



City of St. Helena Ad Hoc Committee Special Meeting

Vintage Hall Board Room - Second Floor, 465 Main
Street., St. Helena, CA 94574
Monday, May 8, 2017 @ 6:00 PM

Page

1. CALL TO ORDER
2. ROLL CALL
Ad Hoc Utility Rate Committee Members:
Chair Bonnie Long, Vice Chair Tom Vence
Committee Members Chris Dann, Lester Hardy, Joel Gott, Doug Cutting and Mark Smithers

City Council Liaisons: Mayor Galbraith and Councilmember Mary Koberstein

3. PUBLIC COMMENT PERTAINING TO AD HOC UTILITY RATE COMMITTEE:
Please observe the three minute limit.

4. NEW BUSINESS

- 4.1. Presentation by Public Works Director Erica Ahmann Smithies - Updated CIP List/Project Prioritization/Costs

3 - 29

[2017.05.08 CIP Presentation](#)
[2003 Water Facility Map](#)

- 4.2. Visual Overview presentation of Water and Wastewater Systems by Public Works Director Erica Ahmann Smithies

- 4.3. Committee discussion of various rate scenarios, questions and direction for Rate Study Consultant Catherine Hansford

5. DISCUSSION OF ITEMS TO BE PLACED ON THE NEXT MEETING AGENDA:

- 5.1.
 1. What is an assessment district and how does it work?
 2. Escalation Rates
 3. Questions
 4. Model Update by Catherine Hansford

6. ADJOURNMENT

The next Ad Hoc Utility Rate Committee meeting is scheduled for Wednesday, May 17, 2017 at 9:00 am, Carnegie Building located at 1360 Oak Avenue, St. Helena.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall,

465 Main Street, St. Helena, California on May 5, 2017.

Cindy Black, City Clerk

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting



Capital Improvement Projects for the Water and Wastewater Rate Study

By: Erica Ahmann Smithies
Public Works Director/City Engineer

Public Works Department

May 8, 2017 Ad Hoc Rate Study
Meeting



Water – Rate Study Projects

WATER						
PROJECT NUMBER	PROJECT NAME	FY 16/17 BUDGET	ESTIMATED EXPENDITURES 2016-2021	TOTAL ESTIMATED PROJECT COSTS	UNFUNDED AMOUNT	NOTES
W-26	York Creek Upper Dam Removal/Mitigation	\$3,737,134	\$6,177,117	\$6,500,000	\$1,695,775	
W-27	Meadowood Tank Upgrade		\$245,100	\$398,948		
W-35	Bell Canyon Reservoir Improvements			TBD	TBD	Unfunded
W-70	Recycled Water Mains			TBD	TBD	Unfunded
W-80	Dwyer Road Booster		\$842,524	\$2,590,000		
W-82	Water Rights and Permitting					Moved to operating budget
W-84	Bell Canyon Intake Mid-Valve Repair	\$44,888	\$44,888	\$287,325		
W-85	Bell Valve House Valve Replacement			\$575,135	\$526,105	Unfunded
W-86	Holmes Tank Upgrade	\$58,000	\$1,383,000	\$1,428,000		
W-90	High Service Pump					Moved to operating budget
W-91	Bell Canyon Creek Inflow Measurement	\$85,000	\$750,000	\$872,645		
W-93	Sludge Handling Program					Moved to operating budget
W-94	Replace Telemetry at LSWTP				TBD	Unfunded
W-95	Influent Valve Actuator				TBD	Unfunded
W-96	Lower Reservoir Water Treatment				TBD	Unfunded
W-97	Raw Water Metering Station				TBD	Unfunded
W-100	VFD Controllers					Moved to operating budget
W-101	Tank 2 Rehabilitation	\$60,000	\$750,000	\$750,000		
W-102	Well Filter Rehabilitation	\$11,103	\$11,103	\$265,541		
W-105	Sludge Handling					Complete
W-106	Pump Station Upgrades		\$200,000	\$200,000		
W-107	Replace 12" Transmission Main				TBD	Unfunded
W-108	Lower York Creek Dam Rehab	\$190,695	\$190,695	\$500,695	\$290,000	
W-109	Bell Canyon Intake Tower Replacement	\$650,000	\$2,000,000	\$2,000,000		
W-110	Upgrade Rutherford Pump Station		\$500,000	\$500,000		
Total		\$4,836,820	\$13,094,427	\$16,868,289		



