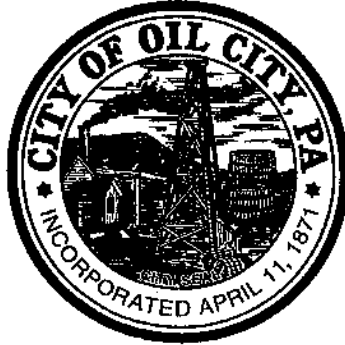


Capital Improvement Plan for the City of Oil City 2014 – 2018

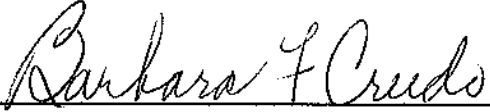



Prepared by the Oil City Community Development Department
Recommended to the City Council by the Oil City Planning Commission
on August 14, 2013
Adopted by the City Council of the City of Oil City on August 22, 2013

Capital Improvement Plan for the City of Oil City 2014 – 2018



Prepared by the Oil City Community Development Department; Kristin Arendash, Director
Recommended to the City Council by the Oil City Planning Commission on August 14, 2013
Adopted by the City Council of the City of Oil City on August 22, 2013


Barbara F. Crudo, Mayor


Date


Eric A. Strahl, City Manager



Date

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Introduction

The five-year Capital Improvement Plan (CIP) is a compilation of projects that meet the threshold of cost and scope established for the City's capital budget. For this purpose, a capital expenditure is defined as expenditure that:

- May take more than one year to complete
- Has a value of \$25,000 or higher and an estimated life of six-years or longer
- Is a one-time expenditure of \$50,000 or more

Examples include, but are not limited to:

- Purchase of equipment
- Acquisition of property
- Rehabilitation, replacement, or construction of facilities
- Consulting fees for special one-time projects

The staff has approached the preparation of the CIP as a reasonable and practical list of projects rather than simply a wish list. All of the projects included in the CIP should be considered, limited only by the City's ability to commit funding. The items contained in this plan include projects that are required to maintain the infrastructure of the City, new projects that will address an existing problem or condition, and projects that will improve the quality of life and benefit the community.

Purpose

The purpose of the Capital Improvement Plan is to provide the City Manager and City Council with guidance when developing the annual budget and insight into long-range planning. Failure to plan and budget adequately for these large expenditure projects will likely result in higher costs and more extensive repairs in the future.

The CIP provides a tool to plan for adequate investment to protect and extend the life of existing assets of the City. A reasonable level of annual funding for maintaining the infrastructure is critical to the operations and long term financial stability of the City. While the CIP tries to balance the costs to maintain the City's investment in infrastructure over the full five years of the plan, unforeseen conditions sometimes necessitate modifications to the schedule that result in fluctuations in the CIP budget projects.

Process

All City Department Heads were provided the opportunity to submit projects for the CIP. They were instructed to describe the project, identify possible outside funding sources, and prioritize those projects based on the following:

- **Must Do** – Meets legal mandate or moves toward compliance
- **Should Do** – Advances strategic goals; improves efficiency or productivity; maintains a standard of service; supports economic development
- **Could Do** – Improves service; facilitates new services; improves quality of life or aesthetic values; offers convenience

A total of 50 projects were received from the following departments:

- Administration (5)
- Code Enforcement (1)
- Community Development (2)
- Engineering (16)
- Fire (3)
- Industrial Park (2)
- Library (2)
- Police (4)
- Public Works (9)
- Utility (1)
- Water (5)

Each project was reviewed and scored by the Oil City Planning Commission and City Council members using a specific set of criteria and rating system (see page 4). Scores were tallied and projects were ranked based on highest-to-lowest total score.

The Project Rank and Cost Summary sheet, pages 5 and 6, lists the project by ranked score. Project descriptions follow, also in ranked score order. Comments made by the reviewers are included on the back of each project sheet. If no comments appear, none were made.

