MISSION STATEMENT: TO PROVIDE A SAFE, HEALTHFUL AND SOUND ECONOMIC ENVIRONMENT, PROGRESSIVELY ENHANCING OUR QUALITY OF LIFE

COUNCIL MEETING AGENDA
CITY COUNCIL – CITY OF ONTARIO OREGON
TUESDAY, NOVEMBER 21, 2017, 7:00 PM, MT

Pursuant to the Public Meetings Laws and Rules within the Oregon Revised Statutes, the City Council has the authority, ability, and standing to take action on any items on the Agenda, or add items to the Agenda, during the Study Session or Regular Meeting, as long as all public meeting notice requirements have been met.

1) CALL TO ORDER

Roll Call: Tessa Winebarger _____ Dan Capron _____ Marty Justus _____ Ramon Palomo _____
Betty Carter _____ Norm Crume _____ Mayor Ron Verini _____

2) PLEDGE OF ALLEGIANCE

This Agenda was posted on November 17, 2017. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website at www.ontariooregon.org.

3) MOTION TO ADOPT THE AGENDA

4) PUBLIC COMMENTS Citizens may address the Council; however, Council may not be able to provide an immediate answer or response. Our of respect to the Council and others in attendance, please limit your comment to three (3) minutes. Please state your name and city of residence for the record.

5) CONSENT AGENDA

A) Minutes of Regular Meeting: October 17, 2017

6) PRESENTATIONS

A) Snake River Correctional Institute (SRCI) Lower Lift Station Evaluation

7) NEW BUSINESS

A) Hanger Lease Transfer
B) Appointments to the Diversity Advisory Council
C) Homeless Task Force
D) Resolution 2017-137 A Resolution Adopting a Supplemental Budget to Recognize Shop with a Cop Funds Received and Expenditure of those Funds

8) PUBLIC HEARING

A) Resolution #2017-136: Supplemental Budget Approving Airport Manager FTE Adjustment and Appropriate HB 3400 Revenues
B) Ordinance #2732-2017: Annexation and Rezone of Tax Lot 800, Assessor Map 18S4711BC - Urban Growth Area General Commercial (UGA C-2) to City General Heavy Commercial (C-2H)

9) HAND-OUTS/DISCUSSION ITEMS

A) Check Register September-October 2017

10) CORRESPONDENCE, COMMENTS AND EX-OFFICIO REPORTS

11) EXECUTIVE SESSION

A) ORS 192.660(2)(h)

12) ADJOURN

The City Council may recess/adjourn to Executive Session under ORS 192.660(2) as follows: (a) Employment of Public Officers, Employees, or Agents; (b) Discipline of Public Officers, Employees, or Agents; (d) Labor Negotiations; (e) Real Property Transactions; (f) Exempt Public Records; (g) Trade Negotiations; (h) Litigation /Consult with Legal Counsel; (i) Performance Evaluation of Public Officers and Employees; (j) Trade Negotiations; and/or (l) Labor Negotiations.

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CITY COUNCIL MEETING MINUTES
October 17, 2017

The regular meeting of the Ontario City Council was called to order by Mayor Ronald Verini at 7:00 p.m. on Tuesday, October 17, 2017, in the Council Chambers of City Hall. Council members present were Ronald Verini, Norm Crume, Tessa Winebarger, Dan Capron, Betty Carter, Ramon Palomo, and Marty Justus.

Members of staff present were Adam Brown, Tori Barnett, Larry Sullivan, Kari Ott, Terry Leighton, Cal Kunz, Dallas Brocket, Cliff Leeper, Betsy Roberts, and Dan Cummings.

The meeting was recorded and copies are available at City Hall.

Betty Carter led everyone in the Pledge of Allegiance.

AGENDA

Mayor Verini stated amended the Agenda to include the introduction of Kayla Kirksey, Economic Development Coordinator for Revitalize Ontario! Also, the item staff had been expecting to receive bids on that evening, had not bid submission. The item remained on the Agenda for discussion on direction. Lastly, the Council had a received an updated version of Ordinance #2730-2017, which they needed to refer to when discussing it later in the meeting.

WINEBARGER moved, JUSTUS seconded, to **ADOPT THE AGENDA AS AMENDED.** Roll call vote: Crume-yes; Carter-yes; Palomo-yes; Justus-yes; Capron-yes; Winebarger-yes; Verini-yes. Motion carried 7/0/0.

PUBLIC COMMENT

Charlotte Fugate introduced Kayla Kirksey, who was taking the position of Economic Development Coordinator for Revitalize Ontario! She was a recent graduate of the University of Oregon, where she had majored in Economic Development and Economy.

Kayla Kirksey, Economic Development Coordinator for Revitalize Ontario!, stated she was working as the Economic Development Coordinator for Revitalize Ontario! She was full-time staff, and hoped to gain capacity for the organization. She was currently working on some projects for the city and Public Works, and for the organization to build their Board. They would be having a mixer on the 25th, Wednesday, to introduce the projects to the public and get some community input on the things they were working on. She planned to go in-depth on the projects, and would try to include the downtown businesses especially, as to what they'd like to see downtown. It would be at Mackey's from 5:00-7:00 p.m.

Mayor Verini stated this was exciting. He had seen the preliminary list of projects she was working on, it was overwhelming. If she could get through half or three quarters….

Councilor Justus stated she was going to get through *all* of them.

Mayor Verini thanked her for stepping up, and welcomed her aboard. It was an important responsibility for the city, to move the city forward.

Ms. Kirksey thanked everyone for the warm welcome.

CONSENT AGENDA

CARTER moved, PALOMO seconded, to **ADOPT CONSENT AGENDAS (A) MINUTES OF REGULAR MEETING OF SEPTEMBER 19, 2017; AND (B) MINUTES OF REGULAR MEETING OF SEPTEMBER 26, 2017**. Roll call vote: Crume-yes; Carter-yes; Palomo-yes; Justus-yes; Capron-yes; Winebarger-yes; Verini-yes. Motion carried 7/0/0.

PRESENTATION

Four Rivers Charter School: Community 101

Rachelle Meyer, Principle, Four Rivers Community School, stated: *For those of you who don't know, we're a dual-language immersion charter school, and I was lucky enough to have these students come with me tonight, and they're going to talk to you all about a grant that I wrote to Oregon Community Foundation. This is a philanthropic grant community-based program that helps kids learn about their communities and the needs in their communities. So, they're going to talk with you about that tonight. So, I'll introduce who's going to be giving that presentation. So, first is Matt Tamez, he is a sophomore with us at the school, and we've got Juan Trujillo, Daniela Martinez, and Inez Nunez. And I'm going to turn it over to them; they're ready to go. Yes, and also I'd like to introduce Mrs. Sheri Moore. She is a teacher for the ….. (someone coughed and drowned out her position)*

Danielle Martinez stated: *We are going to present to you about a grant that we got awarded to us, that Mrs. Meyers' actually applied for and it is a Community 101 Grant.*

Inez Nunez stated: *Who are we? We are from Four Rivers, a bilingual, bicultural, early-college model charter school. There are 20 students in our class, and we were selected by our Principle because of our leadership roles and our business experiences. Our goal is to grant $5,000 to a non-profit organization in our community.*

Ms. Martinez stated: *So, some history on Community 101 is that it is a classroom based program that teaches philanthropy. It is going to give us an opportunity to be involved in our community, and it is also going to teach us about giving grants, receiving grants, and then points on volunteering. And about the Oregon Community Foundation, it creates charitable funds for non-profit organizations in Oregon, and Community 101 is just one of the many programs that they have to offer. So, as a class, we all came together and we are working on this Mission Statement. This isn't the finalized version, but so far we've come up with "To Help Non-Profit Organizations in Malheur County Achieve Certain Goals that May be Limited Due to Their Finances". As we keep on going, we are going to finalize this Mission Statement and turn it into before November 2nd.*

Matt Tamez stated: *So, the process for receiving a grant from the OCF is first be evaluated. The program looks at the community and all the needs. The second step is grant eligibility, and it needs to follow specific guidelines in order to apply for a grant. The third step, which Mrs. Meyers' did for us, was apply on line. This was our first time being in this class, with this grant funding from the OCF.*

Ms. Martinez stated: *Some of the milestones that we've already achieved so far is identifying non-profits and conducting surveys. We also hope to do some community service before the end of October. And then these are just some other milestones that we're going to have throughout the year, and in May, we are going to be announcing to the grant applicants who won a grant, and then who didn't win the grant, and in June of 2018, we are going to send another grant application to OCF, and hopefully continue.*

Juan Trujillo stated: *Our Community 101 class created a student survey that consisted of different issues that have been happening in this area, and there's a lot more issues than we have up here, but the top four that we chose are Suicide, Child Abuse, Mental Health, and Homelessness. Organizations have certain needs, and we've identified so far are Lifeways, the Malheur County Child Development Center, and Project Dove. As we continue to identify community needs, we'll look at more organizations to add to our distribution list.*

Ms. Martinez stated: *We'd like to thank you for having us and for listening to us.*

Ms. Nunez stated: *Another part of the grant is the community needs assessment, and we would like to know what you guys think our biggest needs are in our community.*

Mayor Verini suggested that each Councilor address some of the needs in the community.

Councilor Carter stated the students had identified a few of those already, and those were four great issues. Would the group be selecting all four, or would they be using just one? Or were they asking the Council to identify others?

Mr. Martinez stated they had not finalized whether they were going to give the grants to those organizations, or towards these causes. The groups would send in applications, and they would be reviewed. They hadn't actually chosen any. These were just some they had thought about based on the student surveys received. They also wanted to know what causes the Council thought should be addressed.

Councilor Carter stated for her, it was homelessness.

Councilor Palomo agreed. Homelessness was an issue he wanted to look into.

Mayor Verini stated Councilor Justus had brought to the Council that evening, to reinforce the homeless issue, and the meals that were being given in the community for the homeless, and the nearly homeless people. They wanted to keep that on their radar, so they'd be talking about that later.

Councilor Justus stated the meals funding for Community in Action that was on the Agenda was actually a funding for our kitchen that fed the homeless. There was definitely a funding need. He was thinking a culinary class at the homeless shelter. That would be a good class, right? That would be something he'd be interested in. Our community had an issue with homelessness, so he'd get with Ms. Meyers, and Community in Action was working on that whole thing, so they should add them to their list.

Ms. Meyers stated that the kids just started the class, so they had their timeline. They'd done a lot in a short time to get this rolling. The intention of the grant was for students to come up with the causes they felt were the needs in their community, so that's this result, but it was also to go out into the community and get input from the community about what they saw as some of the issues. They could fund several, and they invited non-profits who surround themselves in some of these issues, and they could award the grant money, $500, $1,000, to several different non-profits, so it's not just one non-profit that received the funding. It was really led by the students.

Councilor Crume stated if they could work in the mental health area that would coincide with the homelessness. On his time on the Council, he'd heard the Police Chiefs talk about mental health issues in our area, and how they dealt with those individuals on a daily basis. It appeared that our area didn't have a qualified mental health system for those in need. Looking in that area would be worthwhile.

