

Jim Trett, Mayor
Greg Sheppard, City Councilor
Eric Page, City Councilor
Tim Luke, City Councilor
Michele Tesdal, City Councilor
Todd Smith, City Councilor
Denny Nielsen, City Councilor



City of Detroit, Oregon
City Council Reg Session &
Public Hearing Agenda

Mailing Address:
P.O. Box 589
Detroit, Oregon 97342

(503) 854-3496
(503) 769-2947 fax

Email: detroit@wvi.com

Michelle Connor, City Recorder

July 11, 2023

6:30 p.m.

345 Santiam Ave W.

Detroit, Oregon

Streaming on YouTube &
Facebook

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Meetings of the City Council of Detroit will be broadcast via Zoom, as well as on other form(s) of electronic media as they become available. If you require additional assistance to participate in this public meeting, please contact the City of Detroit at least 48 business hours prior to the meeting (503) 854-3496 or by email at detroit@wvi.com.

- I. Call to Order**
- II. Council Roll Call**
- III. Pledge of Allegiance**
- IV. Approval of the Agenda**
- V. Special Orders of Business**
 - a. SERA Proposal – Michele Tesdal
- VI. Committee Reports**

This time is set aside for committees established by law, ordinance or other authority to report to the City Council on the committee's ongoing work.

VII. Public Comments

This is the time set aside for comments from the public on matters not on the agenda. Commenters are limited to three (3) minutes. Time may not be yielded. Questions from the Council or staff to commenters shall not be counted against the allotted three (3) minutes.

VIII. Public Hearing

- a. Water Rate Study
- b. Legislative Amendment LA 22-01

IX. Resolutions, Orders and Administrative Action

X. Consent Calendar

- a. Approval of the Minutes of the Detroit City Council – Special Session/Budget Hearing June 8, 2023, Regular Session June 13, 2023, Special Session/Public Hearing June 21, 2023, Work Session June 27, 2023
- b. Approval to Pay the Bills

XI. Staff Reports

- a. HBH Engineering
- b. City Recorder
- c. Planning
- d. Marion County Sheriff
- e. USFS – Michelle King
- f. Idanha-Detroit Rural Fire Protection District
- g. North Santiam Sewer Authority
- h. STR Committee – Nancy Powell
- i. City Clerk

XI. Unfinished Business

- a. Ordinance 251 – Parking
- b. Policy on Water Meters – Getting direction from Mcrae
- c. Camping Ordinance
- d. City Hall Rental Fees
- e. Lari Rupp – Resolution for Marina Excavation

XII. Council Reports

XIII. Mayor's Report

XIV. Other Business

XV. Upcoming Meetings

- a. Regular Session/Public Hearing – July 11, 2023 – Detroit City Hall 6:30 PM.

XVI. Adjourn

detroit@wvi.com

From: Michele Tesdal <cod_tesdal@wvi.com>
Sent: Thursday, July 6, 2023 10:50 AM
To: detroit
Cc: cityclerk; COD Trett; Eric Page
Subject: Fwd: Proposal from SERA
Attachments: Marion County RFP CS1237-22 – Visioning and Zoning Code Update for Downtown Detroit Oregon - SERA proposal.pdf

Hi Michelle C.,

On pages 3, 7, and 15, SERA Design group says that part of what they were hired to do is to look at and advise us on our current city code. I would like to ask the council, at our July 11th meeting, about whether they think holding off on our finalization of the code would be best until SERA has had a chance to review it.

Would you please put the SERA document pages (3,7,15) and this email in our council packet so council can discuss? Please put this as an item on the agenda before we vote on the finalization of our codes that Mcrae went through with our planning committee.

Thank you,

Michele T.

