington County Visitors Association (WCVA) provides grants for way-finding sign projects. By combining all of the different sign revisions and giving the major intersection a face-lift, the City of North Plains and the North Plains Chamber will be able to complete the entire project at a lower cost with the assistance of the WCVA.

The reader will not find any surprises in this report. This is the first time the issues have been compiled and viewed as a whole.

Project costs have not been included. The North Plains Chamber Board of Directors will decide which Visitor Information signs need to be changed or added. The City of North Plains will decide which Business District and Welcome signs need to be changed or added. The recommendations herein will provide consistency throughout the City. However, some of the signs do not need to be changed at this time, but with any future road construction, a plan will be in place for replacement of signs.

The City will need to direct the project for renovation of the intersection with the assistance of Chamber Members and business leaders.

The goal is to complete the intersection project before the summer of 2015. While this is only four months away, it can be accomplished with a specific timeline and attention to the process.

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Visitor Information Signs

The Visitor Information Signs around and in the City of North Plains are not adequate enough to direct visitors to the North Plains Chamber Visitor Center located inside Kim's Styling Korner.

For example, this sign directing travelers into the North Plains strip mall is unrecognizable. Many people have asked what this sign represents. This type of sign is not even used in foreign countries to designate information areas.

The signs should be consistent in size and style. Using the International "i" symbol would be a good addition if used with all of the signs.

Following is a description of each entry to the City, the current signs, suggested changes and (if any) additions.

Refer to Map #1 on page 23 for the locations.

1. Westbound on Highway 26

There are two "Info Center" signs on Highway 26 westbound.

Recommended Changes:

- a. **Under the Exit 57 sign:** Change the blue "INFO. CTR." sign to the following:



1. Westbound on Highway 26 (continued)

- b. On the Westbound off-ramp at Exit 57: Change the sign to the following:



Use the International “I” sign on top and add the right directional arrow.

To save costs, the arrow on the current sign could be used under the sign.

However, a new sign would need to be printed and would look better with arrow included.



Recommended Addition:

- c. The City’s eastside boundary extends to Jackson School Road. The first “Visitor Info” sign a traveler sees should be before *Exit 59-NW Jackson School Road*. A separate sign before Exit 59 should be similar to the sign under the Exit 57 sign.

The sign should not be under the Exit 59 sign so travelers are not confused.



A suggested location for the sign would be just before the Jackson School Road exit sign as shown in the picture on the right.

2. Eastbound on Highway 26

There are two “Info Center” signs on Highway 26 eastbound:

Recommended Changes:

- b. Under the Exit 57 sign: Add the following:



- c. On the Eastbound Off-ramp at Exit 57: Change the sign to the following:



Including the left directional arrow



3. Northbound on Glencoe Road

There is only one sign northbound. It is the “Question Mark” with the left arrow located at the entrance to the North Plains Mall.

Recommended Changes:

- b. **Entrance to North Plains Mall:** This needs to be changed to a more recognizable sign.



Including the left directional arrow and the International “I” designation.



Recommended Addition:

- c. **Northbound on Glencoe Road before the Highway 26 interchange:**

A lot of visitors to Washington County travel the back roads to the wineries and return to the Highway via Glencoe Road. A sign should be located just south of Beach Road.



Including the straight directional arrow and the International “I” designation.

4. Southbound on Glencoe Road

There are no signs southbound.

Recommended Addition:

a. Southbound on Glencoe Road before the North Plains Mall entrance:

This should be a similar sign as the northbound sign directing visitors into the Mall entry (#3a). This would be best located between Cottage Street and the Mall entry.



Including the right directional arrow and the International "I" designation.

5. Westbound on West Union Road

The Washington County Winery Tour Route bring visitors westbound on West Union Road with the main route turning southbound on Jackson School Road. The Tour Map indicates that the route along West Union between Jackson School Road and Glencoe Road is an alternate route.

A sign before the West Union Road/Jackson School Road intersection will inform visitors of the Information Center before they turn onto Jackson School Road. This will also bring more visitors to the North Plains City Center.

Recommended Additions:

a. Westbound on West Union Road before the Jackson School Road intersection:

A sign should be located just east of the Jackson School Lavender Farm.