Councilor Winebarger stated the students hit it on the head. They had done awesome. It was all health and safety, and it was important to her. She worked in health care, and she saw city staff dealing with the safety issues, and it all tied together. They were all great causes.

Councilor Capron stated he personally knew two of the students who had presented, and they had all done a good job. Mental health and suicide would be together. He donated to a lot of things like this, and if he were to choose, those four would be on the top. Ultimately, it would be up to the students, but they'd done their homework, and they had done very well.

Mayor Verini thanked the students for their presentation.

OLD BUSINESS

Ordinance #2730-2017: An Ordinance Adding Chapter 15 to Title 1 of the Ontario Municipal Code to Establish and Enforce a Civil Penalty Process Within the City [Final Reading]

Larry Sullivan, City Attorney, presented.

The report the Council had received from Mr. brown was based upon an earlier draft that was included in the packet. That draft had some changes on it that he had requested be made. After that draft came out last Friday, he had gone back through the ordinance in more detail, and identified a section that he wanted removed, allowing him more time to work on it. The ordinance that was approved at the first reading dealt with two fairly broad topics: one, the creation of a civil penalty process within the city and the establishment of a Hearing Officer position to conduct the penalty process; second, a whole section of the ordinance that dealt with the city's substantive nuisance code. While reviewing, he recognized the changes that were being proposed needed to be better coordinated with the city's existing code provisions dealing with nuisances. Therefore, he requested that all of the nuisance language be pulled from the document. He would be meeting with Chief Kunz and Dallas Brockett, [Code Enforcement Officer] who was instrumental in drafting the ordinance, to develop ways to revise it. He indicated to them that he would have those provisions back in a separate ordinance, quickly, as he was aware the Council was anxious to have revisions made to the nuisance provisions in the code. He hoped to have it ready by the next meeting; if not that one, then certainly by the next one. The result in front of the Council that evening was an ordinance that was substantially shorter than the one that had been approved at the first reading. The size went from 38 pages, down to 16. What remained was all the substantive ordinances changes dealing with the actual civil penalty process. The changes were mostly cosmetic to those particular sections of the ordinance. The code had a way of referring to ordinance sections, and all the ordinances passed by the city had consistently followed that procedure.

Pursuant to the Ontario Charter, any changes in an ordinance between first and second reading, had to be presented to the Council prior to the final reading.

Mayor Verini verified that the changes would not change the intent or the letter of what they were approving. The motion that evening would be made for the second reading, correct?

Mr. Sullivan stated that was correct. The Council could approve the ordinance on a second reading that evening, as long as he complied with the Charter requirement to identify all the changes made between the first and second reading. The first change was in the Title. When they were ready to make a motion to approve the ordinance, he asked them to use the Title that appeared in the hand-out, not what was in the packet. The new Title read: *"An Ordinance Adding Chapter 15 to Title 1 of the Ontario Municipal Code, to Establish and Enforce a Civil Penalty Process within the City".* The original ordinance, approved on first reading, included that language, but it also included changes to Title 2, by adding Chapter 15, and it also included revisions to Title 7, which was the nuisance language. This revision took the portion of the ordinance that had been included in Title 2, and added it to Title 1. Again, no substantive changes. Further, every place in the original ordinance that had a section number identified, all those had been changed. For instance, in the original ordinance, the section numbers were numbered 15.1, 15.2, down to 15.39. Those section numbers had all been changed to include the Title of the code provision added to it, reading 1-15-1, 1-15-2, which was the way all the city's ordinance were referred to. That was the non-substantive change made. There were a number of places where there were references to OMC Title 1; all of those references were changed to refer to specific section numbers. He had also added the language to cover the section on Severability, under 1-15-41. The original ordinance had a whole series of additional sections that dealt with the nuisance code. All those changes were being made in Title 7, but all those changes had been removed. That resulted in the deletion of the original Section 3, 4, 5, 6, and 7. Those would be reworked and presented to the Council under a separate ordinance. That covered all the changes that occurred between the first reading to current.

Mr. Brown stated it was his understanding that they were just looking at "process" and what had been removed would come back before the Council, reflecting what they could actually "enforce". This revision established the process for dealing with the civil penalty, but the actual items they could enforce the process, had to come back.

Mr. Sullivan stated there were some situations he anticipated that they would have specific code provisions that were going to be appealed because they conflicted with the new nuisance language that would appear in the ordinance. The original ordinance had adopted many changes to the nuisance code, but it hadn't specifically repealed those inconsistent provisions in the city code. It was all lawyer stuff intended to avoid situations where the city code would have duplicate provisions, which could potentially raise questions about duplicate and inconsistent provisions. He wanted to make sure any of those possible issues could be eliminated.

Mayor Verini hoped to see it at the next meeting, but it would probably be the first work session in November.

Mr. Sullivan agreed.

Councilor Justus asked if they could hire the Justice of the Peace to be the Hearings Officer. She was a Judge, and she had it all set up already.

Mr. Sullivan didn't think so. A provision in the Oregon Constitution read the same person couldn't work for the Judicial Department and the Executive Department at the same time.

Mr. Brown stated staff had several ideas about that, including people at SRCI or a retired judge or police officer, so there had been a number of ideas presented that would work for that position.

Councilor Justus stated so, they had a Hearings Officer, and the city had an expense, so at some point, when someone appeared before the Council and there was a fine for tall weeds for $100, and the cost of coming to the "court", was there going to be a court cost fee established, to ensure the city was reimbursed for the time and effort used in preparing a Hearing? If someone got a ticket for $100 for high weeds, and the person wanted to contest that, and there was no fee associated with that, it was easier to contest, but if there was a $100 fine *and* a $150 court cost, maybe the fine would just be paid.

Mr. Sullivan stated there was a provision in the ordinance for assessing the cost of having a Hearing.

Councilor Justus asked it was "can" be or "will" be?

Mr. Sullivan stated it could be discretionary with the Hearings Officer. The ordinance also allowed for the creation of administrative rules, which the City Manager could develop and have the Council adopt, making those costs mandatory. There was a section in the proposed ordinance which dealt with that.

Councilor Crume stated he believed it was under 1-15-14, and he, too, had a question on that. It read that a fine shall not exceed $2,000 per day. He struggled with not having a defined figure for certain types of violations. It appeared too open-ended, and there was no way to determine, at least with what they'd been given, what a fine should be. It looked like it could be all over the board depending on who decided to figure it out. He didn't feel that was appropriate.

Mr. Sullivan stated when the ordinance was originally drafted, it included a number of very specific penalties relating to various nuisances. He pulled all that out. What the Council had now was an "umbrella" that would determine the process that was followed once the city went through a nuisance enforcement action. That ordinance that set out those particular penalties. It would be the one that would come back before the Council when they adopted the nuisance changes.

Dallas Brockett, Code Enforcement Officer, stated they were working on a civil penalty matrix, which addressed if it affected public health and safety, the severity of that. Accumulation of garbage might be three points, or weeds might be two points in the summer, where it could be dry and a fire hazard. Garbage would attract bugs and pests, and it smelled. The matrix had different categories and there was a point system attached to that, going from $100 to $2,000. The City of Salem had the appeal fee of $150 included in their abatement notice.

Councilor Carter stated on page 5, under Delivery of Abatement Notice, 1-15-10, and right under that was 1-15-15; she believed that should be 1-15-11.

Mr. Sullivan stated his agreement, and it would be corrected.

Councilor Justus stated someone was assessed a fine of $200, and they appealed for $150, and they lost, but then they didn't pay. When the city liened the property, that was triggered by the rules and regulations portion?

Mr. Sullivan stated the Hearings Officer was going to impose a fine, and that fine would become the lien that was assessed against the property. It would be the Hearings Officer that made that decision.

Councilor Justus verified the Hearings Officer would say, okay, they were going to uphold the $200 fine and the $150 fee, for a total debt of $350.

Mr. Sullivan stated the appeal fee would have to be paid at the time the appeal was filed. They couldn't "owe" that fee; it had to be paid at the time of filing.

Councilor Justus asked what happened if the Hearings Officer deemed the action was not valid; would the $150 be returned?

Mr. Sullivan stated yes.

Councilor Justus stated the Hearings Officer said the person was in the wrong, pay the fine, then the lien, by state statutes that indicated the lien was placed on the property, and showed how much per annum would be charged.

Mr. Sullivan stated 9% was the statutory rate in Oregon.

Councilor Justus verified it would be filed with the county, and when the property was sold, the city would collect their money. Would the lien ever expire?

Mr. Sullivan stated no, if it was done as a formal lien filing. That hadn't been the process used so far. Staff had been sending them to collections. This didn't deal with the process the city followed once the penalties were established.

Councilor Justus asked where that would be established.

Mr. Sullivan that could be handled as an administrative rule. The Council had the right to provide input on that. Kari Ott [City Finance Director] had provided a spreadsheet previously that showed the rate of non-collection was fairly low in comparison to past results. The Council could decide if they wanted to incur the expense of imposing liens, filing a lien document with the county clerk for a lien in the real property, or just continuing to follow the current practice. That would be a financial decision. The City of Ontario did not have a lien docket.

WINEBARGER moved, CARTER seconded, **THAT THE COUNCIL ADOPT ORDINANCE #2730-2017: AN ORDINANCE ADDING CHAPTER 15 TO TITLE 1 OF THE ONTARIO MUNICIPAL CODE TO ESTABLISH AND ENFORCE A CIVIL PENALTY PROCESS WITHIN THE CITY ON SECOND AND FINAL READING BY TITLE ONLY.** Roll call vote: Crume-yes; Carter-yes; Palomo-yes; Justus-yes; Capron-yes; Winebarger-yes; Verini-yes. Motion carried 7/0/0.

Sales Tax

Mayor Verini stated with regard to this issue, it was a discussion in relation to what the Council had been hearing in the community, a result of he and Dan Capron attending the No Tax Ontario committee meeting, and he'd like Mr. Brown to present much of what they'd been hearing. What they had been hearing was exactly what they'd been talking about over the past year. Most of this had been discussed already, in-depth, and it would probably be discussed in the future. Tonight, they just wanted to touch on the community discussions and to refresh their memories on what they could be looking at regarding the possibility of cuts in the future.

Adam Brown, City Manager, presented.

He was not recommending any action. He wanted to go over some of the issues that Councilor Capron and Mayor Verini shared with them from that meeting. The city had held multiple meetings, and many people that attended the No Tax Ontario meeting, did not attend the city meetings.

Councilor Capron and Mayor Verini attended the meeting to discuss the sales tax, and remained afterwards to listen to community feedback. These issues were being shared for the benefit of the entire Council. Feedback received for consideration were: relieve burden of collection on business owners; cap the sales tax by Charter amendment; grocery sales tax regressive; sunset provision; they don't know what the money will be spent on; and they don't know what will be cut if not passed.

- BURDEN OF COLLECTIONS ON BUSINESS OWNERS
  One option would be to give the business owners a collector's fee to reimburse them for collection costs, similar to the way it was done with the Transient Occupancy Tax. The hoteliers kept a small percentage for their costs. For example, 10% of the collected tax could stay with the business owner for administrative costs. For $10 spent, 9¢ would go to the city, and 1¢ would be retained by the business.