Capital Improvement Plan Project Scoring Sheet

| | |
|-----------------|--|
| Project Number: | |
|-----------------|--|

| | |
|---------------|--|
| Project Title | |
| Department | |

| Criteria | Possible Scores | | | Score |
|---------------------------------|---|---|---|-------|
| | 0 | 1 | 2 | |
| Consistency | Project is not based upon a comprehensive plan or does nothing to advance the City's strategic goals | Project is consistent with a comprehensive plan but does little to advance the City's near-term strategic goals | Project is directly consistent with a comprehensive plan and advances the City's near-term strategic goals | |
| Coordination | Project will not be conducted in conjunction with another project | | Project will be conducted in conjunction with another project | |
| Cost Benefit or other analysis | Analysis submitted is open to questioning and/or the project will result in slight benefits | Analysis submitted is credible and the project will result in moderate benefit | Analysis submitted is credible and the project will result in maximum benefit | |
| Health and Safety | Project would have no impact on existing public health and/or safety | Project would increase public health and or safety but is not an urgent, continual need or hazard | Project address an immediate, continual safety hazard or public health and/or safety need | |
| Legally Required | Project is not mandated or otherwise required by court order, judgement or agreement | Project would address anticipated mandates, other legal requirements or agreements | Project required by federal state or local mandate, court order, judgment or agreement | |
| Preservation of Existing Assets | Project does not involve an existing asset | Project will deter future capital or operating expenditures in an existing asset | Project is critical to save the integrity of an existing asset | |
| Availability of Financing | No external funding sources currently exist | External funding sources have been identified but not yet committed for 50% or more of the project | Project is 50% or more funded from external funding sources | |
| Opportunity Cost | If deferred, the increase in project costs would be less than the rate of inflation | If deferred, the increase in project costs would be equal to inflation | If deferred, the increase in project costs would be greater than the rate of inflation | |
| Feasibility | Project is unable to proceed due to obstacles | Minor obstacles exist; project is not entirely ready to proceed | Project is entirely ready to proceed; no obstacles exist | |
| Extent of Benefit | Project would benefit only a small percentage of citizens or particular neighborhood | Project would benefit a large percentage of citizens | Project would benefit all of the citizens | |
| Operating Budget Impact | Project would significantly increase debt service, personnel or other operating costs; or decrease revenue | Project would neither increase or decrease debt service, personnel or other operating costs or revenue | Project would decrease debt service, personnel or other operating costs; or increase revenues | |
| Conservation | Project will not result in any conservation or pollution reduction | Project will result in minimal conservation or pollution reduction, or there is no substantiation to the claims of conservation | Project will result in substantiated conservation or pollution reduction | |
| Environmental Impact | Project would have a negative effect on the environmental quality of the City | Project would not affect the environmental quality of the City | Project would improve the environmental quality of the City | |
| Neighborhood Impact | Project would have negative impact on the surrounding neighborhood | Project would have no impact on the surrounding neighborhood | Project would have positive impact on the surrounding neighborhood | |
| Economic Development Impact | Project would discourage or directly prevent capital investment, decrease the tax base, decrease assessed valuation or decrease job opportunities | Project would have no impact on capital investment, the tax base, assessed valuation, or job opportunities | Project would directly result in capital investment, increased tax base, increase assessed valuation, or improved job opportunities | |
| | | | Total Score: | |

| |
|---------------------|
| Comments/Questions: |
|---------------------|

Capital Improvement Plan 2014 - 2018
Project Ranking and Cost Summary

| Ranked Score | Project Title | Project Number | Dept. | Funding Source | Investment per year | | | | | | Total |
|--------------|--|----------------|---------|--------------------------|---------------------|-----------|---------|---------|-----------|--|-----------|
| | | | | | 2014 | 2015 | 2016 | 2017 | 2018 | | |
| 181 | Comprehensive Water Improvements | 12 | Eng | PennVest | | 6,000,000 | | | | | 6,000,000 |
| 178 | Palace Hill Sewer Line Replacements | 17 | Eng | Sewer Fund/PennVest | 500,000 | 500,000 | 500,000 | 500,000 | | | 2,000,000 |
| 173 | Sewage Treatment Plant Equipment | 18 | Eng | Sewer Fund/PennVest | | 275,000 | | | | | 275,000 |
| 172 | Park Road Sewer Improvements | 16 | Eng | Sewer Fund/PennVest | | 500,000 | | | | | 1,000,000 |
| 165 | Sewage Treatment Plant Structural Repair | 19 | Eng | Sewer Fund/PennVest | | | | 270,000 | | | 270,000 |
| 163 | Marina Master Site Plan | 6 | CD | Grant, Gen Fund, In-kind | 26,145 | | | | | | 26,145 |
| 160 | Northside Pump Station Upgrade/Expan | 23 | Eng | Sewer Fund/PennVest | 3,900,000 | | | | | | 3,900,000 |
| 159 | Water Mains | 39 | Water | Water rate increase | | 92,400 | 50,400 | 129,000 | 60,600 | | 332,400 |
| 155 | Housing Demolition | 36 | Code | General Fund | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | | 50,000 |
| 154 | Southside Pump Station Upgrade/Expan | 22 | Eng | Sewer Fund/PennVest | 2,300,000 | | | | | | 2,300,000 |
| 152 | Street Improvements | 50 | PubWrks | Gen Fund/CDBG/Other | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 | | 2,500,000 |
| 146 | City Hall Emergency | 5 | Admin | Gen Fund | | 25,000 | | | | | 25,000 |
| 143 | Water - Infrastructure | 38 | Water | Water rate increase | 80,000 | | | | | | 80,000 |
| 139 | Oliver Manor Pump Station Upgrade | 21 | Eng | Sewer Fund/PennVest | | | | 300,000 | | | 300,000 |
| 134 | Water Department Miscellaneous | 41 | Water | Gen Fund/Water Increase | 50,000 | 50,000 | 45,000 | | | | 145,000 |
| 130 | West End Trail Gap | 9 | Eng | Possible DCNR | | 125,000 | | | | | 125,000 |
| 125 | Library Building Improvements | 27 | Library | Unknown | 387,547 | | 40,000 | 40,000 | | | 467,547 |
| 124 | Arts Community Strategic Plan | 7 | CD | Grant, Gen Fund, In-kind | 60,000 | 8,900 | | | | | 68,900 |
| 124 | Ballistic Vest Program | 31 | PD | DOJ/Gen Fund/Police Bud. | | 30,000 | | | | | 30,000 |
| 124 | Swimming Pool | 44 | PubWrks | Gen Fund/Unknown | 132,000 | 53,000 | | | | | 185,000 |
| 123 | Second Street Streetscape | 14 | Eng | unknown | | | | 350,000 | 2,600,000 | | 2,950,000 |
| 121 | Water Meter Upgrade | 33 | Utility | Base Charge Increase | 24,000 | 27,000 | 12,000 | 12,000 | 12,000 | | 87,000 |
| 120 | City Hall Structural Repairs | 2 | Admin | Gen Fund | | 25,000 | | | | | 25,000 |
| 120 | Parking Ramp Demolition | 8 | Eng | Unknown | | 1,500,000 | | | | | 1,500,000 |