Including the straight directional arrow and the International "I" designation.

5. Westbound on West Union Road (continued)

b. Westbound on West Union Road before the Glencoe Road intersection:

A sign should be located just east of the Glencoe Road intersection just after crossing the McKay Creek bridge.



Including the left directional arrow and the International "I" designation.

6. Northbound on Jackson School Road

As mentioned earlier, the Washington County Winery Tour Route bring visitors northbound on Jackson School Road with the main route turning eastbound on West Union Road. The Tour Map indicates that the route along West Union between Jackson School Road and Glencoe Road is an alternate route.

Recommended Addition:

a. Northbound on Jackson School Road before the West Union Road intersection:

A sign should be located just south of the West Union Road intersection, before the new street into Sunset Ridge.



Including the left directional arrow and the International "I" designation.



7. Intersection of Mountindale Road and Old Pumpkin Ridge Road

Visitors to the Pumpkin Ridge Golf Club are directed to use the Dersham Road exit, with signs from Dersham Road to Mountindale Road to Old Pumpkin Ridge Road. There are no signs in this area directing visitors to North Plains.

Recommended Additions:

a. Eastbound on Mountindale Road at the Old Pumpkin Ridge Road intersection:

A sign should be located at or before the intersection:



Including the straight directional arrow and the International "I" designation.



b. Old Pumpkin Ridge Road intersection:

A sign should be located at the intersection:



Including the left directional arrow and the International "I" designation.



8. Northbound and Southbound on Gordon Road

Visitor Center signs at the intersection of Gordon Road and Commercial Street will bring visitor traffic through North Plains. If these signs are installed, an additional sign will need to be installed eastbound on Commercial Street before the Glencoe Road intersection.

Recommended Additions:

a. Northbound on Gordon Road at the Commercial Street intersection:

A sign should be located before the railroad overpass which is where the left-turn lane begins for the intersection:



Including the right directional arrow and the International "I" designation.



b. Southbound on Gordon Road at the Commercial Street intersection:

A sign should be located before the intersection:



Including the left directional arrow and the International "I" designation.



9. Visitor Center Entrance

The Chamber of Commerce Travelers Information sign in front of Kim's Styling Korner is not very effective. There is nothing indicating that the center is inside of Kim's Styling Korner. It is also located directly in front of the disabled parking space and is confusing.



Recommended Change:

a. Chamber of Commerce Traveler's Info Sign:

Move this sign to the planting area directly across from Kim's Styling Korner and add a right arrow. This can be seen immediately upon entering the parking area from Glencoe Road.

Recommended Addition:

b. Visitor Information Sign:

There is a space just above the double-door entrance to Kim's Styling Korner where the following sign should be added. This will require permission from the building owner.



Add "Inside" to the end of this sign

Business District Signs

The signs directing visitors to the Commercial Street business district are not adequate.

The first question to be discussed is the designation for the Commercial Street business district.



- Historical District – The City cannot use this designation unless it moves through the process of registering as a Historic District through the State of Oregon. At this time, there is nothing ‘historic’ along the Commercial Street business district except the Knights of Pythias Hall. Moving in this direction will require inclusion in the City’s Urban Renewal Plan, Development Plan and possibly the Comprehensive Plan.
- Downtown – While the Commercial Street business district is referred to as ‘downtown,’ the City businesses are split between Commercial Street and Glencoe Road. The draw of the downtown area is mostly for governmental agencies and service businesses – City Hall, Library, Fire Department, Senior Center, Post Office, etc.
- City Center – This provides the most general description of the services and businesses along Commercial Street. In addition, many of the signs already posted around the City direct travelers to the ‘City Center.’

Following is a description of each entry to the City, the current signs, suggested changes and (if any) additions. Although some of the current signs will need to be changed, the following suggestions use the term ‘City Center’ to avoid significant costs.

Refer to Map #2 on page 24 for the locations.

1. Westbound on Highway 26

The Highway 26 signs are highly controlled by the State of Oregon. There is no designation of 'City Center' westbound until using the westbound off ramp.