- CAP THE SALES TAX BY CHARTER AMENDMENT
  The city could send to ballot, and it would have to be by ballot as that was the only way a Charter amendment could be done, to impose a cap of the 1%, or it could be given some room at 1.5%. Most in the room who had been through this discovery process, agreed that they didn't want to see business lost over this, and while those in the room currently didn't have any intention of rising it out to put them out of the market, there was fear that others, beyond the current Council, could make that recommendation. A cap might alleviate some concern.

- GROCERY SALES TAX IS REGRESSIVE
  They had heard may times that the grocery sales tax was regressive, because it was a basic need. That would be at a cost of $2.2M if that piece were eliminated. They had also discussed waiting to see what Idaho did with their grocery sales tax.

- SUNSET
  This was popular in a lot of bills at the state and federal level. They could use something like in five years, the tax would end, and it would either have to be reapproved by the Council or voted on by the people.

- WHAT WILL THE TAX BE SPENT ON?
  They had already discussed many times the General Fund deficit [$900k], as well as the Street Fund deficit [$700K]; those were the two primary motives for taking this step. There were some things in play that were done in the last legislative session, such as the Transportation Bill, which would remove some of that Street Fund deficit. In review of the ICMA study, for both Police and Fire portions, there were five positions in the Police Department that had been recommended [$500K], as well as one Fire Fighter position [$110K]. They also discussed increasing the part-time Code Enforcement Officer to full-time [$50K]. The Aquatic Center was something near and dear to many community members [$300K]. Funding the second half of the Airport Manager's costs with some investment capital [$100K]. There were assets at the Airport that were going to depreciate. Beautification/City Gateway [$100K] and Place-Making/Downtown Investment/Trails/Playgrounds [$200K] were important to making this a livable city, and while many didn't fully appreciate the value of those, those were the types of things that many people commented on. Finally, the Capital Plan, covering vehicles, buildings, etc., [$450K], they hadn't built in funding depreciation in many departments, but a few had, such as the Fire Department. City buildings were, by nature of their construction, on a fixed life span.

- WHAT WILL BE CUT?
  None of these were popular, and it was difficult to discuss with anyone, especially those in the community. There was the Recreation Department, and for soccer alone, over 900 kids played each year. This would eliminate all youth and adult recreational activities; City Hall Front Desk Reception, would see reduced hours for customers, and slower responses to phone inquiries; Code Enforcement Reduction would see public property nuisances increase, and the ability to cite and act on derelict properties would be even further reduced than it was currently; for Public Safety, it would mean the reduction of one Fire Fighter position and two Police Officer positions. This would result in delayed response time, more reliance on the volunteer fire fighters, and police officer safety would be compromised, as well as the safety of the public; Malheur Transit funding, which would have a multiplied impact due to leveraging power of local funding. The city's $15K contribution likely funded around $300K in federal and state money. Also, there could be job loss for individuals who utilized public transit for getting to work, a loss of

mobility for the elderly, and the area was already suffering from a labor shortage; SREDA funding, which would decrease the area for marketing and economic development, along with the cross-river collaboration; and eliminate park maintenance for some or all parks.

The City Council had already taken action by passing the sales tax ordinance. An appeal had been filed, and staff was waiting to hear the outcome of that appeal.

Councilor Capron stated at the meeting, one thing Dan Lopez said when people started talking about what they liked or didn't like about the 1%, he said he was just there because it wasn't put to the voters. That was just his issue, it not being put to the voters. He hadn't talked about what he liked or didn't like, it was that the citizens didn't have the vote. That's why he was doing the petition.

Councilor Winebarger stated the biggest thing she'd heard was that there wasn't enough information, they didn't know what the money would be spent on, or what would be cut. A lot of that had to do with people not coming to the meetings, or the media didn't report the fine details, so it was important that they keep having those conversations, and to put those slides out there that showed what would be eliminated, or what could be gained. She'd had people ask what they'd get from this, and she told them they could fund fire or police positions, or the Aquatic Center, and they wanted to know how much money the city would expect. She told them it was stuff that had been discussed, but it was obviously not getting out there, so they all needed to work to get that out there. There was definitely a gap somewhere.

Councilor Crume agreed. He wanted to see a list of the recommended cuts prepared by the City Manager, presented to the Budget Committee, and whatever dollar amount that would be. But, also use the dollars that could potentially be coming in from the state for whatever projects. Something like that in the hands of the Council could be discussed with members of the community, or the media, anyone who asked. One thing that had not been discussed was the not really knowing how much money that 1% would actually bring in. It would be "x" amount of things if they brought in $1M, $2M, $3M, etc., but over the years they had struggled with System Development Charges issue, and much of the talk they'd had with the sales tax was talking about people from outside the city coming in and using our infrastructure , our roads, our police, or fire/medical, etc., and many times the SDCs were for traffic situations. Many years ago, when a sandwich shop wanted to build on the east side of town, because of having a drive through window, their SDCs were raised dramatically because of the traffic impact. When that came before Council on appeal, they all agreed it was excessive, and helped the business move in. He wanted them to think about if the city received sales tax, maybe use some of those funds to eliminate or greatly reduce the SDCs, which would help on homes being built in the area. He had heard it was around $1,000-1,500 per home. That would make it less expensive to build here, instead of going across the river. If the city had incentives of that nature being paid for mostly by the visitors to our town, it was worth looking into.

Councilor Winebarger stated she had spoken with a Councilor at the LOC conference, and the comment had been made that he was sure Ontario had SDCs, so if the sales tax went forward, would the SDCs be eliminated.

Councilor Crume stated it had been a battle for the city for years. No one really knew what to do about it. For some places who wanted to come in, it was a real hardship. Tell the public that some money would be used for road maintenance, etc., as well as for basic operations of the city.

Dan Cummings, Economic Development Director, stated with regard to the SDCs and traffic impact, that was something that would probably benefit the community, if the sales tax moved forward and they shifted money towards the streets. That was one of the city's biggest problems, people coming in using the streets. It would help economic development to remove the SDCs. On the east side, there were also traffic impact fees that were in addition to the SDCs, and they were supposed to be collected on the North Interchange and on 201. A sales tax would be paid for by *everyone* using the roads, not just the single businesses coming in each time and having to pay a huge deposit down for future development. A comment had been made by Riley Hill at the No Sales Tax meeting saying that the sales tax was adding $1,000 to residences, but that wasn't really true, because most contractors would be wholesale buyers, meaning no taxes. Currently, traffic impact fees on a residential house were at $1,200. If tax money was shifted to SDCs, residential housing and commercial buildings, would go way down, which would promote businesses in town much more than a 1% sales tax would ever hurt. It would be a huge plus, in his economic opinion.

Councilor Crume stated he thought someone had spoken with some of the contractors that were currently building in Idaho, and they said it was more costly to do business in Ontario. In essence, that would help substantially.

Mr. Cummings said it would help a lot. He was in the process of collecting numbers, since it seemed to be such a big subject. He would use a $200K home built in Fruitland vs. the same in Ontario as his sample. Fruitland removed their SDCs, but it went on their property tax rolls. There had been a bond for their sewer and water, etc., so they stopped seeing it at the permit stage, but they were still paying it, just now through their taxes.

NEW BUSINESS

Meals Funding for Community in Action

Councilor Justus stated he had spoken with Angie Uptmor from Community in Action, and he wanted to table this action. They would be putting on a presentation for Ontario, Vale, Nyssa, and the county, so that there was a joint response, because it was everyone's problem, not just Ontario's. He wanted to talk about it and address the problem. The Nyssa Police Chief was at one meeting, and he said they should be anticipating the homeless population growing by a minimum of 10% per year because of Oregon's decriminalization of drugs in the state. People are going to be migrating over, who had addiction problems.

Mr. Brown stated it was an unsolved community issue.

Mayor Verini stated the total needs for the meals was approximately $45K per year. That was their base that they worked from. He sat on the Board of Directors for CinA, and they took that very seriously.

Hangar Leases at Ontario Municipal Airport

Adam Brown, City Manager, presented.

These were two leases that were changing hands. They were not new buildings. Earlier in the year, at the request of the Airport Committee, the Council had amended the code so the Airport Committee didn't have to approve renewals or sales; they'd go straight to Council.

CRUME moved, WINEBARGER seconded, **THAT THE CITY COUNCIL APPROVE THE LEASE AGREEMENTS BETWEEN THE CITY OF ONTARIO AND SNAKE RIVER VALLEY EXPERIMENTAL ASSOCIATION, #837, FOR 317 GOLF AND 373 AIRPORT WAY; AND BETWEEN THE CITY OF ONTARIO AND KEVIN DALE CRUSON AND MICHELLE CRUSON, FOR 358 CHARLIE AND 343 DELTA.** Roll call vote: Crume-yes; Carter-yes; Palomo-yes; Justus-yes; Capron-yes; Winebarger-yes; Verini-yes. Motion carried 7/0/0.

Resolution #2017-134: ODOT Grant Funding Availability for North Park Boulevard Sidewalk Project

Betsy Roberts, City Engineer, presented.

ODOT informed the city that there were additional funds remaining from the NW Washington project which could be used for work on North Park Boulevard, in the amount of $75K.

The Jobs in Transportation Act (JTA) grant that allowed for the construction of the NW Washington Street realignment had additional funds available that were used to cover the purchase of right of way for the future extension of North Park Boulevard from NW Washington to Malheur Drive. ODOT recently informed the city that even after purchase of the right of way, there were grant funds remaining. The amount is approximately $75K. Because of the multiyear duration of this project, the state would like to have this work completed as quickly as possible so they are able to close out the overall project.

Council has been kept informed of this project as the pieces have come forward for additional spending in the past. Constructing the sidewalk on the east side of the existing portion of North Park Boulevard was the actin selected by Council previously, in the event there would be funding available after the right of way purchase.

This project was a reimbursement project in which the city paid the contractor for work completed, and then submitted payment information to ODOT for reimbursement. There was no match attached to these funds, but if the cost of the work exceeded the state's available funds, the city would be responsible for that overage.

When ODOT informed CH2M staff of the funds availability, local contractors were contacted to determine whether there would be any response to a Request for Bids within the construction community. Staff received a positive response to that question, and subsequently developed a Request for Bids to be distributed to at least three local contractors in an informal bid process.

The funds available from ODOT were part of a grant. The city would be responsible for paying the contractor for work performed, but would receive full reimbursement for that payment up to the amount of funding available from the state. There were no match funds required from the city. We were in a use it or lose it situation.

The state has expressed urgency in completing this project.

Mr. Brown stated they also needed to approve the resolution for the budget appropriation portion of this action. Resolution #2017-134 was in their packet. It would move the money from a previous project to the sidewalk project.