| | | | | | | | | | | |
|-------|----------------------------------|----|---------|------------------------|-----------|------------|-----------|-----------|-----------|------------|
| 120 | Water Dept. Equipment | 40 | Water | Water rate increase | | 97,200 | 158,000 | 121,250 | 172,300 | 548,750 |
| 120 | Hasson BallField/DekHockey | 43 | PubWrks | Gen Fund/Unknown | 52,000 | 80,000 | 100,000 | | | 232,000 |
| 118 | Central Avenue Streetscape | 13 | Eng | Unknown | | | 200,000 | 1,500,000 | | 1,700,000 |
| 118 | Fire Engine Purchase | 25 | FD | Unknown | | 375,000 | | | | 375,000 |
| 117 | Police Vehicle Program | 29 | PD | Gen Fund | 23,850 | 23,850 | 23,850 | | | 71,550 |
| 117 | Water/Sewer Equipment | 45 | PubWrks | Gen Fund/Sale of Used | 594,000 | 385,000 | 40,000 | 30,000 | | 1,049,000 |
| 114 | City Hall Equipment (Phone/Comp) | 1 | Admin | Gen Fund | 27,000 | 2,500 | 2,500 | 2,500 | 2,500 | 37,000 |
| 114 | Library Security | 28 | Library | Unknown | 40,000 | 15,000 | | | | 55,000 |
| 112 | OC&T Railroad Headquarters Rehab | 11 | Eng | Grant, Gen Fund | 60,188 | | | | | 60,188 |
| 112 | Ind Park Roof Replacement | 35 | IP | Ind Park Revenues | 40,000 | | | | | 40,000 |
| 111 | City Hall Security | 4 | Admin | Gen Fund | 6,000 | 17,500 | | | | 23,500 |
| 110 | Roof Replacement - Fire Stations | 24 | FD | Unknown | | | 125,000 | | | 125,000 |
| 110 | Streets Equipment | 49 | PubWrks | Gen Fund/Sale of Used | 541,000 | 425,000 | 690,000 | 295,000 | | 1,951,000 |
| 108 | Parks Equipment | 47 | PubWrks | Gen Fund/Sale of Used | 67,000 | 170,000 | 70,000 | | | 307,000 |
| 106 | Water Facility Tool Room Repair | 37 | Water | Water rate increase | 35,000 | | | | | 35,000 |
| 104 | Rescue Vehicle Replacement | 26 | FD | Unknown | 90,000 | | | | | 90,000 |
| 103 | Police Computer Program | 30 | PD | Gen Fund/Police Budget | 2,000 | 1,000 | 1,000 | 1,000 | 1,000 | 6,000 |
| 103 | Justus Park Improvements | 48 | PubWrks | Gen Fund/Justus Grant | | 204,000 | | | | 204,000 |
| 102 | Garage Improvements/Repair | 46 | PubWrks | Gen Fund/Unknown | 236,000 | | | | | 236,000 |
| 101 | Ind Park Crane Replacement | 34 | IP | Ind Park Revenues | 40,000 | | | | | 40,000 |
| 99 | Accessible Pedestrian Signal | 10 | Eng | Unknown | | 30,000 | 160,000 | | | 190,000 |
| 99 | Oliver Manor Sewers | 20 | Eng | Sewer Fund/PennVest | | | | 425,000 | | 425,000 |
| 97 | Taser Program | 32 | PD | Gen Fund | 15,915 | | | | | 15,915 |
| 90 | Front Street Corridor | 15 | Eng | Unknown | | | | 400,000 | | 400,000 |
| 89 | City Hall Cosmetic Repairs | 3 | Admin | Gen Fund | | | 14,000 | 13,000 | | 27,000 |
| 88 | Innis St. Playground | 42 | PubWrks | Gen Fund/Unknown | | 53,000 | 17,000 | | | 70,000 |
| Total | | | | | 9,839,645 | 11,272,350 | 3,516,750 | 4,073,750 | 4,183,400 | 32,885,895 |

Capital Improvement Project Summary

| | |
|-------------------|---|
| Project Title: | Comprehensive Water Improvements |
| Lead Department: | Engineering |
| Project Location: | City-wide |

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

Comprehensive Water Improvements

A consulting engineer has assisted the City to prepare plans for improvements to the water system, including water distribution piping replacement, booster station upgrades/relocations, water tank rehabilitation, and security improvements. The following facilities are included in the proposed project: water mains - Halyday St (Main to Dwyer), Main St (Relief to Petroleum), Sage Run Descending Mains, East First St (Central to Wilson), Glenview Ave (Colbert to Zemke), Zemke Pumping Main, River crossings (slipline Pumphouse Rd to Wabash), new Creek crossing; booster stations - Central/4th (replace 7th St), Zemke (rebuild), Fisher Ave (major improvements), Dwyer St (improvements); tank rehab - Hogback (exterior), West End (interior/exterior), VoTech (interior/exterior), Sage Run (interior); tank exterior wash - Hydropillar, Rich Hill, Sage Run; security improvements at the Main Station. The water booster stations and equipment are at the end of their useful life and must be upgraded. The pipes chosen for replacement are the most deteriorated pipes in the system. The tanks must be maintained in order to ensure sufficient storage for fire protection and adequate pressure throughout the system. Security improvements will better protect the water supply and system as a whole, and protect information.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|---------------------------|------|-----------|------|------|------|-----------|
| Water System Improvements | | 6,000,000 | | | | 6,000,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 6,000,000 | 0 | 0 | 0 | 6,000,000 |