Recommended Additions:

a. **Under the Exit 57 sign before the Westbound Off Ramp:**

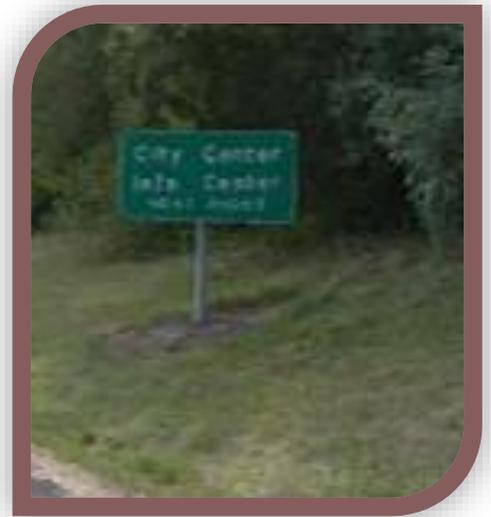
Add a 'City Center' sign under the sign on the right post.



b. **On the Westbound off-ramp at Exit 57:** Add a 'City Center' sign at the intersection, coordinating with ODOT on proper placement.

2. Eastbound on Highway 26

- a. The current sign on Highway 26 before the off-ramp is the best sign for the City. It incorporates the 'City Center' and the 'Visitor Center Info.'



Recommended Addition:

- b. **Eastbound Off Ramp:** Add a 'City Center' sign before the intersection signal. This could be incorporated with a 'Visitor Center Info' sign.



3. Northbound on Glencoe Road Outside the City Limits

The first sign for North Plains is at the intersection of eastbound Highway 26, just after the Arco Station.

Recommended Addition:

a. Before Beach Road:

Add a 'North Plains City Center' sign before Beach Road. This could be integrated with the "Visitor Center" sign.

4. Southbound on Glencoe Road Outside the City Limits

There is no sign designating the City Center.

Recommended Addition:

a. Before Commercial Street:

Add a 'City Center' sign before Commercial Street.

5. Northbound on Gordon Road

A 'City of North Plains' sign is located just before the intersection of Commercial Street.

Recommended Addition:

a. Before Commercial Street:

Add a 'City Center' sign with the 'City of North Plains' sign. This could be integrated with the 'Visitor Center' sign. The current sign would need to be separated from the yellow intersection sign.



6. Southbound on Gordon Road

A 'Library' sign is located just before the train overpass before Commercial Street.

Recommended Addition:

a. Before Commercial Street:

Add a 'City Center' sign with the 'Library' sign. This could be integrated with the 'Visitor Center' sign. The current sign would need to be separated from the yellow intersection sign.



7. Northbound on Glencoe Road Inside the City Limits

Refer to Map #3 on page 25 for the locations.



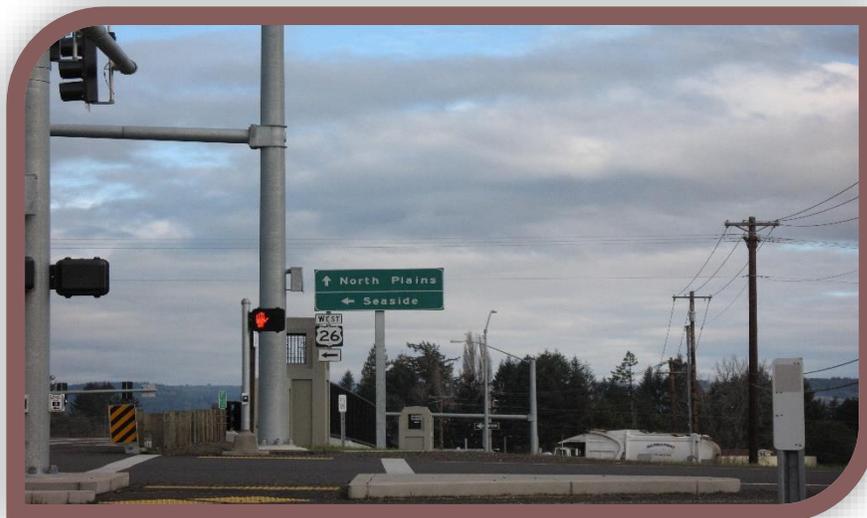
There are several signs located along Glencoe Road between the Highway 26 intersection and Commercial Street.

This is confusing and makes the entryway into the City core look crowded. There are many more signs along Glencoe Road making it difficult for drivers to see every one.