From: "Kelli Weese" <KWeese@co.marion.or.us>
To: "cod tesdal" <cod_tesdal@wvi.com>
Sent: Friday, June 30, 2023 9:16:33 AM
Subject: Proposal from SERA

Hi Michele,

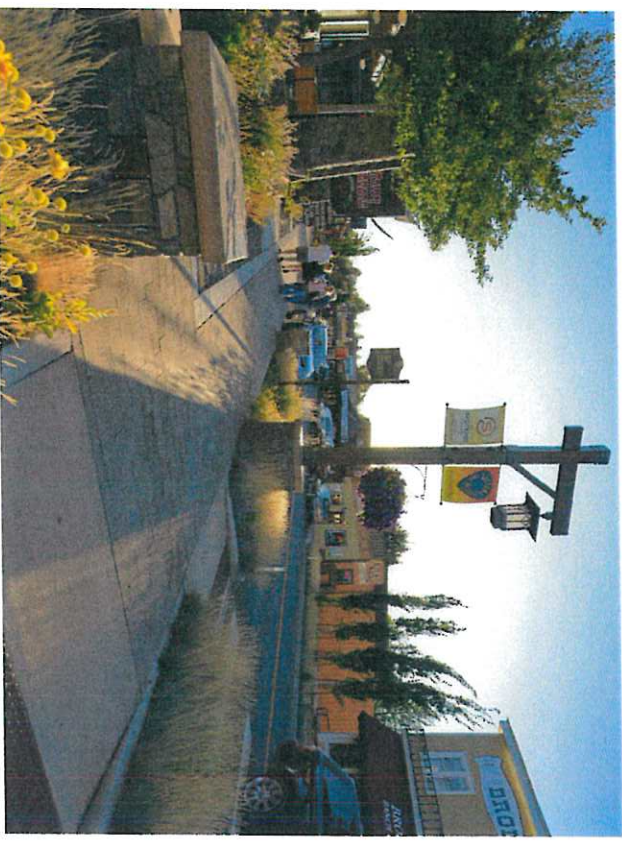
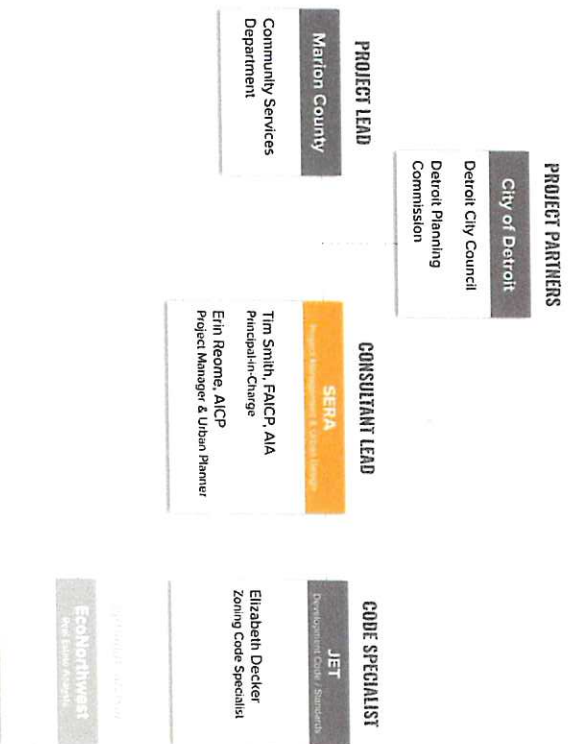
Here is the proposal we received from SERA Architecture for the Downtown Planning work. Let me know if this is what you needed.

Thanks!

Kelli

MANAGEMENT PLAN

We recommend an early project kickoff meeting with the County, key City of Detroit decision makers, and SERA's core team to review the workplan and schedule for the project, confirm key project outcomes, confirm the community engagement approach for this effort, and discuss details related to website creation and management. Erin Reome, as Project Manager, will facilitate the Project Kickoff, and subsequently prepare a final workplan and schedule outlining the project process. A simple graphic version of the project schedule will also be prepared for use on the project website and in public meetings. We have found that regular project management check-ins are a key ingredient for keeping efforts like the Downtown Vision Plan and Zone Code Update on schedule on budget. Accordingly, we have budgeted for bi-weekly check-ins with SERA's Project Manager, Erin, to coordinate with the County and review the schedule, scope, and budget status. Additionally, we adhere to a thorough QA/QC process to ensure that all deliverables we create are of the highest quality. QA/QC for this project will be performed by SERA's Principal in Charge, Tim Smith, as well as by SERA's Project Manager, Erin Reome.



SERA led the multi-disciplinary design team for the Sisters Cascade Ave streetscape improvements. We began by exploring multiple Downtown themes, ultimately selecting a Western theme based on community input.