Revenue by year:

| Revenue Source | 2,014 | 2,015 | 2,016 | 2,017 | 2,018 | Total |
|----------------|-------|-----------|-------|-------|-------|-----------|
| PennVest | | 6,000,000 | | | | 6,000,000 |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 6,000,000 | 0 | 0 | 0 | 6,000,000 |

Capital Improvement Project Summary

| | |
|-------------------|---|
| Project Title: | Palace Hill Area Sewer Line Replacements |
| Lead Department: | Engineering |
| Project Location: | Palace Hill |

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

Palace Hill Area Sewer Line Replacements
 This project is essential to eliminate unauthorized raw sewage discharges to a nearby receiving stream, namely Cooper Run. Deteriorated sewers in the area need to be replaced and resized to prevent the unauthorized discharges. The City is under a Notice of Violation from DEP for raw sewage in Cooper Run, a tributary of Oil Creek. The project can be done in phases or under one contract.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------------|----------------|----------------|----------------|----------------|----------|------------------|
| Sewer Line Replacement | 500,000 | 500,000 | 500,000 | 500,000 | | 2,000,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | 500,000 | 500,000 | 500,000 | 500,000 | 0 | 2,000,000 |

Revenue by year:

| Revenue Source | 2,014 | 2,015 | 2,016 | 2,017 | 2,018 | Total |
|------------------------|----------------|----------------|----------------|----------------|----------|------------------|
| Sewer Fund or PennVest | 500,000 | 500,000 | 500,000 | 500,000 | | 2,000,000 |
| | | | | | | |
| | | | | | | |
| Totals | 500,000 | 500,000 | 500,000 | 500,000 | 0 | 2,000,000 |

Capital Improvement Project Summary

| | |
|-------------------|--|
| Project Title: | Sewage Treatment Plant Equipment Replacements |
| Lead Department: | Engineering |
| Project Location: | 101 Osborne Street |

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

Sewage Treatment Plant Equipment Replacements
 Various pieces of equipment at the treatment plant are aged and in need of replacement and upgrade. Key pieces of equipment included in this project are the gear boxes for Primary Clarifier No. 1, the sludge scraper for Primary Clarifier No. 1, the gear box for the Sludge Thickener Tank, the recirculation pumps for the Anaerobic Digesters, Spare Pumps and Valves for the Gravity Belt Filter Press, Rotometers for the Chlorine Disinfection System, and gear boxes for Final Clarifiers Nos. 1 and 2. Also, a channel grinder and new excess flow pump needs to be added to the Influent Structure.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------|------|------|---------|------|------|---------|
| STP Equipment | | | 275,000 | | | 275,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 0 | 275,000 | 0 | 0 | 275,000 |

Revenue by year:

| Revenue Source | 2,014 | 2,015 | 2,016 | 2,017 | 2,018 | Total |
|------------------------|-------|-------|---------|-------|-------|---------|
| Sewer Fund or PennVest | | | 275,000 | | | 275,000 |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 0 | 275,000 | 0 | 0 | 275,000 |

Capital Improvement Project Summary

Project Title: **Park Road Sewer Improvements**
 Lead Department: **Engineering**
 Project Location: **Park Road, Deer Street, Plummer Street, Cooper Avenue**

Project Type: (circle one) Facility Equipment **Infrastructure** Community
 Department Priority: (circle one) **Must Do** Should Do Could Do

Project Description and Need:

Park Road Sewer Improvements
 The Park Road sewer has an overflow pipe discharging to Hasson Park. The line has overflowed in the past, and the City is under a Notice of Violation for DEP for the discharge of raw sewage to Siverly Run, a tributary of the Allegheny River. The City has made repairs and cleaned the sewer; however, it is not large enough to handle seasonal flows, and it flows into even smaller pipes downstream. It flows into the Cooper Avenue sewer. This sewer network should be upgraded to handle the flows, and the overflow pipe should be plugged.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------------|------|---------|---------|------|------|-----------|
| Sewer Line Replacement | | 500,000 | 500,000 | | | 1,000,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 500,000 | 500,000 | 0 | 0 | 1,000,000 |

Revenue by year:

| Revenue Source | 2,014 | 2,015 | 2,016 | 2,017 | 2,018 | Total |
|------------------------|-------|---------|---------|-------|-------|-----------|
| Sewer Fund or PennVest | | 500,000 | 500,000 | | | 1,000,000 |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 500,000 | 500,000 | 0 | 0 | 1,000,000 |

Capital Improvement Project Summary

Project Title: **Sewage Treatment Plant Structural Repairs**
 Lead Department: **Engineering**
 Project Location: **101 Osborne Street**