Recommended Changes: (See Map #3)

a. Sign #7 a – City of North Plains:

This sign should be moved to the south side of the overpass bridge. Perhaps the City can work with ODOT to locate it properly.



February 5, 2015

b. Sign #7 b – Central Business District:

This sign should be removed.

c. Sign #7 c – Central Business District:

This sign should be removed.

d. Sign #7 d – City Center:

This sign should remain until the corner of Commercial Street and Glencoe Road has been redesigned and built. If signs are installed at both the westbound (1b) and eastbound (2b) off ramps, and northbound on Glencoe Road (3a) just outside the city limits, no additional signs would be needed between Highway 26 and Commercial Street.

Welcome Signs

There are two signs along Highway 26 announcing the entrance to North Plains. Both are very inconspicuous, inconsistent and do not present the City in the best light.



Eastbound Highway 26



Westbound Highway 26

Both signs should be changed to the ODOT-approved sign with the City's logo.



Business District Entrance

The corner of Glencoe Road and Commercial Street does not present the City's Center in the best light. While improvements have been made over the years, the conglomeration of signs on the corner has always been unsightly.



View Northbound on Glencoe Road

The North Plains Garden Club would like to replace the wall since many of the timbers are rotting and protruding.

The City of North Plains would like an 'entrance' into the City Center.

The North Plains Chamber of Commerce would like some type of appropriate entrance into the core business area of town. This is not to take away from the businesses on Glencoe Road, but to provide more exposure to businesses in the center of the City.

Recommendation:

The City of North Plains should prepare a Request for Proposal (RFP) for design of the entire corner.



View Westbound from West Union Road / Commercial Street intersection

The original discussions have been about designing the north corner only. The wall on the north side unbalances the look of the City Center's entrance. Improvements should be made to both sides of the intersection.

The RFP should include some specific guidelines in regard to setbacks and sight distances. It should include a photo of the City's entry sign on Glencoe Road so the two complement each other.

Allow some artists to provide some ideas. Once the designs are received, the City can use the design which best meets the ideas discussed in the past, and revised as needed.



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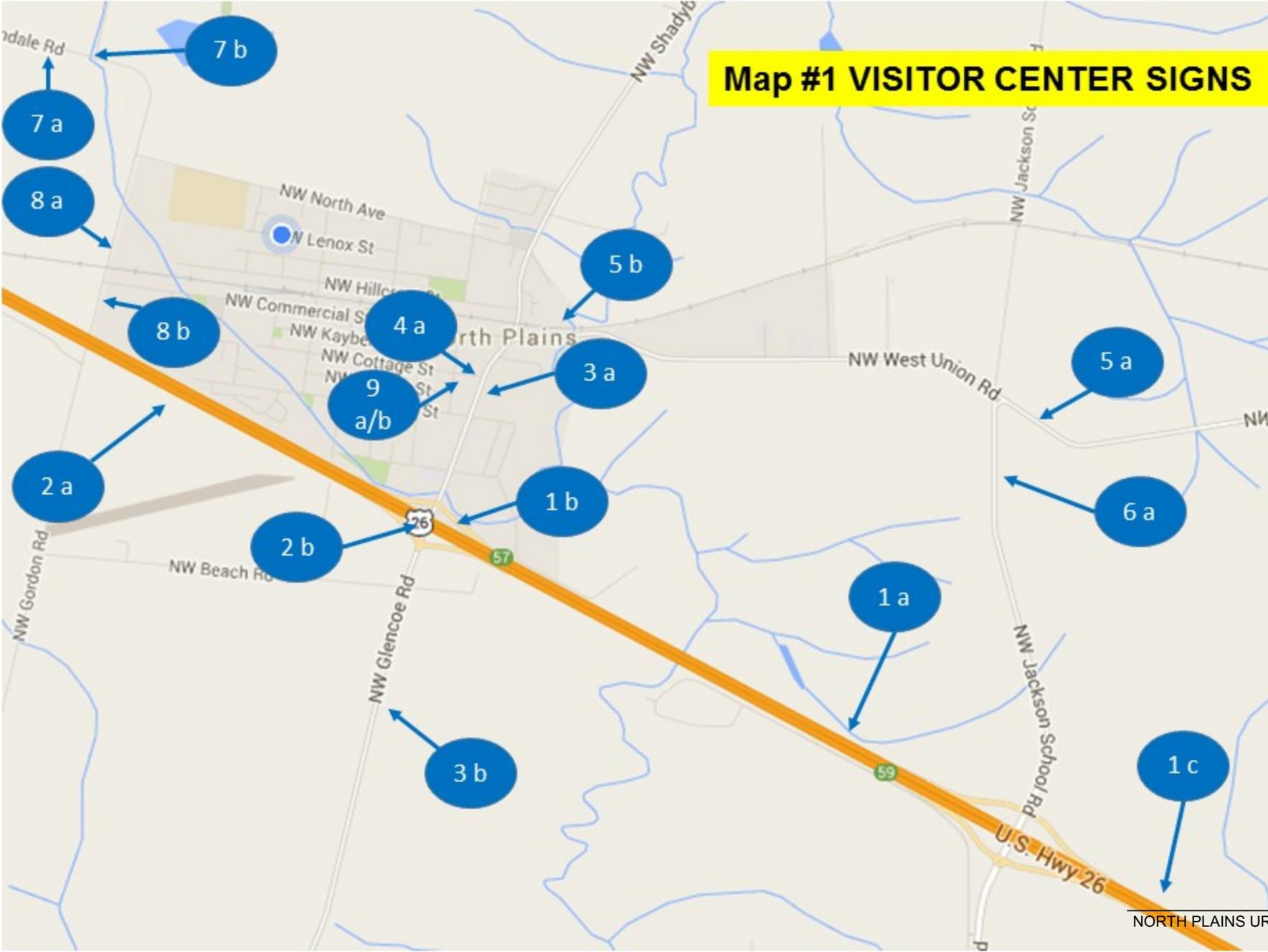
Next Steps