Organization Chart

SERA will provide Project Management and Urban Design expertise, working directly with Marion County and City of Detroit Decision Makers. We are joined on our team by JET planning, specialists in Downtown Code development. We have also included ECONorthwest as optional advisors on our team, offering economic guidance for the Downtown visioning efforts and community from their recent Economic Impact Assessment work for Santiam Canyon.

PHASE 4: REFINE THE CODE (DECEMBER 2023-JANUARY 2024)

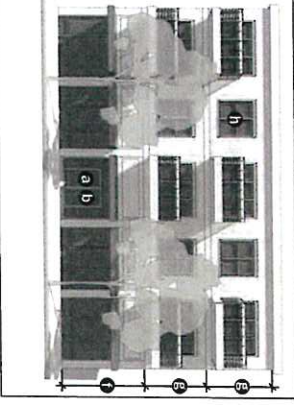
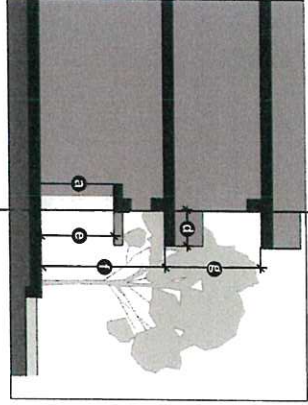
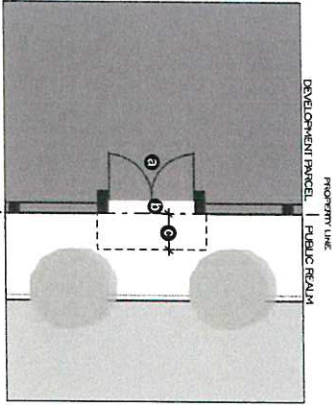
With guidance and oversight from SERA, JET will move into an iterative process of code review culminating with a final code draft ready for adoption by the City Council. JET and SERA will begin with a Community Meeting to review the first draft of the downtown zoning code. While the full code will be available for review and comment, we anticipate this first meeting will be an important opportunity to educate the community about the proposed code concepts and engage in discussion to clarify key concepts and proposals rather than solely focused on code specifics. JET and SERA will craft the presentation and materials for this meeting to focus on images and desired development outcomes, rather than code text specifics, to increase engagement and understanding.

JET will then develop a second draft of the zoning code based on input from the Community Meeting. A second community or stakeholder meeting, and up to two additional stakeholder meetings, will be designed to target key issues identified in the first round of engagement. At the conclusion of this second series of engagement, JET will develop a final draft of the downtown zoning code and related amendments that will be ready for City Council consideration and adoption.

(Note: We are open to discussing the ideal combination of virtual vs. in-person engagement opportunities during our scope refinement and project kickoff meeting).

Phase 4 Key Meeting(s) and Deliverables:

- Community Meeting to review first draft of code
- Second draft of zoning code for downtown and any related code update recommendations, incorporating
- Community or stakeholder meeting to review second draft of code
- Up to two additional meetings with stakeholders as needed to explain the details of the proposed code and obtain further input and comments, determined in consultation with the City
- Final draft of zoning code for downtown and related code update recommendations incorporating feedback from the second community meeting and additional stakeholder meetings



- a** Primary entry door oriented to street or public space
- b** Entrance is covered and/or recessed behind facade
- c** Min 3'; Max 6' projection
- d** Max 6' balcony/deck projection
- e** Min 10' clearance
- f** Min 60% windows
- g** Min 30% windows
- h** Upper windows vertically oriented