CARTER moved, JUSTUS seconded, **THAT THE CITY COUNCIL APPROVE RESOLUTION #2017-134, A RESOLUTION FOR ODOT GRANT FUNDING AVAILABILITY FOR NORTH PARK BOULEVARD SIDEWALK AND THAT THE CITY COUNCIL GIVE CONTINGENT APPROVAL TO AWARD THE NORTH PARK BOULEVARD SIDEWALK PROJECT TO THE NEGOTIATED LOW BIDDER IN AN AMOUNT LESS THAN $75,000.** Roll call vote: Crume-yes; Carter-yes; Palomo-yes; Justus-yes; Capron-yes; Winebarger-yes; Verini-yes. Motion carried 7/0/0.

Building Incentive Program
Adam Brown, City Manager, presented.

Mr. Brown had spoken individually to the Councilors about the proposal. This area lacked many parts of the spectrum for housing, but particularly with not having single-family housing, low-income housing. After making the presentation earlier that week, he looked at data provided by the Economic Development Department, showing the number of new construction building permits pulled over the past five years. Over the past four years, there had been only three approved new construction houses per year, so twelve over that four year span. Not very impressive, considering things were booming on the other side of the river. A community challenge was getting housing over here. One thing they'd heard, as they discussed the sales tax, was how to grow their way out of this problem. Growing out of the problem would require doubling the taxable value, which would not be possible, but one thing they could do was try to jump start the housing margin on this side of the river. There was demand. He had spoken with Councilor Justus, due to his real estate experience, as well as a couple of contractors. Then Councilor Justus set up a meeting with a builder on the other side of the river. One comment had been that there was demand over here, people asked for construction over here, but given the choices, some of which they'd already discussed, people would build in Idaho because it simply cost less, and two examples were provided. For plumbing, Oregon required two plumbing contractors vs. one in Idaho. One plumber to tap from the city main to the property, another plumber to tap from the property to the house. Idaho allowed one to do both. The ratio of electrical apprentices in Oregon was lower than the ratio in Idaho. Work crews, for an electrician, they could spread out much faster across the river. Those two things alone added several thousand dollars. Add that in with SDCs, and the cost could be prohibitive. It was understandable when a builder, building as fast as possible, when they had a choice, the choice was obvious.

The question became, how do they grow the local economy? Increase the housing stock, resulting in property owners who paid taxes. There was plenty of low-income multi-housing units. There was some high-end housing. But, they also needed room to upsize their housing needs within the same community. There were jobs in this community, but it was hard to sustain the infrastructure for those jobs. New growth needed to be subsidized.

He began thinking of how to reduce the transaction cost differences in Oregon. They had to provide a financial reason for someone to build in Oregon. The city had a Business Loan Fund, which had only one application for this year. The Fund had not really been utilized. The purpose of that fund was to provide financial opportunities for businesses to come to the city, which might not otherwise be able to. People investing in our community was just as important as a business investment. Looking at the BLF that way, under the proposed program, the Fund would provide financing to businesses willing to come here to build the housing stock, giving opportunities there were not currently available. The builder would make the agreement with City Hall, and it would be on the front side of the building. The city would agree to that upon completion of the building and receipt of the Certificate of Occupancy Permit, showing the building was move-in ready, the city would pay $10K per unit out of the BLF. He and Councilor Justus had spoken with several builders who indicated that would get them to build here. Some said they'd build investment property for an incentive like that. It being a revolving fund, to keep that fund whole, they could structure a repayment strategy out of it. Typical loans that were being done were at around 10 years. Repayment strategy would be taking the taxes the city would receive for that house over the next year it was occupied, and turn it back into the Fund. There was roughly $450K in the Fund, which would work for 45 houses to begin with. They would not single out any builder; it would be first come, first served. Some talked about doing multiple houses. There would need to be some restrictions, such as a time limit for building the homes, as well as the size and type of houses. They were leaning towards single-family homes on a permanent foundation.

Councilor Crume stated the idea sounded good, but in talking with the construction companies, was the $10K incentive enough for them to build spec homes here?

Mr. Brown stated that was his impression.

Councilor Justus stated part of the problem was identifying developments where they could build new single-family houses. There was the Poole property, Sage Meadow, there was six acres off NW 4th, zoned high-density residential, but along with this project, they had to identify some property that would be ready for development so the city could put in some subdivisions. He had not spoken with Mr. Brown about this, but he had been thinking about an incentive that instead of offering the $10K to the builder, they offered it to the buyer. Say, Mr. Buyer, if you decide to build in Oregon instead of Idaho, at closing you're going to get $10K. Now, that buyer had an incentive to build, the builder is going to build because he was going to build anyway, the cost of the house was still the cost, but the buyer would get $10K at closing. To do that, the lot would have a base tax price on it, so that tax that the city would collect from the lot would go back to the General Fund. The increase in the revenue from the difference between the lot tax and the structure tax, which would go back to the BLF to pay off the $10K for that house. They'd need to do the math to see how long that would take. Then, put in a soft second, saying to the buyer that the city was going to give them that $10K, but the buyer had to occupy that house for a minimum of however long it took to repay that loan. Either occupy it or own it. The first year, 1/10 of the loan gets rescinded, the second year, until that $10K was paid back. Right now not only did the city have owner-occupied property, but they were encouraging owner-occupancy. Now, there would be 45 houses that would have been built in Fruitland, now being built in Ontario. This was verses the builder saying hey, we got the $10K, but the incentive, if the builder had ten clients that said they wanted to build ten houses in Ontario, they builders were going to build them anyway, either place. But it would incentivize the buyer, and incentivize owner-occupancy, which was very important. Owner-occupancy verse tenant occupied, the first had pride of ownership to name one. That was his suggestion.

Mayor Verini stated after the fourth or fifth year, they buyer sold the home, would that move with the new buyer or would it call the loan?

Councilor Justus stated it would call the balance of the loan.

Mr. Brown stated he believed they had a bigger challenge getting the builders here. To put the incentive on the buyer would be more difficult to get a subdivision in place.

Councilor Crume stated he liked Councilor Justus's idea of the owner having to live there and pay it back, but what about doing a hybrid of doing both ideas? Building spec houses for people that wanted to move here but who didn't have time to build a home, giving the incentive to the contractor. But also make it available, too, to those who wanted to build their own home. Do both, not one or the other. Offer it to the contractor to build a spec home or a home they had a sale for. The spec home would be big.

Mr. Cummings stated there was one spec home being built right now, but they were very few.

Mr. Brown stated the sweet spot for homes in this area was around 1,800 square feet. Putting it in the builder's hands, it seemed like it would be utilized much faster.

Councilor Justus stated he was okay putting it in the builder's hands, if the city required that it was owner-occupied. He didn't want to promote investment housing. He wanted to promote owner-occupancy, and however they could, he was there! Whatever they could do to get owner-occupancy, he was on board.

Councilor Carter asked were some property was located?

Mr. Brown stated there was residential areas available.

Councilor Justus stated the $10K per house would go a long way towards bringing water and sewer to some property.

Mr. Cummings stated that was about half the cost of the development of a city lot.

Mayor Verini asked Mr. Cummings to point out on the map where the available property was located.

Mr. Cummings stated "this" 80 acres was all vacant now. It was zoned RS-50, Single-Family Residential. There was also all "this" right in "here", zoned RS-50, which was where the Poole subdivision was located. Riley Hill owned all of "this", that was zoned PD, so RS-50 or Duplexes. Everything in the red checkered area was residential land still in the Urban Growth Area. There was a huge amount of residential ground that could be brought in, but some developers sat on it. That has been happening. Riley Hill bought "that" up and was just sitting on it. Navarette's bought "this" and they were farming it, but basically sitting on it. There was residential ground, but a few people bought them up and didn't develop them. He had recently been dealing with a family that had a nice five acres that they wanted someone to develop. He hoped someone didn't just buy it and sit on it. It was in a nice part of town. There was a lot of ground that they could bring in, but the problem was it was hard to bring in too big of a chunk of residential until you used what was already available. They would have to justify the needs to the state. If there was land already inside the city limits, the state wouldn't want more brought in.

Councilor Crume stated the area Mr. Cummings' indicated was owned by Riley Hill, right above that was another color, was that another residential piece?

Mr. Cummings stated no, it was commercial. "This" was the other place. Mr. Hill owned "this" chunk. He bought "this" 40-50 acres, and Naverette bought "this" 40 acres of residential.

Councilor Crume asked if that green piece belong to Saito.

Mr. Cummings stated it did, but it was commercial, not residential.

Councilor Crume stated he thought when they brought "that" piece into the Industrial Zone for Hasabee's property, and the other people, that the green area was set up for residential.

Mr. Cummings stated "this" was already in; "these" were the two pieces they brought in. "This" one was already in and zoned Commercial. "This" was the piece brought in, "this" and "this" were the last two brought in. He'd double-check, but he didn't believe it came in, but he knew it was zoned Commercial.

Councilor Capron said if a house was valued at $200K, then the builders would sell at $190K?

Mr. Brown stated the market would determine that. The goal was to get it occupied. Twelve houses over the past four years was not good. With this type of incentive, they might get twelve in one year.

Mr. Brown stated they would have to make some revisions to the BLF, so they'd give that a look. They'd also need to come up with some agreements. He wanted to work with Mr. Sullivan on that, as well as revising the BLF. He'd also appreciate any Councilor ideas about this concept.

Councilor Capron wanted it well known that these funds were from the state, not out of the city's coffers.

Unanimous consensus to move forward with the concept.

SCADA Emergency Purchase Notification

Adam Brown, City Manager, and Betsy Roberts, CH2M, City Engineer, presented.

Mr. Brown stated his part was that he had approved an emergency purchase for this, and, per policy, he was required to let the Council aware whenever he did that.

Ms. Roberts stated an emergency purchase was made for the Supervisory Control and Data Acquisition (SCADA) system. This system provides warning alarms for the wastewater system when a failure occurs. The primary and backup SCADA systems failed, and it has been running on a cloud-based solution until a permanent solution could be found.

Staff received a proposal from Advanced Control Systems to provide a permanent fix and move the collections system SCADA to the cloud and their Carefree Program. The Water Treatment Plant was already moved to that same system.

Given the urgency of having a permanent fix, the replacement system was an emergency situation. Per city policy, the City Manager had authority to approve the purchase, and was required to notify the Council at the next meeting when an emergency purchase as been made.

The Wastewater Fund would have an additional $270,000 in the budget that would not be used, as the facilities plan would be done in a future year pursuant to the draft NPDES permit; however, the budget included a review of the SCADA system. The proposed cloud solution was $16,855. It was his recommendation to transfer funds from the Facilities Plan Capital Budget for the SCADA replacement system.

The SCADA was the monitoring system for the entire wastewater collection system. It was critical to have a permanent solution in place that was based specifically upon Ontario's system.

CRUME moved, CARTER seconded, **THAT THE CITY COUNCIL APPROVE THE TRANSFER OF $16,855 FROM THE FACILITIES PLAN PROJECT TO THE SCADA REPLACEMENT PROJECT**. Roll call vote: Crume-yes; Carter-yes; Palomo-yes; Justus-yes; Capron-yes; Winebarger-yes; Verini-yes. Motion carried 7/0/0.