This report will be presented first to the North Plains Chamber of Commerce Board of Directors at their January meeting.

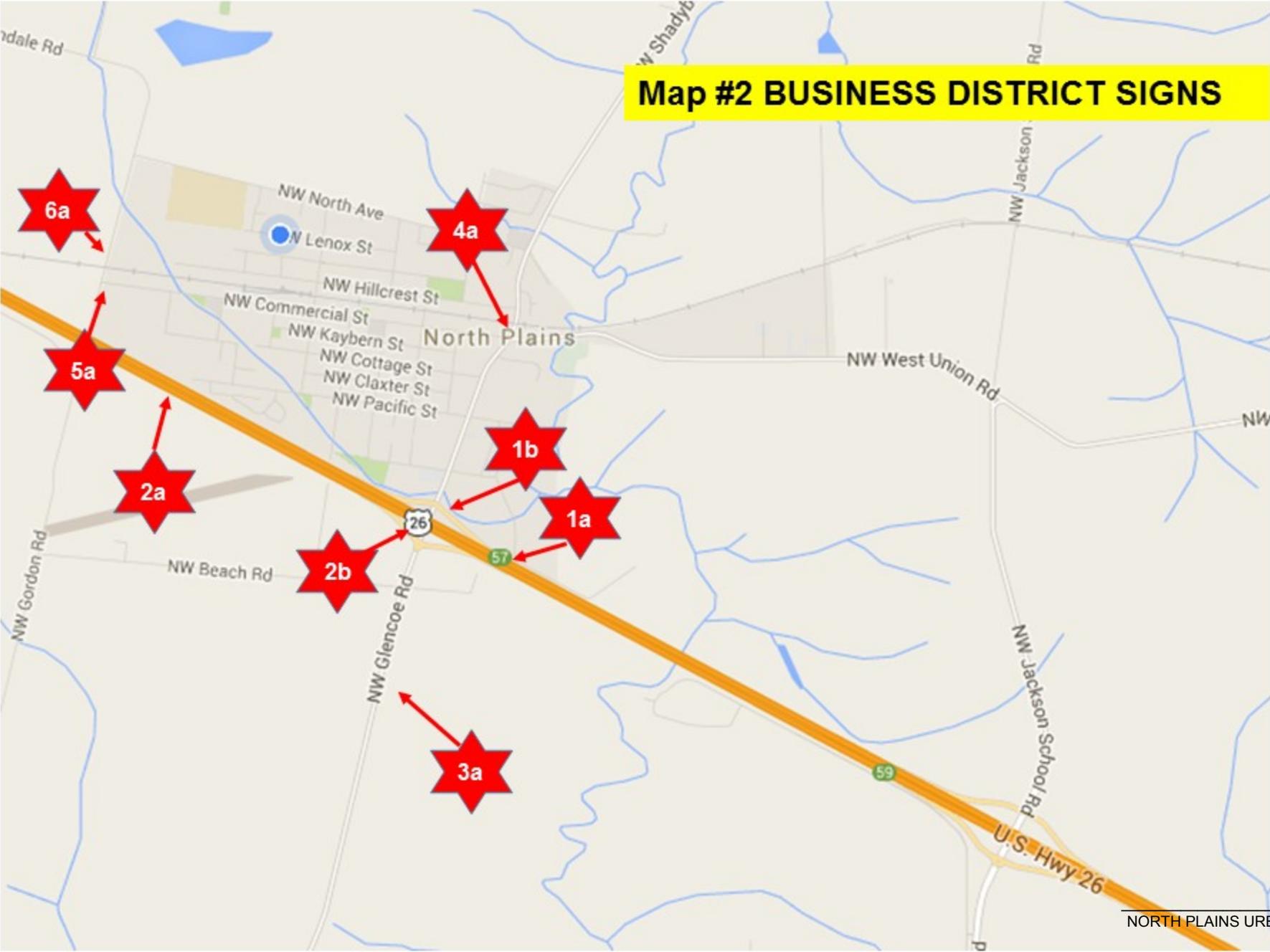
The Chamber Board will forward the report to the North Plains City Council for their review.