Code illustrations from the Turnwater Brewery District

ELIZABETH G. DECKER

Founder, JET Planning; Land Use Planner



SELECT PROJECT EXPERIENCE

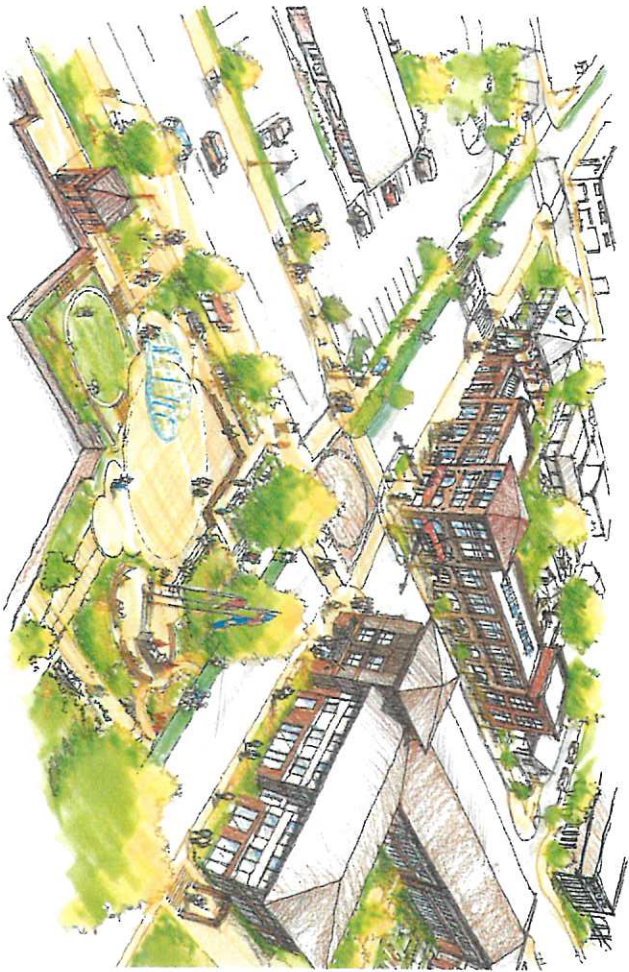
- Residential & Commercial Code Updates, Post-Wildfire Recovery Efforts (Talent, OR)
- Downtown Code Update (Milwaukie, OR)
- Park Avenue Community Project, Zoning Code Update (Clackamas County, OR)
- Cornelius Town Center Master Plan, Zoning Code Update (Cornelius, OR)
- Hoquarton Area Plan (Tillamook, OR)
- Beavercreek Road Concept Plan, Implementing Code and Maps (Oregon City, OR)
- Equitable Housing Code Audit and Update City of Oregon City, OR
- Multifamily Design Standards Code Update City of Salem, OR

EDUCATION | WORK HISTORY

Master of Urban and Regional Planning, Portland State University, 2011.
Bachelor of Arts - History, Rice University (Cum Laude), 2004.

Elizabeth Decker is a land use planner specializing in consulting for public and institutional clients in the Oregon and Washington. She founded JET Planning in 2011 and operates as a woman-owned, sole-proprietor firm. Her expertise includes preparing successful development permits for public and institutional developments, including support for applicants through the process. Her broad land use background includes analyzing and drafting development code, implementing development regulations on both sides of the counter as a city contract planner, and completing comprehensive planning, sub-area and specialty plans, and public engagement.

Elizabeth has experience working with cities toward serious wildfire recovery, through previous work with the City of Talent. She frequently collaborates with SERA, translating community vision plans into implementable code solutions.



CORNELIUS TOWN CENTER | CORNELIUS, OR

As part of a multi-disciplinary consultant team, including ECONorthwest and JET Planning, SERA provided lead urban design expertise. The project hinged on creating a comprehensive Town Center based on an analysis of existing and desired land use. The work also included a code audit and subsequent update to the development code. To capture and reflect the community's vision, the team carried out an extensive engagement effort that included a three-day workshop and open house. The Town Center Plan is complemented by an Urban Renewal Plan and was enthusiastically adopted by City Council in the summer of 2019. While new investment was seen as highly desirable, maintaining existing businesses was also a goal - to balance redevelopment potential and maintain existing businesses by requiring fewer, unifying design elements like weather protection rather than a wide, costly menu of design features designed to keep redevelopment costs lower. The Town Center & Urban Renewal Plan was recognized by the Oregon Chapter of the American Planning Associates (OAPA) with the "2019 Public Involvement and Participation Award."