Water – Rate Study Projects

Table A-6
City of St. Helena Water Rate Study
Estimated Ten-Year Schedule of Water Capital Improvements in 2016 \$'s

Project	Notes	Total Cost	Total Cost Less Existing Funding	Fiscal Year Ending										
				2017	2018 Year 1	2019 Year 2	2020 Year 3	2021 Year 4	2022 Year 5	2023 Year 6	2024 Year 7	2025 Year 8	2026 Year 9	2027 Year 10
Estimated Project Costs (2016 \$'s)			[1]	Costs are net of existing bond proceeds and grant funds										
York Creek Upper Dam Removal/Mitigation	Partially funded by grant and City (existing bond proceeds)	\$ 6,177,117	\$1,695,775	\$0	\$847,888	\$847,888	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Meadowood Tank Upgrades	Partially funded by grant and City (existing bond proceeds)	\$500,000	\$379,900	\$0	\$0	\$379,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bell Canyon Reservoir Improvements	Funded by Reserves	\$900,000	\$900,000	\$0	\$0	\$0	\$0	\$0	\$900,000	\$0	\$0	\$0	\$0	\$0
Dwyer Road Booster	Moved out 5 years	\$942,523	\$942,523	\$0	\$0	\$0	\$459,190	\$383,333	\$0	\$0	\$0	\$0	\$0	\$0
Bell Canyon Intake Mid-Valve Repair		\$14,387	\$14,387	\$14,387	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bell Valve House Valve Replacement	Funded by Reserves	\$526,105	\$526,105	\$0	\$0	\$0	\$0	\$0	\$526,105	\$0	\$0	\$0	\$0	\$0
Holmes Tank Upgrade	Moved out 3 years	\$1,383,000	\$1,383,000	\$0	\$0	\$0	\$58,000	\$1,325,000	\$0	\$0	\$0	\$0	\$0	\$0
	Partially funded by City existing bond proceeds	\$750,000	\$492,750	\$0	\$492,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sludge Handling Program	Moved out 2 years	\$150,000	\$150,000	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Raw Water Metering Station	Moved out 1 year	\$100,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$0	\$0
Tank 2 Rehabilitation	Moved out 1 year	\$750,000	\$750,000	\$0	\$60,000	\$690,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Well Filter Rehabilitation		\$11,103	\$11,103	\$11,103	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pump Station Upgrades	Funded by New Debt	\$200,000	\$200,000	\$0	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replace 12" Transmission Main	Moved out 1 year	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000	\$0	\$0	\$0	\$0
Lower York Creek Dam Rehab		\$480,695	\$480,695	\$190,695	\$0	\$0	\$0	\$0	\$0	\$0	\$290,000	\$0	\$0	\$0
Bell Canyon Intake Tower Replacement	Funded by New Debt	\$2,000,000	\$2,000,000	\$650,000	\$1,350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
WTP Condition Assessment	Moved out 2 years	\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0
Spill Containment at Bell Creek Intake	Funded by Reserves	\$75,000	\$75,000	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SCADA Improvements (Rutherford & Holmes)		\$150,000	\$150,000	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Spill Containment at Stonebridge Well	Funded by Reserves	\$75,000	\$75,000	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Upgrade Rutherford Pump Station		\$600,000	\$600,000	\$0	\$0	\$50,000	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Remove Restriction at Rutherford PS		\$150,000	\$150,000	\$0	\$50,000	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Install Smart Meters	Unfunded [2]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Update GIS Maps of Water System		\$50,000	\$50,000	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Master Plan Update		\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0
	Moved out and Increased In later years	\$4,000,000	\$4,000,000	\$0	\$0	\$0	\$0	\$400,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Replace 1% of Water Mains Annually		\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000
Additional Storage		\$1,000,000	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$500,000	\$0	\$0	\$0
Annual Maintenance Program		\$950,000	\$950,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000	\$50,000	\$50,000	\$50,000	\$250,000	\$50,000	\$50,000
Total Estimated Project Costs (2016 \$'s)		\$22,584,990	\$17,726,238	\$916,185	\$3,200,638	\$2,117,788	\$1,367,190	\$2,658,333	\$2,076,105	\$1,550,000	\$1,440,000	\$750,000	\$850,000	\$800,000

Source: City of St. Helena and HEC.