Members of the Chamber Board will confer with the City Council, City Manager and Public Works Director. The group will establish a timeline for the entire project and assign tasks.

Map #1 VISITOR CENTER SIGNS



Map #2 BUSINESS DISTRICT SIGNS



**Map #3 SIGNS ON GLENCOE ROAD
INSIDE THE CITY LIMITS**



Visitor Information Center Sign Standards

In order to qualify for a Visitor Information Center sign, a business must submit to the ODOT District Office a letter from the nearest **Destination Marketing Organization (DMO) certifying that it meets the following standards.

Mandatory Standards

Visitor Information Centers shall have:

1. Plans and procedures to respond to visitor inquiries in a timely manner.
2. Directional signs as needed on county or city roads to lead visitors from the first sign to the visitor center.
3. Signs at the building which are consistent with the official Visitor Information Center signing.
4. Trained staff with destination and customer service expertise to meet the needs of the leisure travel market.
5. Copies of the appropriate and current local visitor information and regional guide on display, and access to guides from the other six regions available on request.
6. Current statewide materials provided by Travel Oregon and the Oregon Department of Transportation that are available to the public upon request.
7. Open hours: A minimum of five days a week, five hours a day. Hours shall be clearly posted.
8. Access to visitor information after hours (such as brochure racks, information kiosk, phone message board, Web site address, etc.)
9. ADA Accessibility.
10. Automobile parking within walking distance, or easy access by public transportation.
11. Drinking fountain or access to water during open hours.
12. Restrooms within walking distance, accessible to all members of the traveling public during open hours.
13. A landline telephone for staff or guest emergency use.

Voluntary Standards

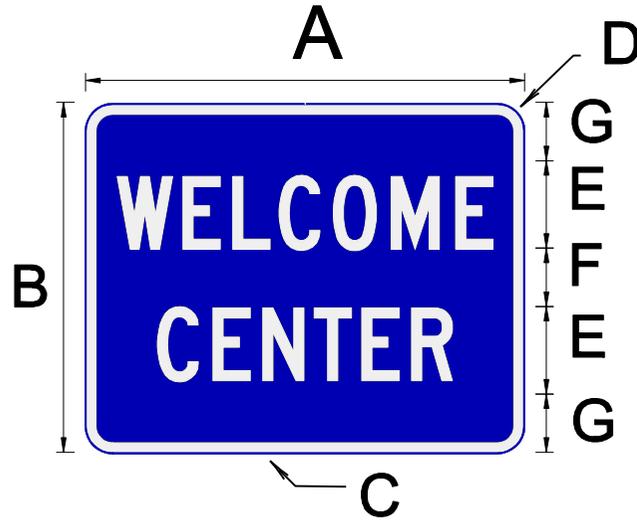
Visitor Information Centers should consider having:

1. Reservation capability.
2. Recreational vehicle parking within walking distance.
3. Access to staff and/or resources with multiple language speaking capabilities.
4. Internet access available (Possibly demonstrated with a Wi-Fi symbol on the sign at the Visitor Information Center).