Staff Report

LEGISLATIVE AMENDMENT TO THE DETROIT DEVELOPMENT CODE

LA-22-01

City Council Hearing Date: July 11, 2023

FILE: LA-22-01

HEARING: July 11, 2023
City Hall

REPORT: July 3, 2023

APPLICANT: City of Detroit

PROPERTY OWNER: Citywide

SUBJECT PROPERTY: Citywide

EXHIBITS: EXHIBIT A: Draft Text Changes with red strike
EXHIBIT B: TAC meeting dates and track changes
EXHIBIT C: Public Comment sign in sheet from Planning
Commission hearing 4/18/2023

REQUEST

The City proposes to amend every Chapter of the Detroit Development Code.

PROCEDURE

A text amendment to the Detroit Development Code is a Legislative Amendment. Legislative amendments are policy decisions made by City Council. They are reviewed using the Type IV procedure in Chapter 4.1.6. The Planning Commission makes a recommendation to City Council regarding the proposed text amendment.

On November 30, 2021, the Planning Commission made a motion to begin a Legislative Amendment for the entire Detroit Development Code. The Detroit City Council accepted the grant award from DLCD in December 2021 to begin review of the current code.

APPEAL

An appeal of the City Council's final decision is to the Oregon Land Use Board of Appeals (LUBA).

BACKGROUND

Beginning in January 2022, MWVCOG staff began work with the Detroit Planning Commission on a comprehensive review and potential update to the Detroit Development Code. The Planning Commission served as the Technical Advisory Committee for this Code review. This work is being funded by a Planning Assistance grant from the Department of Land Conservation and Development.

During the Technical Advisory Committee meetings and Joint work sessions with City Council and Planning Commission, several key parts of the Code were discussed. We have had 9 TAC meetings to discuss the current code and proposed updates.

On January 31, 2023, the City Council and Planning Commission held a Joint Work session to discuss the current recommendations. A particular focused discussion item regarding Recreational Vehicles. Several Councilors raised concerns both in support and opposition of modifying the current Code to restrict the number of RV's to less than what is currently permitted. Staff identified the following item addressed by Council at this meeting that Council would like to have addressed:

- a) Allow all property owners the ability to have one (1) RV year-round on their property.

A duly noticed Planning Commission public hearing was held on 4/18/23. Notice of the hearing was posted on the City of Detroit website, Detroit Facebook page and in the Canyon Weekly newspaper. Measure 56 notice was mailed to all property owners within the City on March 27th 2023. DLCD 35 day notice was completed on the PAPA online site in February 2023.

At the Planning Commission hearing, several members of the public testified in opposition of the changes to the of the RV standards. Planning Commission heard all testimony from the public and reviewed written submissions. These are contained in Exhibit C. The Planning Commission closed the public hearing and had a detailed discussion regarding Chapter 3.6.3- RV standards. The Planning Commission voted to recommend the City Council accept and approve the text amendments as currently shown with no new changes to the draft Code.

The Staff Report and proposed changes to the Development Code were made available on to the public July 3, 2023.

APPROVAL CRITERIA

Section 4.1.6(G): Decision-Making Consideration. *The decision by the City Council shall be based on consideration of the following factors:*

1. *The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes Chapter 197 (for comprehensive plan amendments only).*

FINDINGS: This proposal is for a text amendment to the Development Code and not the Comprehensive Plan of the City of Detroit, this criterion is not applicable The Statewide Planning Goals are listed below.

Goal 1, Citizen Involvement:

The City Council made a motion to begin a Code review process. The Planning Commission, serving as the Technical Advisory Committee, has held 9 public meetings to review proposed changes and discuss the current standards. These meetings were noticed on the City of Detroit's website and members of the public were able to join via Zoom.

The Planning commission is held a hearing on 4/18/23 to receive comments from the public. The hearing is consistent with the City's procedures for legislative amendments to the Development Code.

A duly noticed public hearing is being held on 7/11/23. Notice of the hearing was posted on the City of Detroit website, Detroit Facebook page and in the Canyon Weekly newspaper. Measure 56 notice was mailed to all property owners within the City on March 27th 2023. DLCD 35 day notice was also established on the PAPA online site. The Staff Report and Draft Ordinance were made available on 7/3/2023 to the public. Goal 1 is met.

Goal 2, Land Use Planning:

The proposal does not involve exceptions to the Statewide Goals. Adoption actions are consistent with the acknowledged City of Detroit Development Code for processing legislative amendments to the Development Code. Goal 2 supports clear and thorough local procedures. DLCD notice was sent and Measure 56 notice was sent to property owners within the regulated floodway.