2016 09

[1] Total Cost Less Existing Funding = Total Cost - Existing Bonds - Existing Grants

[2] Installing Smart Meters program is currently unfunded. Total cost for the program is estimated at \$1.5 million.



Water – Rate Study Projects

York Creek Upper Dam Removal

Project Description:

Complete collaboration with the US Army Corp of Engineers, NOAA-Fisheries, the California department of Fish and Game, and the California regional Water Quality Control Board to remove the dam and restore fish passage in York Creek.

Project Cost: \$6.6 Million

Project Construction: 2018





Water – Rate Study Projects

Pump Station Upgrades

Project Description:

Upgrade pump stations to provide back-up power. This upgrade is required by the Department of Health

Project Cost: \$200,000

Project Construction: 2018





Water – Rate Study Projects

Bell Canyon Intake Tower Replacement

Project Description:

Immediate repairs slated are required to be in compliance. Non compliance constitutes a violation of the City's Division of Dam Safety permitted use of Bell Canyon is grounds for enforcement action, for permit termination, revocation and reissuance, or modification; or denial of a permit renewal application by the State of California Department of Water Resources Division of Dam Safety

Project Cost: \$2 Million

Project Construction: 2019





Water – Rate Study Projects

Bell Canyon Creek Flow Measurement

Project Description:

Required for measurement of flow into the reservoir to instantaneously release same amount downstream of reservoir. Project to design, permit and construct structure in the creek, includes mitigation. Necessary to achieve compliance with current regulations.

Project Cost: \$750,000

Project Construction: 2019





Water – Rate Study Projects

Meadowood Tank Upgrades

Project Description:

Replace and upgrade Meadowood Tank and associated water delivery systems

Project Cost: \$500,000

Project Construction: 2019





Water – Rate Study Projects

Tank 2 Rehabilitation

Project Description:

Rehabilitate Tank 2 at Lower Reservoir

Project Cost: \$750,000

Project Construction: 2019





Water – Rate Study Projects

Dwyer Road Booster

Project Description:

Shared facility between St. Helena, Napa, and Calistoga for moving water up valley. The project will improve system reliability and increase pressure in the southern end of the system.

Project Cost: \$842,523

Project Construction: 2020





Water – Rate Study Projects

Upgrade Rutherford Pump Station

Project Description:

Upgrade electrical equipment and install permanent structure

Project Cost: \$500,000

Project Construction: 2020





Water – Rate Study Projects

Sludge Handling Program

Project Description:

Facility to hold and dry inert sludge prior to proper disposal. Necessary for Stormwater regulatory compliance. The MS4 NPDES permits require regulated municipalities to use Best Management Practices to reduce pollutants to the "Maximum Extent Practicable. Under NPDES, SFRWQCB can issue administrative orders against violators, and seek civil or criminal penalties when necessary.

Project Cost: \$150,000

Project Construction: 2020





Water – Rate Study Projects

Holmes Tank Upgrades

Project Description:

Replace and upgrade Holmes Tank and associated water delivery systems

Project Cost: \$1.383 Million

Project Construction: 2021





Water – Rate Study Projects

Bell Canyon Reservoir Improvements

Project Description:

Dredging of Bell Canyon Reservoir will return the storage capacity to design limits.