**The DMO should be the nearest Convention & Visitors Bureau or Chamber of Commerce. If there is not a CVB or Chamber in your city or one that represents your county, then a letter from the Regional Destination Marketing Organization would be accepted.

These standards were developed by the Visitor Center Sign Committee (consisting of representatives from the Oregon Department of Transportation, Travel Information Council, Travel Oregon, Oregon Destination Marketing Organizations and Oregon State Chamber of Commerce) and were endorsed by the Oregon Traffic Control Devices Committee and approved by the State Traffic Engineer on 12/18/2009.

Sign No. OD9-10a



Sign Background: Blue, Retro-reflective sheeting

Sign Legend: White, Retro-reflective

SIGN	DIMENSIONS (INCHES)								
	A	B	C	D	E	F	G		
MIN.	24	18	1/2	1 1/2	4C	3	3 1/2		
STD.	30	24	3/4	1 7/8	5C	4	5		

SIGNSTDPG.F13

The WELCOME CENTER word message sign (OD9-10a) should be installed below the TOURIST INFORMATION sign (D9-10).

Directional Arrow Auxiliary sign (M6-1 or M6-3) should be used in the assembly with the same sign background and sign legend color.

For additional signing information on Oregon Welcome Centers, see pages 5-17 thru 5-20.

OREGON DEPARTMENT OF TRANSPORTATION

Approved By: S.T.E.

Date: 12/09

Publication Date: 8/11

EXIT 124

Roseburg
Diamond Lake
1 MILE

INFO *

*retro-fit option

Or

TRAVEL INFO

Or

INFO WELCOME CENTER

Or

VISITOR INFO

Typical Freeway Signing when Welcome Center or Information Center is not located in rest area.

SIGNSTDPG.F13



Typical Freeway sign for Travel Info. Center in rest area.



Typical Freeway sign for Welcome Center when located in rest area.

OREGON DEPARTMENT OF TRANSPORTATION

Approved By: S.T.E.

Date: 12/09

Publication Date: 8/11

URBAN RENEWAL AGENCY 113

Account Description	Adopted Budget	Actuals 3/31/15	Remaining Budget	Year End Estimate	Budget to Estimate Variance	
					\$	%
OPENING FUND BALANCE	207,185	209,832		209,832		
REVENUES						
411000 Property Taxes	100,000	131,911	(31,911)	140,290	40,290	140%
462000 Property Rental Fees	7,200	5,400	1,800	7,200	-	100%
461000 Interest	590	614	(24)	1,052.57	463	178%
TOTAL REVENUES	107,790	137,925	(30,135)	148,543	40,753	138%
EXPENDITURES						
330000 Professional Services	3,000	3,158	(158)	3,158	158	105%
610000 Supplies	5,000	-	5,000	3,000	(2,000)	60%
Materials and Services	8,000	3,158	4,842	6,158	(1,842)	77%
831000 Debt Service - Glencoe	22,494	16,322	6,172	22,494	-	100%
830000 Debt Service - GF Loan	21,966	21,966	-	21,966	-	100%
Debt Service	44,460	38,288	6,172	44,460	-	100%
810110 Transfers Out - Gen Fund	2,500	-	2,500	-	(2,500)	0%
Transfers Out	2,500	-	2,500	-	(2,500)	0%
CONTINGENCY	5,000	-	-	-	(5,000)	0%
TOTAL EXPENDITURES	59,960	41,446	13,514	50,618	(9,342)	84%
CHANGE IN FUND BALANCE	47,830	96,479		97,925	50,095	
UNAPPROPRIATED						
ENDING FUND BALANCE	255,015	306,311		307,757	50,095	