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

Sewage Treatment Plant Structural Repairs
 The various concrete tanks and structures at the treatment plant are in need of repair. These structures are the interior and exterior concrete surfaces of Primary Clarifier No. 4, the deck of Final Clarifiers Nos. 1 and 2, interior and exterior walls of the Chlorine Contact Tank, the exterior concrete walls of the Trickling Filters, interior and exterior surfaces of Primary Clarifiers Nos. 1, 2, and 3, the interior and exterior surfaces of the Gravity Thickener, and paint the walls of the digester building. Approximately 7,500 square feet of concrete repairs should be made. During the Phase I project, some concrete repairs were made to the exterior walls of the final clarifiers and trickling filters. This work will not be repeated unless deterioration is noted at the time the work proceeds in five or more years.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------------|------|------|------|---------|------|---------|
| STP Structural Repairs | | | | 270,000 | | 270,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 0 | 0 | 270,000 | 0 | 270,000 |

Revenue by year:

| Revenue Source | 2,014 | 2,015 | 2,016 | 2,017 | 2,018 | Total |
|------------------------|-------|-------|-------|---------|-------|---------|
| Sewer Fund or PennVest | | | | 270,000 | | 270,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 0 | 0 | 270,000 | 0 | 270,000 |

Capital Improvement Project Summary

| | |
|-------------------|-------------------------|
| Project Title: | Marina Master Site Plan |
| Lead Department: | Community Development |
| Project Location: | Oil City Marina |

Project Type: (circle one) Facility Equipment Infrastructure **Community**
 Department Priority: (circle one) Must Do **Should Do** Could Do

Project Description and Need:

In 2011, Oil City completed a Waterways Study to look at opportunities for economic impact and increased tourism via Oil Creek and the Allegheny River. This Master Plan is the next step in developing some of those initial recommendations. The improvements to the site will make the Marina a destination point for people traveling along the trails and waterways systems.

Identified issues include: the boat launch area, traffic flow patterns, and diminished usage over the years. The plan will identify corrections for these issues as well as new development opportunities to increase multi-use functionality. The Marina is that "Perfect Storm" location that provides not only connections to the Allegheny River, but also the Greenways Trails, and the arts, history, and beauty that Oil City has to offer. There are opportunities within this 7-acres to include cycling, walking, hiking, boating, kayaking, canoeing, camping, and picnicking.

A DCNR grant has been submitted for this plan which could cover approximately half the cost of the plan. Additional grant funds will be identified to reduce the cost to the city.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|-------------------------|----------|------|------|------|------|----------|
| Marina Master Site Plan | \$26,145 | | | | | \$26,145 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | \$26,145 | | | | | \$26,145 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|---------------------------|----------|------|------|------|------|-------|
| DCNR C2P2 Grant | \$13,073 | | | | | |
| General Fund | \$9,577 | | | | | |
| In-Kind (Tech Assistance) | \$3,495 | | | | | |
| | | | | | | |
| Totals | \$26,145 | | | | | |

Capital Improvement Project Summary

| | |
|-------------------|---|
| Project Title: | Northside Pump Station Upgrade & Expansion |
| Lead Department: | Engineering |
| Project Location: | 8 Seneca Street |

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

North Side Pump Station Upgrade and Expansion Project
 This project would result in the total upgrade of the North Side Pump Station and expand the station's footprint by adding a grit collection and removal system to the station. The current station has reached its useful life and is beset with serious grit problems and an unsafe working environment. State of the art dry pit submersible pumps along with variable frequency drive controllers will result in a notable savings in electricity monthly.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------|------------------|----------|----------|----------|----------|------------------|
| PS Upgrade | 3,900,000 | | | | | 3,900,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | 3,900,000 | 0 | 0 | 0 | 0 | 3,900,000 |

Revenue by year:

| Revenue Source | 2,014 | 2,015 | 2,016 | 2,017 | 2,018 | Total |
|------------------------|------------------|----------|----------|----------|----------|------------------|
| Sewer Fund or PennVest | 3,900,000 | | | | | 3,900,000 |
| | | | | | | |
| | | | | | | |
| Totals | 3,900,000 | 0 | 0 | 0 | 0 | 3,900,000 |

Capital Improvement Project Summary

| | |
|-------------------|---------------------------|
| Project Title: | Oil City Water Mains |
| Lead Department: | Oil City Water Department |
| Project Location: | 21 Seneca Street |

Project Type: (circle one) Facility Equipment **Infrastructure** Community
 Department Priority: (circle one) Must Do **Should Do** Could Do

Project Description and Need:

The water mains that we would like on the five year plan are problematic mains. Almost every year we are digging and repairing these waterlines. Repairing pipes are quite expensive, they are after hours, the streets are damaged, and the repair parts are costly. We are only delaying the inevitable by making repairs year after year.

Deficit in revenue needed for repairs would be made up by the savings on repairs/treatment costs already in the budget. Currently \$174,000 is budgeted for electric ty to pump water - \$60,000 of that is to pump water that leaks.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|---------------------------------|------|-----------|-----------|------------|-----------|------------|
| Finish Central work & paving | ? | | | | | |
| W. 6th Wylis to Cowell 700' | | \$ 42,000 | | | | \$ 42,000 |
| Cowell/Bouquin to 5th 840' | | \$ 50,400 | | | | \$ 50,400 |
| E. 3rd /Central to Pine 840' | | | \$ 50,400 | | | \$ 50,400 |
| E. 3rd/Pine to End 2150' | | | | \$ 129,000 | | \$ 129,000 |
| Oak Gr/Glenview to Kramer 1010' | | | | | \$ 60,600 | \$ 60,600 |
| | | | | | | |
| | | | | | | |
| Totals | ? | \$ 92,400 | \$ 50,400 | \$ 129,000 | \$ 60,600 | \$ 332,400 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|---|------|-----------|-----------|------------|-----------|------------|
| Proposed water rate increase (\$3 in 2014 & \$.50 per year following) | ? | \$ 92,400 | \$ 50,400 | \$ 129,000 | \$ 60,600 | \$ 332,400 |
| | | | | | | |
| | | | | | | |
| Totals | | | | | | \$ 332,400 |