Project Cost: \$900,000

Project Construction: 2022





Water – Rate Study Projects

Bell House Valve Replacement

Project Description:

Required by the Division of Safety of Dams (DSOD), replacement is necessary for emergency operation. In the event of an emergency and by order of DSOD that we release water from the reservoir, there is significant risk that the City would not be able to close the valve and stop the water, resulting in draining all of Bell Canyon

Project Cost: \$526,105

Project Construction: 2022





Water – Rate Study Projects

Replace 12” Water Transmission

Project Description:

Replace 12” Water Transmission Main from Rutherford Pump Station to the City of Napa Meter at Rutherford Road/Niebaum Lane

Project Cost: \$400,000

Project Construction: 2023





Water – Rate Study Projects

Projects	Project Cost	Projected Start Year
Annual Maintenance Program	\$50,000/yr	2017
Stonebridge Wells Filter Rehabilitation	\$11,103	2017
Lower York Creek Dam Rehab	\$480,695	2017 & 2024
Spill Containment at Bell Creek Intake	\$75,000	2018
Spill Containment at Stonebridge Well	\$75,000	2018
Remove restriction at Rutherford Pump Station	\$150,000	2018
SCADA Improvements (Rutherford and Holmes)	\$150,000	2020
Update GIS Maps	\$50,000	2020



Water – Rate Study Projects

Projects	Project Cost	Projected Start Year
Water Master Plan Update	\$150,000	2021
WTP Condition Assessment	\$150,000	2021
Replace Mains <6-inch Diameter	\$400,000	2021
Annual Replace Mains <6-inch Diameter	\$600,000/yr	2022-2027
Additional Storage	\$1,000,000	2023
Raw Water Metering Station	\$100,000	2025
Replace 1% of Water Mains Annually	\$150,000/yr	2027
Install Smart Meters	Unfunded	TBD



Wastewater – Rate Study Projects

WASTEWATER						
PROJECT NUMBER	PROJECT NAME	FY 16/17 BUDGET	ESTIMATED EXPENDITURES 2016-2021	TOTAL ESTIMATED PROJECT COSTS	UNFUNDED AMOUNT	NOTES
S-09	Recycled Water (Tertiary Treatment)	\$0	\$0		TBD	Project is unfunded at this time
S-16	Misc. Maintenance Projects	\$35,000	\$175,000	\$210,000	\$0	
S-47	Regulatory Compliance Permit Renewal	\$0	\$0			Complete
S-50	Algae Removal Device	\$0	\$0	\$0	\$0	Combined with S-52
S-52	WWTRP Upgrades Phase 1	\$232,108	\$1,382,108	\$1,442,108	\$0	
S-53	Reclamation Field Improvements	\$142,000	\$142,000	\$142,000	\$0	
S-59	Split Pond 3	\$0	\$0	\$0	\$0	Combined with S-52
S-61	Pond 2 & 3 Levee	\$60,000	\$120,000	\$120,000	\$0	
S-62	Automation for Disinfection and Dechlorination	\$0	\$144,000	\$157,000	\$0	
S-64	Oak Avenue Sewer Line Replacement	\$0	\$0		TBD	Project is unfunded at this time
S-65	Improve Solids Management Ponds	\$0	\$0	\$0	\$0	Combined with S-52
S-66	New Well	\$65,000	\$65,000	\$65,000	\$0	
S-67	Sludge Removal	\$75,000	\$150,000	\$150,000	\$0	
S-68	Charter Oak Sewer Repair	\$77,962	\$77,962	\$467,049	\$0	
S-69	Install and Operate Temp WWTRP Office	\$5,000	\$17,000	\$17,000	\$0	
	Total	\$692,070	\$2,273,070	\$2,770,157		



Wastewater – Rate Study Projects

Table A-5
City of St. Helena Wastewater Rate Study
Wastewater Capital Improvements Schedule in 2016 \$'s