RESTATED MOTION FOR RESOLUTION #2017-134

CARTER moved, JUSTUS seconded, **THAT THE CITY COUNCIL APPROVE RESOLUTION #2017-134, A RESOLUTION RECOGNIZING UNEXPECTED GRANT REVENUES FOR THE NORTH PARK BOULEVARD SIDEWALK PROJECT.** Roll call vote: Crume-yes; Carter-yes; Palomo-yes; Justus-yes; Capron-yes; Winebarger-yes; Verini-yes. Motion carried 7/0/0.

HAND-OUTS/DISCUSSION ITEMS

August – September 2017 Check Register. No comments.

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

Councilor Winebarger stated her thanks to everyone for the flowers she received from the City Hall Crew following her surgery. She was very appreciative of everyone who checked on her, and she was glad to be back on her feet.

Councilor Winebarger wanted to thank Hunter Morrow for his nice article in the Argus, but he'd already departed. She had been elected to the League of Oregon Cities Board of Directors. She would be attending those meetings quarterly, and she wanted all the input from everyone that they wanted taken to the meetings. She was the first representative from Malheur County ever, so yay for us, we have a voice.

Councilor Winebarger stated it was still in the early stages, but she was working with a group of younger elected officials throughout Oregon, who were working on a Constitutional amendment to get the age to serve in the State Legislature lowered from 21 to 18. She would keep them all involved.

Councilor Winebarger stated at the LOC Conference, they had a group attend, who made a presentation on their Youth Advisory Committee. The kids were phenomenal. She, herself, wasn't necessarily looking for a full YAC panel, yet, but wanted to at least engage some of the younger sect more. That YAC invited kids from the local schools to come to their meetings, who actually sat as a member for communication. The YAC rotated the seat around the various schools in the area.

Councilor Capron had hoped that Hunter would stay, to maybe print the ten good points where the tax money would be spent, and the eight points on losses to the city with no sales tax. Not print half one time, and then maybe half another time.

Councilor Palomo stated his appreciation for attendance at the LOC Conference. It had been very informative. There were many things they broth back from that conference, a lot of good conversations, and a lot of good networking. He was looking forward to meeting up the City Manager to go over some things.

Adam Brown stated if the Council had an opportunity, please find someone who would do well on the Diversity Advisory Committee, as they were lacking applicants. He had met with some of the people who helped create the DAC, and they were taking applications out into the community, seeking applicants. There were no age limitations. They were actually seeking various ages, ethnics, genders, etc.

Cliff Leeper, CH2M, Public Works Director, stated on Thursday, a group of them would be going to Pendleton to receive the State of Oregon Sustainability Award for Public Works Operations. They had received this prestigious award for the City of Ontario.

ADJOURN

CRUME moved, CAPRON seconded, that the meeting be adjourned. Roll call vote: Crume-yes; Carter-yes; Palomo-yes; Justus-yes; Capron-yes; Winebarger-yes; Verini-yes. Motion carried 7/0/0.

ACCEPTED:

____
Ronald Verini, Mayor

ATTESTED:

____
Tori Barnett, MMC, City Recorder

11/21/2017

SRCI Lower Lift Station Review - Update

Wastewater Collection System Review

Agenda

- Project Background
- System Evaluation
  - Site Findings
  - Operational Findings
  - Hydraulic Testing
- Potential Solutions
- Cost
- Timing
- Recommendations

Fun Facts:

- SRCI = Snake River Correctional Institute
- LLS = Lower Lift Station
- Prison has largest min and med inmate capacity in state
- State Ave cost per inmate per day is $94.55
- SRCI opened in August of 1991

Project Background

- Lower Lift Station was updated in 1997-98
- LLS located on NW 36th Street, near Foothill Drive – 7,300 ft (1.35 miles) from WWTP
- Lift station property is owned by Dept. of Corrections
- Estimated flow in contract: 0.708M gpd
- Actual average flow from prison: 0.288M gpd
- Inmate Pop: ≅ 3,000
- Staff Pop: ≅ 900

Project Background

- LLS update included increasing wetwell capacity; however…..
- Wetwell capacity extremely limited if pumps go down. Even with working alarms, reaction time is minimal.
- LLS is within 1,500 LF of Malheur River.

System Evaluation

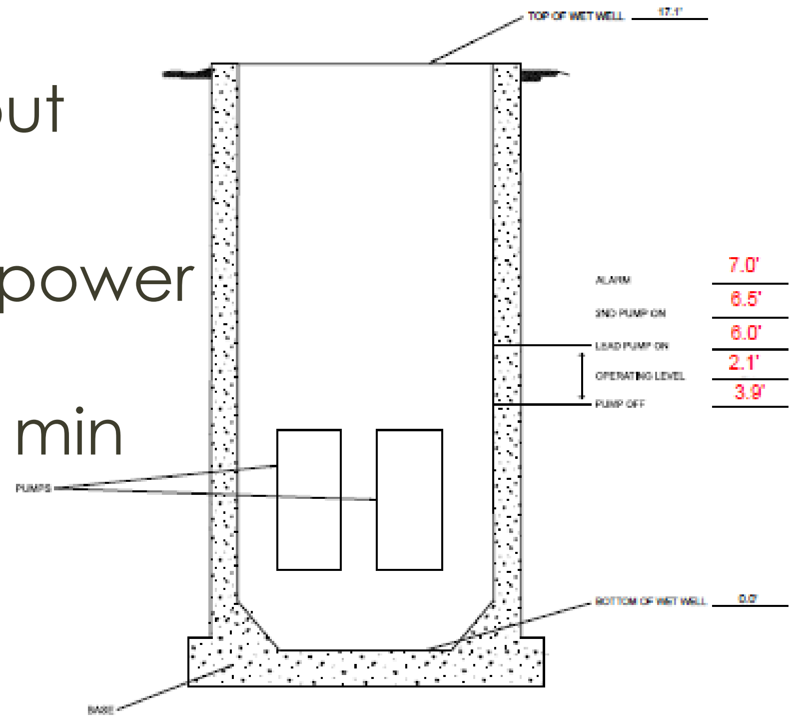
- Thorough examine of physical site: wetwell, valves, electrical and HVAC

Major Site Findings

- Ventilation for control panel is inadequate
- Conduits from pump station are not sealed.
  - LS fills – moist air and gas (H2S) gets pushed into control panel
  - H2S gas is corrosive – all exposed copper in panel is corroded
- Wetwell is Class 1, Division 1 per Nat'l Fire Protection Association 820
  - Gases coming up from LS could be combustible
  - Starters could spark

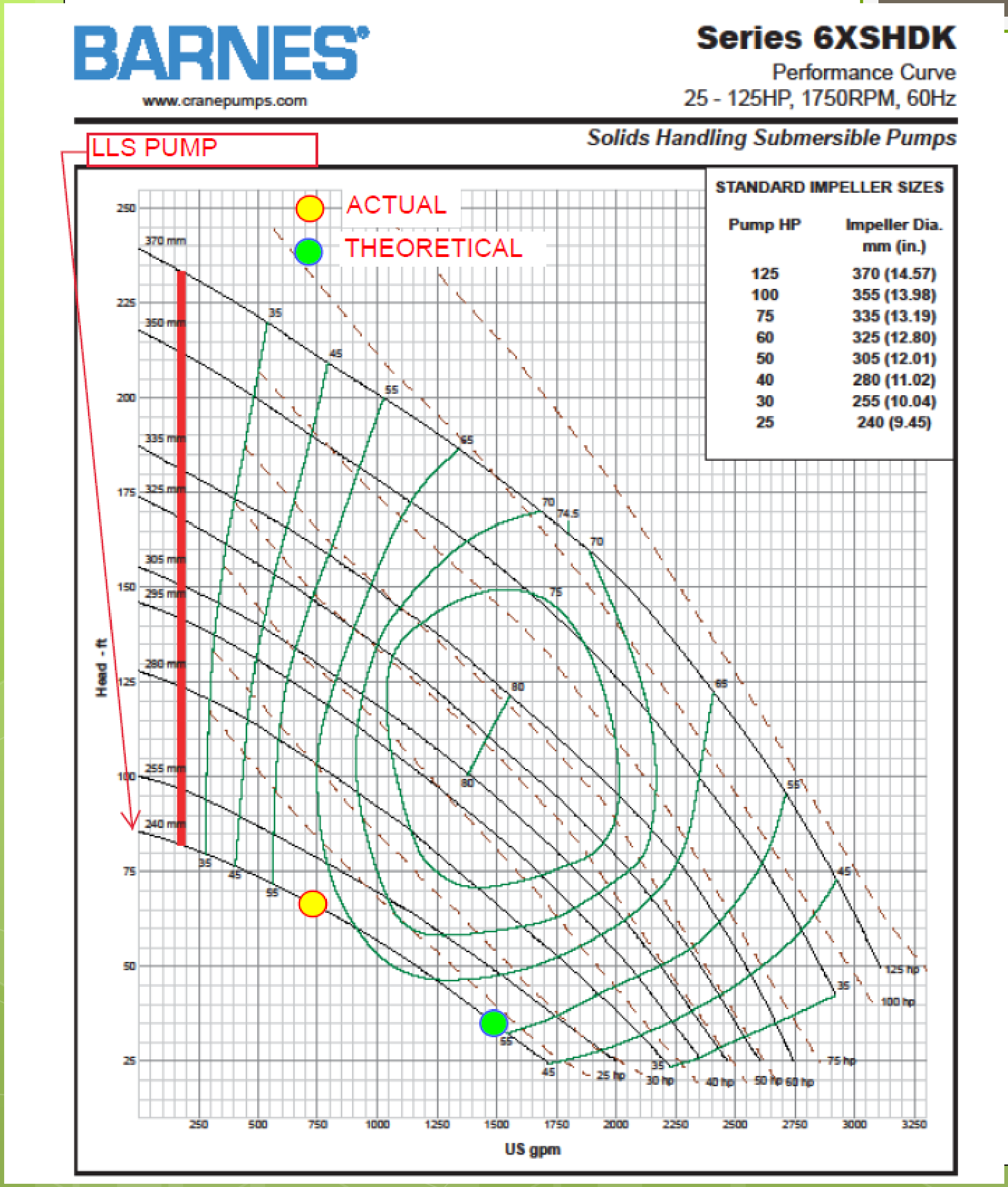
Operational Findings

- Current system has 2.1 ft of operating level
- Pumps cycle on about every 7 to 8 minutes
- At high flow events (power outage) staff has approximately 15-20 min from alarm level to overflowing