Capital Improvement Project Summary

| | |
|-------------------|-------------------|
| Project Title: | Code - Demolition |
| Lead Department: | Code Department |
| Project Location: | City-Wide |

Project Type: (circle one) Facility Equipment Infrastructure **Community**
 Department Priority: (circle one) Must Do **Should Do** Could Do

Project Description and Need:

We receive money from CDBG for city-wide demolition but with the ongoing blighting problem throughout the city an extra \$50,000 would enable us to remove many more structures throughout the community.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Additional city-wide demolition | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 50,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 50,000 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|----------------|------------------|------------------|------------------|------------------|------------------|------------------|
| General Fund | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 50,000 |
| | | | | | | |
| | | | | | | |
| Totals | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 10,000 | \$ 50,000 |

Capital Improvement Project Summary

Project Title: **Southside Pump Station Upgrade & Expansion**
 Lead Department: **Engineering**
 Project Location: **900 East Front Street**

Project Type: (circle one) **Facility** **Equipment** **Infrastructure** Community
 Department Priority: (circle one) **Must Do** Should Do Could Do

Project Description and Need:

South Side Pump Station Upgrade and Expansion Project
 This pump station is reaching its useful life and this project would result in the upgrade of the station's pumps and electrical system. State of the art dry pit submersible pumps along with variable frequency drive controllers will result in a notable savings in electricity monthly. In addition, the station's access means must be reassessed and improved significantly. Current station layout and access are not in the best interest of the health and safety of workers maintaining the station.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------|------------------|----------|----------|----------|----------|------------------|
| PS Upgrade | 2,300,000 | | | | | 2,300,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | 2,300,000 | 0 | 0 | 0 | 0 | 2,300,000 |

Revenue by year:

| Revenue Source | 2,014 | 2,015 | 2,016 | 2,017 | 2,018 | Total |
|------------------------|------------------|----------|----------|----------|----------|------------------|
| Sewer Fund or PennVest | 2,300,000 | | | | | 2,300,000 |
| | | | | | | |
| | | | | | | |
| Totals | 2,300,000 | 0 | 0 | 0 | 0 | 2,300,000 |

Capital Improvement Project Summary

| | |
|-------------------|-------------------------|
| Project Title: | Street Improvements |
| Lead Department: | Public Works Department |
| Project Location: | City-Wide |

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

The milling and paving of City streets remains a priority. As streets are paved the adjoining corners will be reconstructed to become ADA Accessible. Additional funding will be sought to address the unfunded portion of this identified need.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------------------|------------|------------|------------|------------|------------|--------------|
| Milling, Paving, ADA corners | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 2,500,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 2,500,000 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|----------------|------------|------------|------------|------------|------------|--------------|
| General Fund | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ 500,000 |
| Liquid Fuels | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 125,000 |
| CDBG | \$ 75,000 | \$ 75,000 | \$ 75,000 | \$ 75,000 | \$ 75,000 | \$ 375,000 |
| Unfunded | \$ 300,000 | \$ 300,000 | \$ 300,000 | \$ 300,000 | \$ 300,000 | \$ 1,500,000 |
| Totals | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 500,000 | \$ 2,500,000 |

See reviewer comments on back.

Project Number 50 Reviewer Comments:

1. Very important project, though costs may be much more than the analysis.

Capital Improvement Project Summary

| | |
|-------------------|---------------------------------------|
| Project Title: | Improvements to City Hall - Emergency |
| Lead Department: | Administration |
| Project Location: | 21 Seneca Street |

Project Type: (circle one) **Facility** Equipment Infrastructure Community
 Department Priority: (circle one) **Must Do** Should Do Could Do

Project Description and Need:

The installation of a generator and it's shed will allow the City to maintain emergency operations at City Hall in the case of a disaster. The generator has already been purchased.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------|------|-----------|------|------|------|-----------|
| Generator/Shed | | \$ 25,000 | | | | \$ 25,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | \$ 25,000 | | | | \$ 25,000 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|----------------------------|------|-----------|------|------|------|-----------|
| General Fund/Homeland Sec. | | \$ 25,000 | | | | \$ 25,000 |
| | | | | | | |
| | | | | | | |
| Totals | | \$ 25,000 | | | | \$ 25,000 |

See reviewer comments on back.