The proposed amendments are based on our communication with DLCD staff regarding our code following current standards. The updates particularly provide more definitions and create clear prescriptive requirements for uses and development within the City of Detroit.

Goal 2 is met.

Goal 3, Agricultural Lands: Goal 4, Forest lands:

Goals 3 and 4 are not applicable. The proposal does not involve or affect farm or forest lands.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources.

Goal 5 is not applicable. The proposal does not address Goal 5 resources.

Goal 6, Air, Water and Land Resource Quality:

Procedures are being added for development permit applications to ensure proper review happens before site work begins on residential and commercial properties within the City. This will help ensure that resources are being maintained and protected.

Goal 7, Natural Hazards:

The proposal is updating our current regulations for properties within the steep slopes maps and adding a development permit application process. This will be required for development that is in site development stage to ensure erosion control measures are in place and standards are being maintained for development.

Goal 8, Recreation: Goal 8 is not applicable. The proposal does not address recreational needs.

Goal 9, Economic Development: Goal 9 is not applicable.

The proposal does not address Goal 9 issues.

Goal 10, Housing:

These proposed changes will permit duplexes to be permitted outright in the Residential Zone. It also reduces design standards for tiny homes to allow for more access to housing options for development in Detroit.

Goal 11, Public Facilities and Services:

New language has been proposed in Chapter 3 for Public facilities standards. This will guide new development in the future as undeveloped lots are created for infill within the City limits and that adequate services are planned and built.

Goal 12, Transportation: Goal 12 is not applicable.

The proposal does not address Goal 12 issues.

Goal 13, Energy Conservation: Goal 13 is not applicable.

The proposal does not address energy conservation.

Goal 14, Urbanization: Goal 14 is not applicable.

The proposal does not address Goal 14 issues.

Goal 15 for the Willamette River Greenway and Goals 16 – 19 for the Coastal Goals.

The proposal does not Goal 16-19 issues as the subject properties are not withing the Willamette River or the Coast.

The proposed amendment to the Development Code are consistent with the Statewide Goals 1, 2, 6, 7, 10 and 11 and the remaining Goals are not applicable because the amendments do not affect issues addressed by Goals 3-9, 11– 15

1. *Comments from any applicable federal or state agencies regarding applicable statutes or regulations.*

Findings: No comment has been received from any applicable federal or state agencies regarding this proposal or applicable statutes or regulations.

2. *Any applicable intergovernmental agreements; and*

Findings: No intergovernmental agreements were identified as being applicable to this proposal.

3. *Any applicable comprehensive plan policies and provisions of this Code that implement the comprehensive plan. Compliance with Chapter 4.7 shall be required for Comprehensive Plan Amendments, and Land Use Zone Map and Text Amendments.*

Findings: The proposed amendments to the Development Code are following Chapter 4.7 of the Detroit Development Code. Compliance with the Statewide Planning Goals and related Administrative Rules has been met for text amendments.

PROPOSED CODE SECTIONS

Proposed amendments are in red and blue and strikeout for ~~deleted language~~.

See Exhibit A- Chapters 1- Chapter 5.

CONCLUSION AND RECOMMENDATIONS

IV. RECOMMENDATION:

Based on the findings outlined in this report, staff recommends **APPROVAL** of Legislative Amendment LA 22-01 to the Detroit City Council.

CITY COUNCIL ACTION

- A. I move that the City Council approve Legislative Amendment, LA 22-01, based upon the findings as presented in the staff report, or

- B. I move that the City Council approve Legislative Amendment, LA 22-01, with modifications as determined by the City Council (stating the modifications as part of the motion), or
- C. I move that the City Council deny Legislative Amendment, LA 22-01 (stating the reasons/findings as to why the application should be denied), or
- D. I move to continue the request to a time certain or indefinitely, stating at what point the City Council would consider reopening the hearing.

Note: The City Council adopts an ordinance through procedures as required by the City of Detroit to grant final approval of amendments to the Detroit Development Code.