Hydraulic Testing

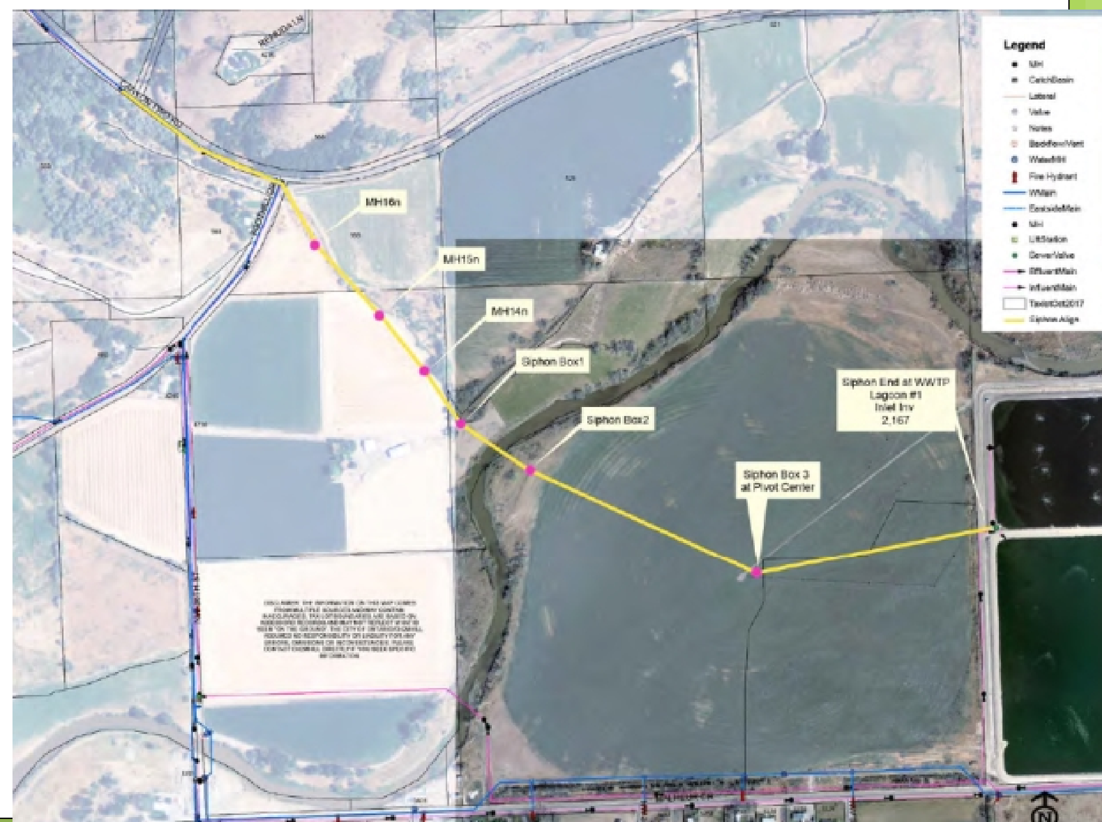
- Thorough examine of hydraulic functionality through system
- Calculate THEORETICAL head and flow
- Measure ACTUAL head and flow
- Compare theoretical to actual



Hydraulic Findings

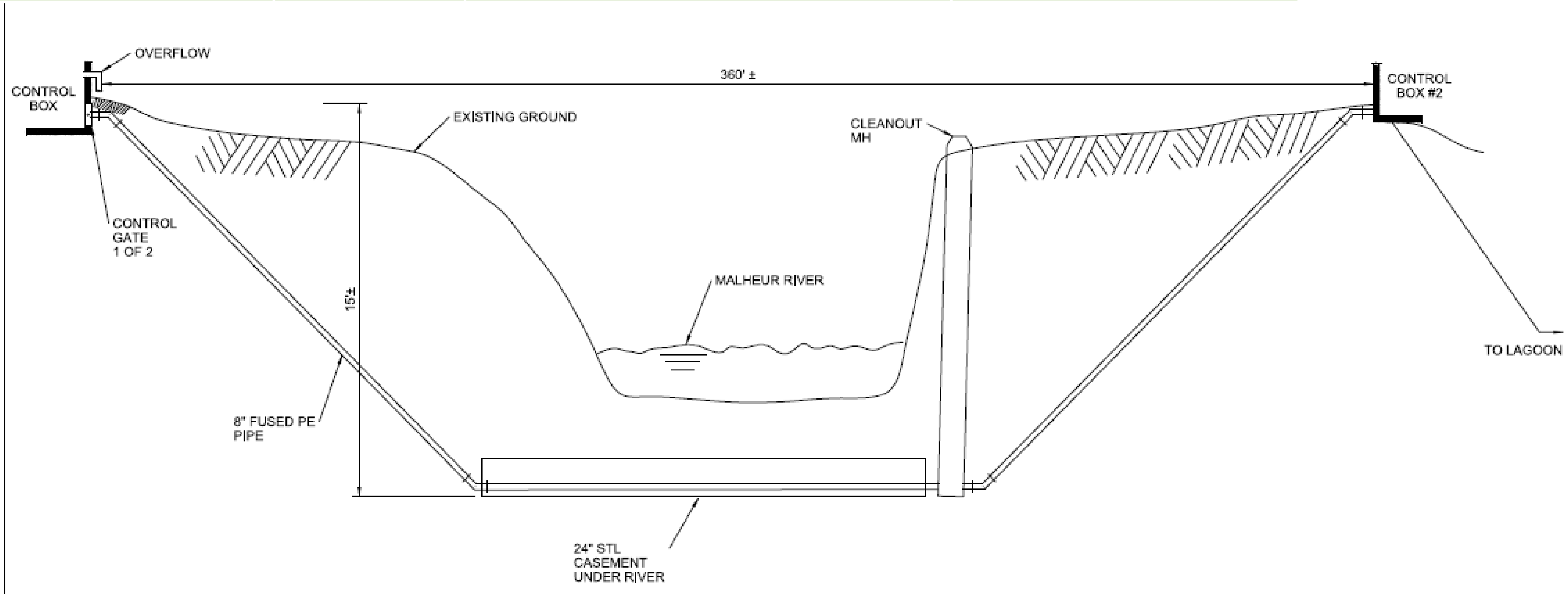
Potential Solutions

1. Do Nothing
2. Minor Rehab
3. Minor Upgrade
4. Rebuild in Place
5. Siphon



Costs

Alternative	Meet DEQ Std?	Environmental Impact	Cost
1	NO	High risk of failure	$0
2	NO	Reduced risk of failure	$65k electrical $100k ice pigging
3	NO	Reduced risk of failure	$639k
4	YES	New construction	$2.92M
5	YES	River crossing, more permitting; significant reduction in O&M	$1.86M



Timing

- Nov. 14 - PW committee review
- Nov. 21 – City Council Review
- Dec. 4 – Department of Corrections Review
- City-DOC Contract currently extended 1 year
  - Contract negotiations may impact selection of alternative
  - Availability of funds for both DOC and City will impact timing of improvement

Recommendations

- PW Staff best solution - Siphon
- PW committee best solution - Siphon
  - Consensus – electrical upgrade should be done $65k
  - Consider pros/cons of ice pigging
  - Request DOC pay ½ cost of electrical upgrade
- Timing is factor in solution selection
  - Long lead time to ultimate solution, need to reduce risk of failure (electrical upgrade, maybe ice pigging)
- Increase understanding of regulatory response to siphon
- Continue to weigh NPDES permit requirements on project

Questions?

AGENDA REPORT
NEW BUSINESS
November 21, 2017

TO: Mayor and City Council

FROM: Daniel Beaubien, Airport Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: HANGER LEASE TRANSFER

DATE: November 14, 2017

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE THE HANGAR LEASE TRANSFER OF OWNERSHIP FOR 107 INDIA AT THE ONTARIO AIRPORT, FROM JAMES CODY TO BEN'S TRUCK REPAIR.

SUMMARY:

Hangar 107 India, previously owned by James Cody, has been purchased by Ben's Truck Repair and a new lease reflecting that change is required.

BACKGROUND:

A transfer of hanger ownership requires a new lease agreement to be put in place between the new owner and the city for the ground lease.

CURRENT SITUATION:

Hanger 107 India at the Ontario Airport has changed owners.

ANALYSIS:

A. **FINANCIAL** Hanger 107 India is 1,023 square feet and is currently set at a rate of 14.5 cents per square foot. The city, by resolution, may increase hanger lease fees, following the City of Portland CPI, not to exceed 6% annually.

B. **TIMING** The purchase has been made and the new owners would like to complete the process of transferring their names to the city lease agreement.

C. **POLICY/LEGAL** The new lease agreement is not in conflict with any policy. Council approval is required for lease renewals and change of ownership.

ALTERNATIVES:

Council could opt not to approve the transfer of ownership.

RECOMMENDATION:

Staff recommends the Council approve the hanger lease transfer of ownership as presented.

ATTACHMENTS:

1. Insurance Certificate-Ben's Truck Repair
2. Map-Ben's Truck Repair

AOPA INSURANCE

AOPA INSURANCE SERVICES
OFFICE 421 AVIATION WAY, FREDERICK, MD 21701
MAIL PO BOX 578, FREDERICK, MD 21705
PHONE 800 622 AOPA (2672) FAX 316 942 0091
aopainsurance.org

INSURANCE PREMIUM INVOICE

To Policyholder: Ben's Truck Repair
5960 Hwy 30
Huntington, OR 97907

AOPA Member	Not Applicable
Assured Number	01288035
Invoice Date	11/09/2017
Invoice Number	2017-0000343054

Transaction Effective Date	Policy Period (mm/dd/yyyy)	Policy Type and Policy No.	Description	Amount
11/09/2017	11/09/2017 to 11/09/2018	Hangar and Liability MXI93062769 and A3GA000713914AM	New Policy	$536.00

MESSAGE:
Thank You
Tony

TOTAL AMOUNT DUE	**$536.00**
PAYMENT DUE DATE	**Paid in Full**

More Planes. More Pilots. More Options. AOPA Insurance has you covered.