Priority Ranking Score 146

Project Number 5 Reviewer Comments:

1. Why not in 2014?

Capital Improvement Project Summary

| | |
|-------------------|-------------------------------|
| Project Title: | Oil City Water-Infrastructure |
| Lead Department: | Oil City Water Department |
| Project Location: | Pits as various locations |

Project Type: (circle one) Facility Equipment **Infrastructure** Community
 Department Priority: (circle one) **Must Do** Should Do Could Do

Project Description and Need:

The water pits at various locations are confined space work areas. There are serious safety issues at four of the locations: Sage Run, Rich Hill, Hydro Pillar, & Vo-Tech.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|-----------------------|------------------|------|------|------|------|------------------|
| Upgrade pits as above | \$ 80,000 | | | | | \$ 80,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | \$ 80,000 | | | | | \$ 80,000 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|---|------------------|------|------|------|------|------------------|
| Proposed water rate increase (\$3 in 2014 & \$.50 per year following) | \$ 80,000 | | | | | \$ 80,000 |
| | | | | | | |
| | | | | | | |
| Totals | \$ 80,000 | | | | | \$ 80,000 |

Capital Improvement Project Summary

Project Title: **Oliver Manor Pump Station Upgrade**
 Lead Department: **Engineering**
 Project Location: **731 Oak Grove Street**

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:
Oliver Manor Pump Station Project
 This pump station is a smaller submersible station using Hydromatic pumps. The internal components of the station are deteriorating and the station is approaching its useful life. The station should be retrofitted with new pumps and controllers with the main wet well structure maintained.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------|------|------|------|---------|------|---------|
| PS Upgrade | | | | 300,000 | | 300,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 0 | 0 | 300,000 | 0 | 300,000 |

Revenue by year:

| Revenue Source | 2,014 | 2,015 | 2,016 | 2,017 | 2,018 | Total |
|------------------------|-------|-------|-------|---------|-------|---------|
| Sewer Fund or PennVest | | | | 300,000 | | 300,000 |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 0 | 0 | 300,000 | 0 | 300,000 |

Capital Improvement Project Summary

| | |
|-------------------|---------------------------|
| Project Title: | Oil City Water Other |
| Lead Department: | Oil City Water Department |
| Project Location: | 21 Seneca Street |

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

Assorted projects:

The SCADA system keeps our tanks full and alerts us to problems.

Number two pump is the oldest from the 1960's. A newer pump would be more reliable and more economical to operate.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|---|-----------|-----------|-----------|------|------|------------|
| SCADA upgrade-50% per yr. | \$ 50,000 | \$ 50,000 | | | | \$ 100,000 |
| Main treatment plant: #2 motor, column & pump | | | \$ 45,000 | | | \$ 45,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | \$ 50,000 | \$ 50,000 | \$ 45,000 | | | \$ 145,000 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|---|-----------|-----------|-----------|------|------|------------|
| Proposed water rate increase (\$3 in 2014 & \$.50 per year following) | \$ 50,000 | \$ 13,350 | | | | \$ 63,350 |
| General Fund | | \$ 36,650 | \$ 45,000 | | | \$ 81,650 |
| | | | | | | |
| Totals | \$ 50,000 | \$ 50,000 | \$ 45,000 | | | \$ 145,000 |

Capital Improvement Project Summary

| | |
|-------------------|-------------------------------|
| Project Title: | West End Trail Gap |
| Lead Department: | Engineering |
| Project Location: | Darr Street to Osborne Street |

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

West End Trail Gap

Although the City does not currently have any option for an off-road trail, we have been working with the railroad for over one year on an agreement for right-of-way. If this agreement comes to fruition, a trail could be built between Darr Street and Osborne Street on the railroad bed. This would move the trail from the streets. The project would most likely include removal of the old railroad ties stored on the property, which may not be eligible for DCNR funds. The Engineering Office would prepare the contract documents.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------|------|---------|------|------|------|---------|
| Construction | | 125,000 | | | | 125,000 |
| | | | | | | 0 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 125,000 | 0 | 0 | 0 | 125,000 |

Revenue by year:

| Revenue Source | 2,014 | 2,015 | 2,016 | 2,017 | 2,018 | Total |
|----------------|-------|---------|-------|-------|-------|---------|
| possible DCNR | | 125,000 | | | | 125,000 |
| | | | | | | |
| | | | | | | |
| Totals | 0 | 125,000 | 0 | 0 | 0 | 125,000 |

Capital Improvement Project Summary

27

| | |
|-------------------|-------------------------------|
| Project Title: | Library Building Improvements |
| Lead Department: | Library |
| Project Location: | Library |

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

A comprehensive study of the library structure was completed and the above recommendations were identified. The focus of the study was to preserve the structure, reduce costs, increase sustainability and increased utilization of existing space.

Being an original Carnegie Library, the OCL is often referred to as a "Gem of Oil City." Completion of these recommendations will preserve it as an asset to the city and continue to help create economic development via the "halo effect" among the Southside while reducing costs via utility conservation and providing additional resources for revenue through third party utilization the meeting rooms and increased usage of the basement space.

Currently funding sources have not been identified. Staff will continue to seek out opportunities for completing these important projects. The costs are based on estimates at the time of the study and will require adjustment to reflect current market value. The longer these improvements go unaddressed will further drive up costs associated with the project.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|------------------------------------|---------------------|------|--------------------|--------------------|---------------|---------------------|
| Complete window replacement | \$330,000.00 | | | | | \$330,000.00 |
| New elevator | \$57,547.00 | | | | | \$57,547.00 |
| HVAC replacement | | TBD | | | | \$0.00 |
| Interior renovation - meeting room | | | \$40,000.00 | | | \$40,000.00 |
| Interior renovation - basement | | | | \$40,000.00 | | \$40,000.00 |
| | | | | | | \$0.00 |
| | | | | | | \$0.00 |
| | | | | | | \$0.00 |
| Totals | \$387,547.00 | | \$40,000.00 | \$40,000.00 | \$0.00 | \$467,547.00 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|----------------|---------------------|---------------|--------------------|--------------------|---------------|---------------------|
| Unfunded | \$387,547.00 | \$0.00 | \$40,000.00 | \$40,000.00 | \$0.00 | \$467,547.00 |
| | | | | | | |
| | | | | | | |
| Totals | \$387,547.00 | \$0.00 | \$40,000.00 | \$40,000.00 | \$0.00 | \$467,547.00 |