Residential		Commercial	
Residential	New Rate	Previous	Commercial
Res Allow:	6000	9000	Com Res Allow:
Res Fixed Rat:	See Below	\$60.00	Com Fixed Rate 3/4:
Consumption Rate per 1000 gallons:	\$4.00	\$1.50	Com Fixed Rate 1:
"Zero" User Allowance	250		Com Fixed Rate 1.5:
"Zero" User	\$60.00		Consumptive Rate
			New Rate
			Previous
			2000
			\$118.40
			\$80.00
			\$185.00
			\$125.00
			\$374.44
			\$253.00
			\$10.00
			\$4.70

Water Fund Revenue For Varying Fixed Residential Rates and Room Surcharges

Residential Fixed Rate	Room/RV Surcharge Rate Per Unit										
	0	10	12	15	20	25	30	35	40	45	50
70	\$349,450	\$360,490	\$362,698	\$366,010	\$371,530	\$377,050	\$382,570	\$388,090	\$393,610	\$399,130	\$404,650
71	\$352,846	\$363,886	\$366,094	\$369,406	\$374,926	\$380,446	\$385,966	\$391,486	\$397,006	\$402,526	\$408,046
72	\$356,242	\$367,282	\$369,490	\$372,802	\$378,322	\$383,842	\$389,362	\$394,882	\$400,402	\$405,922	\$411,442
73	\$359,638	\$370,678	\$372,886	\$376,198	\$381,718	\$387,238	\$392,758	\$398,278	\$403,798	\$409,318	\$414,838
74	\$363,034	\$374,074	\$376,282	\$379,594	\$385,114	\$390,634	\$396,154	\$401,674	\$407,194	\$412,714	\$418,234
75	\$366,430	\$377,470	\$379,678	\$382,990	\$388,510	\$394,030	\$399,550	\$405,070	\$410,590	\$416,110	\$421,630
76	\$369,826	\$380,866	\$383,074	\$386,386	\$391,906	\$397,426	\$402,946	\$408,466	\$413,986	\$419,506	\$425,026
77	\$373,222	\$384,262	\$386,470	\$389,782	\$395,302	\$400,822	\$406,342	\$411,862	\$417,382	\$422,902	\$428,422
78	\$376,618	\$387,658	\$389,866	\$393,178	\$398,698	\$404,218	\$409,738	\$415,258	\$420,778	\$426,298	\$431,818
79	\$380,014	\$391,054	\$393,262	\$396,574	\$402,094	\$407,614	\$413,134	\$418,654	\$424,174	\$429,694	\$435,214
80	\$383,410	\$394,450	\$396,658	\$399,970	\$405,490	\$411,010	\$416,530	\$422,050	\$427,570	\$433,090	\$438,610
81	\$386,806	\$397,846	\$400,054	\$403,366	\$408,886	\$414,406	\$419,926	\$425,446	\$430,966	\$436,486	\$442,006
82	\$390,202	\$401,242	\$403,450	\$406,762	\$412,282	\$417,802	\$423,322	\$428,842	\$434,362	\$439,882	\$445,402
83	\$393,598	\$404,638	\$406,846	\$410,158	\$415,678	\$421,198	\$426,718	\$432,238	\$437,758	\$443,278	\$448,798
84	\$396,994	\$408,034	\$410,242	\$413,554	\$419,074	\$424,594	\$430,114	\$435,634	\$441,154	\$446,674	\$452,194
85	\$400,390	\$411,430	\$413,638	\$416,950	\$422,470	\$427,990	\$433,510	\$439,030	\$444,550	\$450,070	\$455,590
86	\$403,786	\$414,826	\$417,034	\$420,346	\$425,866	\$431,386	\$436,906	\$442,426	\$447,946	\$453,466	\$458,986
87	\$407,182	\$418,222	\$420,430	\$423,742	\$429,262	\$434,782	\$440,302	\$445,822	\$451,342	\$456,862	\$462,382
88	\$410,578	\$421,618	\$423,826	\$427,138	\$432,658	\$438,178	\$443,698	\$449,218	\$454,738	\$460,258	\$465,778
89	\$413,974	\$425,014	\$427,222	\$430,534	\$436,054	\$441,574	\$447,094	\$452,614	\$458,134	\$463,654	\$469,174
90	\$417,370	\$428,410	\$430,618	\$433,930	\$439,450	\$444,970	\$450,490	\$456,010	\$461,530	\$467,050	\$472,570

*92 Units billed at \$12/unit/month as stated in draft resolution would equate to \$13,248/year in revenue.