AOPA INSURANCE

AOPA INSURANCE SERVICES
OFFICE 421 AVIATION WAY, FREDERICK, MD 21701
MAIL PO BOX 578, FREDERICK, MD 21705
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aopainsurance.org

Application AOPA Hangar Insurance Program

MORE PLANES. MORE PILOTS. MORE OPTIONS. AOPA INSURANCE HAS YOU COVERED

1 Policyholder Information

Policyholder/Registered Owner	Ben's Truck Repair
Mailing Address	5960 Hwy 30 Huntington, OR 97907
Entity Type (Individual, Partnership, etc.)	
Holding Company	☑ Yes
AOPA Member No.	Not Applicable
Occupation	Self-Employed
Other Owners	

Assured No. 01288035
Policy No. MXI93062769 and A3GA000713914AM
Policy period from November 9, 2017 to November 9, 2018

Contact Information

Primary Contact Name	Ben Wigley
Address	5960 Hwy 30 Huntington, OR 97907
Mobile	(541) 869-2002
Home	(541) 450-4075
Work	(541) 889-6272
Email	exit353@gmail.com
Alternate Email	
Account Executive (if known)	Jeff Taylor

2 Hangar Information

Property Address	Airport Name	Airport Identifier	Year Built	Sq. Feet	Type Construction	# of Stories	Vacant (Y/N)	Building Value	Business Personal Property Value	Business Income/Extra Expense Value
581 SW 33rd Street Ontario, OR 97907	Ontario Municipal	ONO	1972	1,023	Wood Frame	1	No	$30,690	$5,000	Not Covered

# of Aircraft In Hangar	1
Building Limit	$30,690
Personal Property Limit	$5,000
Income/Extra Expense Limit	Not Covered
Deductible	$1,000
Wind Deductible	N/A

Premises Limit	$1,000,000
Damage To Premises Rented To You	Not Covered
Personal Injury & Advertising Limit	Not Covered
Medical Expense	$1,000
Hangarkeeper's Liability Limit Each Loss/Each Aircraft	Not Covered
Hangarkeeper's Deductible	N/A

Garage Keepers Liability Limit Each Occurrence/Each Auto	Not Covered
Garage Keepers Deductible	N/A
War Liability Limit	Not Covered
TRIA Liability Limit	$1,000,000

Total Annual Premium **$536.00**

3 Loss Payable/Additional Insured (if applicable)

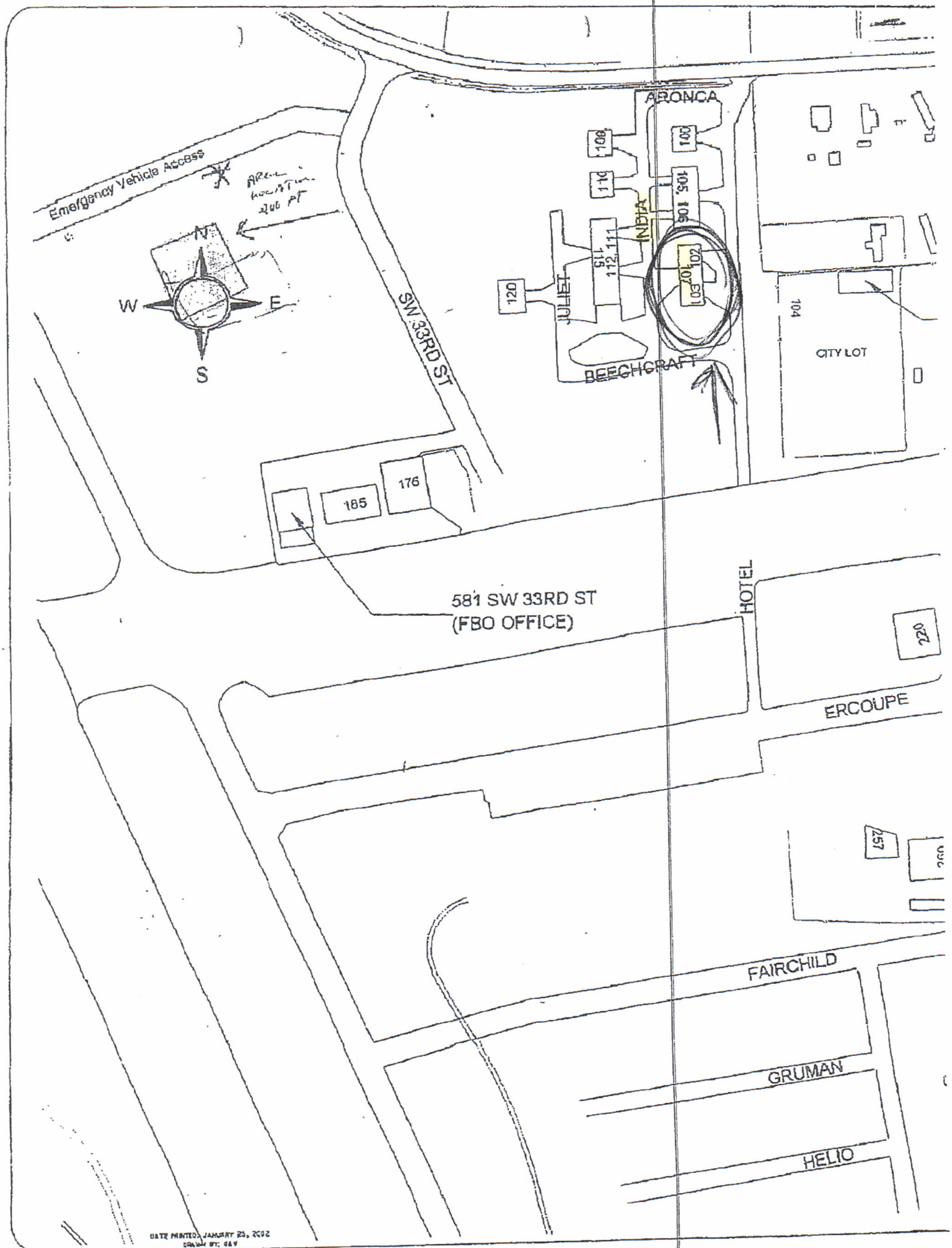
Name	Address	City, State	Zip

4 Acknowledgement and Affirmation

Please complete the following, explain any Yes answers in the space provided below.
Within the last 5 years has an insurance company or underwriter:
(a) Declined an application for Hangar insurance for applicant, or
(b) Been cancelled or refused to renew Hangar insurance? ☐ Yes ☐ No

Within the last 5 years, has the named insured above been involved in a claim for the property listed above? ☐ Yes ☐ No

Remarks – Please explain any Yes answers.


ARONCA
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JULIET
BEECHCRAFT
104
CITY LOT
Emergency Vehicle Access
N
W
E
S
SW 33RD ST
185
176
581 SW 33RD ST
(FBO OFFICE)
HOTEL
220
ERCOUPE
257
FAIRCHILD
GRUMAN
HELIO

AGENDA REPORT
NEW BUSINESS
November 21, 2017

TO: Mayor and City Council

FROM: Adam J. Brown, City Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: **APPOINTMENTS TO THE DIVERSITY ADVISORY COUNCIL**

DATE: November 15, 2017

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPOINT CYDNEY COOKE AND ALFREDO RODRIGUEZ TO THE DIVERSITY ADVISORY COMMITTEE, TERM OF OFFICE TO COINCIDE WITH THE ESTABLISHING ORDINANCE.

SUMMARY:

The city's newly formed Diversity Advisory Committee has received additional applications for appointment.

BACKGROUND:

04-06-2017: City Council adopted Resolution #2017-117, Supporting and Establishing the Diversity Advisory Committee.

07-18-2017: City Council adopted Ordinance #2728-2017, Creating the Diversity Advisory Committee and Supporting Criteria.

CURRENT SITUATION:

Staff and community partners have been seeking individuals to fill the seven positions on the Committee; postings have been placed in the local media, as well as on the city's website. The are currently three members on the Committee.

ANALYSIS:

A. **FINANCIAL** None.

B. **TIMING** The city would like to fill the four remaining positions as soon as possible. If at least four individuals are appointed, the Committee could conduct formal business following the guidelines outlined in the establishing ordinance. Staff have set a goal to have the committee functioning in January.

C. **POLICY/LEGAL** City policy states appointment to all boards, committees, commissions are to be made by the Mayor, with consensus of the Council.

ALTERNATIVES:

Not appoint any or all of the applicants.

RECOMMENDATION:

Staff recommends the appointment of Cydney Cooke and Alfredo Rodriguez to the Diversity Advisory Committee.

ATTACHMENTS:

1. Application for DAC Cydney Cooke
2. Alfredo Rodriguez Application-DAC

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With Blue Ballpoint

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with Blue Ballpoint

CITY OF ONTARIO
REQUEST FOR BOARD OR COMMISSION APPOINTMENT

Mail or personally deliver to: *City of Ontario -- City Recorder*
444 SW 4th St., Ontario, OR 97914
(541) 889-3232 *FAX (541) 889-7121*

The Ontario City Council appoints individuals to numerous Boards, Committees, and the Planning Commission. Persons who wish to serve need to provide the following information.

NAME: Cooke (Last) Cydney (First) G (Middle Initial)

HOME ADDRESS: 727 N. oregon st (Street) ontario (City) 97914 (Zip Code)

TELEPHONE: (503) 807-7940 (Home, Work, Cell, or Business (Include Area Code)) cydney@cydneyinc.onmicrosoft.com (E-mail Address)

Name of Board, Committee, or Commission for appointment requested:

1. Diversity Board
2.
3.

Community Activities/Civic Organization/Boards/Committees:

Activity / Organization:	Length of Service	Position (s) Held:
Alpha Delta Lambda	5 years	Member
Make Eastern Oregon Green Again	3 months	member

Employment:

Current Employer:	Position:	Dates of Employment:
Cydney Inc.	owner/operator	August 2015-

Education:

BA in History from the University of West Georgia

Please indicate why you are requesting appointment to this Board (s) /Commission (s):

I want to be involved my community and feel this is the best way to create an impact.

Additional Information you feel may be helpful in considering your request for appointment:

Signature: Cydney Cooke

Date: August 30, 2017

Please Type or Print
With Blue Ballpoint

Please Type or Print
with Blue Ballpoint

CITY OF ONTARIO
REQUEST FOR BOARD OR COMMISSION APPOINTMENT

Mail or personally deliver to: *City of Ontario -- City Recorder*
444 SW 4th St., Ontario, OR 97914
(541) 889-3232 *FAX (541) 889-7121*

The Ontario City Council appoints individuals to numerous Boards, Committees, and the Planning Commission. Persons who wish to serve need to provide the following information.

NAME: Rodriguez (Last) Alfredo (First,) L (Middle Initial)

HOME ADDRESS: 110 NE 3rd ST #5 (Street) Ontario (City) 97914 (Zip Code)

TELEPHONE: 541-709-9117 (Home, Work, Cell, or Business (Include Area Code)) arlizaola@gmail.com (E-mail Address)

Name of Board, Committee, or Commission for appointment requested:

1. Diversity Panel
2.
3.

Community Activities/Civic Organization/Boards/Committees:

Activity / Organization:	Length of Service	Position (s) Held:
Parks and Recreation Committee	1 year	committee member / event coordinator
Friends of The aquatic Center	1/2 year	committee member

Employment:

Current Employer:	Position:	Dates of Employment:
currently unemployed		

Education:

GED \ some college

Please indicate why you are requesting appointment to this Board (s) /Commission (s):

I was invited by councilman Palomo & Mayor Verini, to apply for my diverse views.

Additional Information you feel may be helpful in considering your request for appointment:

Signature:

Date: November ~~6~~ 20, 2017

Submit Reset

received 11/20/17 @ 12:50pm

AGENDA REPORT
NEW BUSINESS
November 21, 2017

TO: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Adam J. Brown, City Manager

SUBJECT: RESOLUTION 2017-137 A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET TO RECOGNIZE SHOP WITH A COP FUNDS RECEIVED AND EXPENDITURE OF THOSE FUNDS

DATE: November 16, 2017

PROPOSED MOTION:

I MOVE THE CITY COUNCIL ADOPT RESOLUTION 2017-137, A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET TO RECOGNIZE SHOP WITH A COP FUNDS RECEIVED AND EXPENDITURE OF THOSE FUNDS.

SUMMARY:

Attached is the following document:

Resolution #2017-137

BACKGROUND:

For several years, the Ontario Police Department has participated in Shop with a Cop, which is a program to work with high-risk kids at Christmas time. Law enforcement officers team up with kids and shop for presents for the child and their family. The program is being administered by Help them to Hope.