Priority Ranking Score: 125

Capital Improvement Project Summary

| | |
|-------------------|--|
| Project Title: | Oil City Arts Community Strategic Plan |
| Lead Department: | Community Development |
| Project Location: | City-Wide |

Project Type: (circle one) Facility Equipment Infrastructure **Community**
 Department Priority: (circle one) Must Do **Should Do** Could Do

Project Description and Need:

We are fortunate to have many groups and organizations that are working toward improving and revitalizing the City. ARTS programs, Chamber, Main Street, ORA, Neighborhood Associations, Take Pride, Business Association, etc. all need to work together to be successful but yet maintain their own goals and areas of expertise.

The goal of this plan/project would be to bring those groups together to create a master strategic plan for this revitalization effort. The plan would reduce duplication of efforts and ensure that all groups are working toward the same strategic goals for the city.

A grant has been written to the National Endowment for the Arts to fund this project; the main expense being the hiring of a neutral facilitator. If the grant is not received, we plan to continue the project in-house at a scaled back level which should be of minimal cost to the City. The Oil City Civic Center and PNC Trusts have expressed interest in also providing funding for this project.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|---------------------------|-----------------|----------------|------|------|------|-----------------|
| Facilitator | \$50,000 | | | | | \$50,000 |
| Meetings, Printing, Misc. | \$2,000 | \$2,000 | | | | \$4,000 |
| Staff Time | \$8,000 | \$6,900 | | | | \$19,900 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | \$60,000 | \$8,900 | | | | \$68,900 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|-------------------------------|-----------------|----------------|------|------|------|-----------------|
| NEA Grant | \$50,000 | | | | | \$50,000 |
| Oil City Civic Center | \$5,000 | | | | | \$5,000 |
| PNC Trusts | \$10,000 | | | | | \$10,000 |
| (Staff Time-already budgeted) | \$2,000 | \$1,900 | | | | \$3,900 |
| | | | | | | |
| Totals | \$67,000 | \$1,900 | | | | \$68,900 |

See reviewer comments on back.

Priority Ranking Score 124

Project Number 7 Reviewer Comments:

1. Seems there is adequate personnel already available.

Capital Improvement Project Summary

| | |
|-------------------|--|
| Project Title: | Oil City Police Ballestic Vest Program |
| Lead Department: | Oil City Police Department |
| Project Location: | 21 Seneca Street |

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

The project is the replacement of the officer's ballestic vests. The officers are required to wear the vests for their safety. The manufacturer recommends that the vests be replaced every 5 years of normal wear and use. The 5 year time limit will expire in the year 2015. At that time the police department will reapply through the Department of Justice Vest Partnership if the program is still in effect at that time. The Partnership Program partners with the police departments that have less than 50 officers and matches the police department up to 50% of the cost. The Oil City Police Department has twice previously received the grant.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|---------------------------------|------|-----------|------|------|------|-----------|
| Ballestic Vests for 17 officers | | \$ 30,000 | | | | \$ 30,000 |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| Totals | | \$ 30,000 | | | | \$ 30,000 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|--------------------------------|------|-----------|------|------|------|-----------|
| Dept. Justice vest partnership | | \$ 15,000 | | | | \$ 15,000 |
| General Fund/Police Budget | | \$ 15,000 | | | | \$ 15,000 |
| | | | | | | |
| | | | | | | |
| Totals | | \$ 30,000 | | | | \$ 30,000 |

Capital Improvement Project Summary

| | |
|-------------------|--------------------|
| Project Title: | Swimming Pool |
| Lead Department: | Public Works-Parks |
| Project Location: | Swimming Pool |

Project Type: (circle one) Facility Equipment Infrastructure Community
 Department Priority: (circle one) Must Do Should Do Could Do

Project Description and Need:

Replacement of the roof of the Pool Building and improvements to the Bath House. The fence around the pool area will also need to be replaced.

Cost by year:

| Cost Description | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|-------------------------|-------------------|------------------|-------------|-------------|-------------|-------------------|
| Building Roof | \$ 80,000 | | | | | \$ 80,000 |
| Bath House Improvements | | \$ 53,000 | | | | \$ 53,000 |
| Fence | \$ 52,000 | | | | | \$ 52,000 |
| | | | | | | \$ - |
| | | | | | | \$ - |
| | | | | | | \$ - |
| | | | | | | \$ - |
| Totals | \$ 132,000 | \$ 53,000 | \$ - | \$ - | \$ - | \$ 185,000 |

Revenue by year:

| Revenue Source | 2014 | 2015 | 2016 | 2017 | 2018 | Total |
|----------------------|-------------------|------------------|-------------|-------------|-------------|-------------------|
| General Fund/Unknown | \$ 132,000 | \$ 53,000 | | | | \$ 185,000 |
| | | | | | | \$ - |
| | | | | | | \$ - |
| | | | | | | \$ - |
| Totals | \$ 132,000 | \$ 53,000 | \$ - | \$ - | \$ - | \$ 185,000 |