	Residential			Commercial		
	New Rate	Previous		New Rate	Previous	
Res Allow:	6000	9000	Com Res Allow:	2000	4000	
Res Fixed Rat:	See Below	\$60.00	Com Fixed Rate 3/4:	\$130.00	\$80.00	
Consumption Rate per 1000 gallons:	\$4.00	\$1.50	Com Fixed Rate 1:	\$200.00	\$125.00	
"Zero" User Allowance	250		Com Fixed Rate 1.5:	\$400.00	\$253.00	
"Zero" User	\$60.00		Consumptive Rate	\$10.00	\$4.70	

Water Fund Revenue For Varying Fixed Residential Rates and Room Surcharges

Residential Fixed Rate	0	10	15	20	25	30	35	40	45	50
70	\$352,789	\$363,829	\$369,349	\$374,869	\$380,389	\$385,909	\$391,429	\$396,949	\$402,469	\$407,989
71	\$356,185	\$367,225	\$372,745	\$378,265	\$383,785	\$389,305	\$394,825	\$400,345	\$405,865	\$411,385
72	\$359,581	\$370,621	\$376,141	\$381,661	\$387,181	\$392,701	\$398,221	\$403,741	\$409,261	\$414,781
73	\$362,977	\$374,017	\$379,537	\$385,057	\$390,577	\$396,097	\$401,617	\$407,137	\$412,657	\$418,177
74	\$366,373	\$377,413	\$382,933	\$388,453	\$393,973	\$399,493	\$405,013	\$410,533	\$416,053	\$421,573
75	\$369,769	\$380,809	\$386,329	\$391,849	\$397,369	\$402,889	\$408,409	\$413,929	\$419,449	\$424,969
76	\$373,165	\$384,205	\$389,725	\$395,245	\$400,765	\$406,285	\$411,805	\$417,325	\$422,845	\$428,365
77	\$376,561	\$387,601	\$393,121	\$398,641	\$404,161	\$409,681	\$415,201	\$420,721	\$426,241	\$431,761
78	\$379,957	\$390,997	\$396,517	\$402,037	\$407,557	\$413,077	\$418,597	\$424,117	\$429,637	\$435,157
79	\$383,353	\$394,393	\$399,913	\$405,433	\$410,953	\$416,473	\$421,993	\$427,513	\$433,033	\$438,553
80	\$386,749	\$397,789	\$403,309	\$408,829	\$414,349	\$419,869	\$425,389	\$430,909	\$436,429	\$441,949
81	\$390,145	\$401,185	\$406,705	\$412,225	\$417,745	\$423,265	\$428,785	\$434,305	\$439,825	\$445,345
82	\$393,541	\$404,581	\$410,101	\$415,621	\$421,141	\$426,661	\$432,181	\$437,701	\$443,221	\$448,741
83	\$396,937	\$407,977	\$413,497	\$419,017	\$424,537	\$430,057	\$435,577	\$441,097	\$446,617	\$452,137
84	\$400,333	\$411,373	\$416,893	\$422,413	\$427,933	\$433,453	\$438,973	\$444,493	\$450,013	\$455,533
85	\$403,729	\$414,769	\$420,289	\$425,809	\$431,329	\$436,849	\$442,369	\$447,889	\$453,409	\$458,929
86	\$407,125	\$418,165	\$423,685	\$429,205	\$434,725	\$440,245	\$445,765	\$451,285	\$456,805	\$462,325
87	\$410,521	\$421,561	\$427,081	\$432,601	\$438,121	\$443,641	\$449,161	\$454,681	\$460,201	\$465,721
88	\$413,917	\$424,957	\$430,477	\$435,997	\$441,517	\$447,037	\$452,557	\$458,077	\$463,597	\$469,117
89	\$417,313	\$428,353	\$433,873	\$439,393	\$444,913	\$450,433	\$455,953	\$461,473	\$466,993	\$472,513
90	\$420,709	\$431,749	\$437,269	\$442,789	\$448,309	\$453,829	\$459,349	\$464,869	\$470,389	\$475,909