Project	Notes	Total Cost Less		Fiscal Year Ending										
		Total Cost	Existing Funding	2017 Current	2018 Year 1	2019 Year 2	2020 Year 3	2021 Year 4	2022 Year 5	2023 Year 6	2024 Year 7	2025 Year 8	2026 Year 9	2027 Year 10
Estimated Project Costs (2016 \$'s)			[1]											
Sewer Collection System														
Miscellaneous Maintenance Projects		\$550,000	\$550,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$200,000	\$35,000
Replace 1% of Sewer Mains Annually		\$1,650,000	\$1,650,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Crinella Pump Station Upgrades		\$500,000	\$500,000	\$0	\$0	\$75,000	\$425,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Add Sewer Pump Stations to SCADA		\$150,000	\$150,000	\$0	\$0	\$0	\$0	\$50,000	\$100,000	\$0	\$0	\$0	\$0	\$0
Wet Weather Flow Monitoring		\$50,000	\$50,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Update GIS Maps of Sewer System		\$50,000	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sewer Master Plan		\$150,000	\$150,000	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Replace Rodding Machine		\$40,000	\$40,000	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CCTV Program		\$165,000	\$165,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Subtotal Sewer Collection		\$3,305,000	\$3,305,000	\$200,000	\$250,000	\$515,000	\$625,000	\$250,000	\$300,000	\$200,000	\$200,000	\$200,000	\$365,000	\$200,000
Treatment Plant														
WWTP Upgrades Ph. 1	Funded by New Debt	\$7,474,108	\$7,474,108	\$232,108	\$700,000	\$3,271,000	\$3,271,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Reclamation Field Improvements		\$142,000	\$142,000	\$142,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pond 2 & 3 Levee		\$120,000	\$120,000	\$60,000	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facilities Automation		\$144,000	\$144,000	\$0	\$144,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Well		\$65,000	\$65,000	\$65,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sludge Removal		\$150,000	\$150,000	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recycled Water Feasibility Study		\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0
Temp Trailer at WRF		\$28,000	\$28,000	\$5,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$5,000	\$0	\$0	\$0
Replace WRF Operations Building and Shop	Funded by Reserves	\$3,000,000	\$3,000,000	\$0	\$0	\$0	\$0	\$100,000	\$1,000,000	\$1,900,000	\$0	\$0	\$0	\$0
Upgrade Chemical Storage Facilities		\$500,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0
Phase 2 WWTP Upgrades	Funded by New Debt	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0
Subtotal Treatment Plant		\$12,098,108	\$12,098,108	\$579,108	\$922,000	\$3,334,000	\$3,274,000	\$203,000	\$1,178,000	\$2,503,000	\$105,000	\$0	\$0	\$0
Total Estimated Project Costs (2016 \$'s)		\$15,403,108	\$15,403,108	\$779,108	\$1,172,000	\$3,849,000	\$3,899,000	\$453,000	\$1,478,000	\$2,703,000	\$305,000	\$200,000	\$365,000	\$200,000

Source: City of St. Helena and HEC.

2016 cap

[1] Total Cost Less Existing Funding = Total Cost - Existing Bonds - Existing Grants



Wastewater – Rate Study Projects

Wastewater Treatment Plant Upgrades Phase I

Project Description:

Per the State Cease and Desist Order, upgrade the plant to meet compliance requirements by 2021

Project Cost: \$7.5 Million

Project Construction: 2019





Wastewater – Rate Study Projects

Reclamation Field Improvements

Project Description:

Replace the spray field irrigation system on approximately 80 acres in order to adequately discharge secondary treated water as part of the WWTP permit

Project Cost: \$142,000

(Current Estimate \$1.4 Million)

Project Construction: 2019





Wastewater – Rate Study Projects

Crinella Pump Station Upgrades

Project Description:

Upgrade the Crinella Pump Station facility

Project Cost: \$500,000

Project Construction: 2020





Wastewater – Rate Study Projects

Sewer Collections Projects	Project Cost	Projected Start Year
Annual Misc. Maintenance Projects	\$35,000/yr	2017
Annual CCTV Program	\$15,000/yr	2017
Replace 1% of Mains Annually	\$150,000/yr	2017
Update GIS Maps of Sewer System	\$50,000	2018
Wet Weather Flow Monitoring	\$50,000	2019
Sewer Master Plan	\$150,000	2019
Replace Rodding Machine	\$40,000	2019
Add Sewer Pump Stations to SCADA	\$150,000	2021



Wastewater – Rate Study Projects

Treatment Plant Projects	Project Cost	Projected Start Year
Temporary WWTP Office Trailer	\$28,000	2017
Pond 2 & 3 Levee Repairs	\$120,000	2018
New Well	\$60,000	2017
Facilities Automation	\$144,000	2018
Sludge Removal	\$150,000	2018
Replace WWTP Operations Building and Shop	\$3,000,000	2021
WWTP Upgrades Phase II	\$400,000	2021
Upgrade Chemical Storage Facilities	\$500,000	2023