CURRENT SITUATION:

The police department did not budget to receive and expend these funds and would like to make an adjustment in order to do so. It is proposed that the budget change to receive and expend the funds be recognized within the Grant Fund.

ANALYSIS:

A. **FINANCIAL** $2,500 will be appropriated within the Grant Fund to pay for the Shop with a Cop program.

B. **TIMING** The Ontario Police Department would like to appropriate the funds as soon as possible as the holiday season has already begun.

C. **POLICY/LEGAL** A supplemental budget approved by the City Council is required to expend the funds as per ORS 294.

ALTERNATIVES:

The Council could take no action on this matter; this would cause the funds to be returned to Walmart and the Shop with the Cop program would not happen in 2017.

RECOMMENDATION:

Staff recommends the City Council approved Resolution #2017-137.

ATTACHMENTS:

1. Resolution #2017-137

RESOLUTION #2017-137

A RESOLUTION APOPTING A SUPPLEMENTAL BUDGET TO RECOGNIZE SHOP WITH A COP FUNDS RECEIVED AND EXPENDITURE OF THOSE FUNDS.

WHEREAS, The Ontario Police Department received unexpected revenue from Walmart for the "Shop With a Cop" program; and

WHEREAS, The Grant Fund budget for fiscal year 2017-2018 was adopted without the knowledge of such funds; and

WHEREAS, The Ontario Police Department has received $2,500 in such funds; and

WHEREAS, The City desires to modify the 2017-2018 budget to receive and expend the funds.

NOW THEREFORE, THE CITY OF ONTARIO RESOLVES to approve the adjustments to the fiscal year 2017-2018 budget:

Line Item	Item Description	FY 17-18 Budget	Amount of Change	Adjusted Budget
GRANT FUND				
010-000-456195	Shop with a Cop	$ -	$2,500	$2,500
010-038-714160	Police Grants Projects	$ -	$2,500	$2,500

PASSED AND ADOPTED by the Ontario City Council this ______ day of ____________, 2017, by the following vote:

AYES:
NAYS:
EXCUSED:
ABSENT:

APPROVED by the Mayor this _______day of _______________, 2017.

ATTEST:

____
Ronald Verini, Mayor

____
Tori Barnett, MMC, City Recorder

AGENDA REPORT
PUBLIC HEARING
November 21, 2017

TO: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Adam J. Brown, City Manager

SUBJECT: **RESOLUTION #2017-136: SUPPLEMENTAL BUDGET APPROVING AIRPORT MANAGER FTE ADJUSTMENT AND APPROPRIATE HB 3400 REVENUES**

DATE: November 15, 2017

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE RESOLUTION #2017-136, A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET TO INCREASE THE FTE COUNT AT THE ONTARIO MUNICIPAL AIRPORT FORM .5 FTE TO .7 FTE AND BUDGETING ADDITIONAL STATE REVENUE SHARING FUNDS.

SUMMARY:

The Airport Manager has historically been a 20 hours per week position. This number of hours is insufficient to manage the Airport, maintain the grounds, the capital improvement projects going on at the Airport, and pursue additional revenue generating strategies. The 2017-2018 budget appropriated the funding for the Airport Manager under contract services.

In addition, the city received a one time payment of $32,679 local option tax from HB 3400.

The supplemental budget adjustment to appropriations is greater than 10 percent of the airport fund, consequently a supplemental budget hearing is required. The supplemental budget hearing notice was published in the Argus Observer.

BACKGROUND:

In the Spring of 2017 the Airport Committee presented to the Ontario City Council a vision for the Ontario Airport and expressed its goal of having a full-time Airport Manager to accomplish that vision. Additional funding has been generated by leasing property on the airport grounds that will bring an additional $14,000 to the airport.

The Airport Manager is currently funded for 20 hours per week. Under the same pay strategy for the Airport Manager position, the additional money derived from the property lease will buy an additional 8 hours of the Airport Manager's time. That funding will not be available until July 1, 2018.

CURRENT SITUATION:

It is staff's belief that more hours applied towards the Airport Manager, will result in more opportunities being pursued for greater funding and self-sufficiency. One time revenue sharing from the state, that was not budgeted, was received in October 2017 in the amount of $32,679, however the funds were restricted for city police use. Consequently, there is less general revenues needed than originally budgeted to fund police department expenditures.

Staff is proposing a transfer of $10,637 from the General Fund to fund the additional 8 hours of work that can be sustained by next year's lease revenues. This amount includes hourly wage, retirement contributions, and all payroll taxes.

ANALYSIS:

A. **FINANCIAL** The number of hours requested is based on the ability to pay for the additional hours, by new revenue, after July 2018. A lease agreement for property on the former Ontario Golf Course was entered into this year and will generate new revenue of $14,000 next fiscal year. Funding from that property must be dedicated to the Airport.

   Knowing that funding is there for more hours, staff is requesting that $10,637 be budgeted and appropriated to the Airport Fund so that the Airport Manager can work additional hours. The hours will be spent managing the property, managing the Airport improvement projects, and working on other revenue generating strategies.

   Hundreds of thousands of dollars of work is being spent on the Airport runway light project with very little match required from the city. Next year's funding from the Federal Aviation Administration is also expected to be significant. The Airport Manager is expected to manage these capital improvement projects.

   The remaining funds from the State Revenue Sharing will go to contingency.

B. **TIMING** The 20 hours currently budgeted for the Airport Manager is used very quickly just in maintaining the property. Additional hours can be used to pursue revenue-generating strategies.

C. **POLICY/LEGAL** The City Council must budget and appropriate funds and allocate funding for positions.

ALTERNATIVES:

Wait until July 1, 2018 - The Council could elect to wait until July of 2018 to budget and appropriate additional hours. Oversight of the improvement project may suffer. Winter snow maintenance could be hindered by the limit in hours available for work. Additional opportunities will not be pursued because of time restrictions.

RECOMMENDATION:

Staff recommends the Council approve Resolution #2017-136.

ATTACHMENTS:

1. Resolution #2017-136

RESOLUTION #2017-136

A RESOLUTION APPROVING A SUPPLEMENTAL BUDGET TO INCREASE THE FTE COUNT AT THE ONTARIO MUNICIPAL AIRPORT FROM .5 FTE TO .7 FTE AND BUDGETING ADDITIONAL STATE REVENUE-SHARING FUNDS.

WHEREAS, A one-time payment of additional revenue sharing funds due to HB 3400 were received by the State of Oregon in the amount of $32,679; and

WHEREAS, The revenue sharing funds are restricted for police department use which leaves less police department expenses to be covered by unrestricted taxes and other revenue; and

WHEREAS, The Ontario Municipal Airports use has greatly expanded and outlived the ability of a 20-hour employee to keep up with the needs of the airport and provide the level of service required by the customers; and

WHEREAS, The Airport expects to have additional re-occurring revenues in Fiscal Year 2018-2019 in the amount of $14,000 which can sustain an additional 8 hours of the Airport Manager; and

WHEREAS, Other opportunities exist to pursue different revenue generating funding sources, but require time to dedicate toward that end; and

WHEREAS, The Airport has clearly articulated the possibilities of the airport to be self-sustaining and increase economic vitality in Ontario, and

NOW THEREFORE, THE CITY OF ONTARIO RESOLVES to increase the full time equivalent (FTE) count at the airport from .5 FTE to .7.

BE IT FURTHER RESOLVED, that the Ontario City Council budgets and appropriates an additional $32,679 in state revenue sharing as follows:

Line Item	Item Description	FY 17-18 Budget	Amount of Change	Adjusted Budget
GENERAL FUND				
001-000-455900	HB 3400 Local Option Tax	$ -	$32,679	$32,679
001-004-832000	Transfer to Airport Fund	$31,332	$10,637	$41,969
001-004-871000	Operating Contingency	$238,703	$22,042	$260,745
AIRPORT FUND				
120-000-458000	Transfer in	$32,135	$10,637	$42,772
120-006-511000	Wages & salaries	$ -	$25,767	$25,767
120-006-515000	Workman's comp	$ -	$285	$285
120-006-516000	Retirement	$ -	$7,341	$7,341
120-006-516500	Social security	$ -	$1,972	$1,972
120-006-615551	Contract labor	$30,000	($24,728)	$5,272

PASSED AND ADOPTED by the Ontario City Council this ______ day of ____________, 2017, by the following vote:

AYES:
NAYS:
EXCUSED:
ABSENT:

APPROVED by the Mayor this _______day of _______________, 2017.

ATTEST:

______________________________	___________________________
Ronald Verini, Mayor	Tori Barnett, MMC, City Recorder

AGENDA REPORT
PUBLIC HEARING
November 21, 2017

TO: Mayor and City Council

FROM: Adam J. Brown, City Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: **ORDINANCE #2732-2017: ANNEXATION AND REZONE OF TAX LOT 800, ASSESSOR MAP 18S4711BC - URBAN GROWTH AREA GENERAL COMMERCIAL (UGA C-2) TO CITY GENERAL HEAVY COMMERCIAL (C-2H)**

DATE: November 15, 2017

PROPOSED MOTION:

TWO MOTIONS ARE REQUIRED FOR APPROVAL AND ONE FOR DENIAL ON THIS ACTION. RECOMMENDED MOTIONS ARE STATED BELOW:

1. **I MOVE THAT THE REQUEST FOR ANNEXATION OF THE SUBJECT PROPERTIES INTO THE CITY OF ONTARIO, AND THE REQUEST FOR REZONE OF THE SUBJECT PROPERTIES FROM UGA GENERAL COMMERCIAL (UGA C-2) TO CITY GENERAL HEAVY COMMERCIAL (C-2H), AS SET FORTH IN ACTION 2017-08-16AZ AND REMOVING THE LANDS FROM THE RURAL FIRE BE APPROVED BY THE CITY COUNCIL, BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS IN THIS REPORT.**

2. **I MOVE THAT THE CITY COUNCIL ADOPT ORDINANCE #2732-2017, AN ORDINANCE ANNEXING INTO THE CITY AND REZONING OF A PARCEL OF LAND BEING LOCATED AT 510 SE 13TH STREET, FROM UGA GENERAL COMMERCIAL (UGA C-2) TO CITY GENERAL HEAVY COMMERCIAL (C-2H), ON FIRST READING BY TITLE ONLY.**

   OR

3. **I MOVE THAT THE REQUEST FOR ANNEXATION OF THE SUBJECT PROPERTIES INTO THE CITY OF ONTARIO, AND THE REQUEST FOR REZONE OF THE SUBJECT PROPERTIES FROM UGA GENERAL COMMERCIAL (UGA C-2) TO CITY GENERAL HEAVY COMMERCIAL (C-2H), BE DENIAL BASED ON THE INFORMATION, FINDINGS AND CONCLUSIONS SET FORTH BELOW:**

   (STATE FINDING AND REASONING FOR DENIAL):

SUMMARY:

At its regular meeting of November 6, 2017, the Planning Commission heard the annexation and rezone proposal contained in Planning File 2017-08-16AZ, which was applicable to a property located at 510 SE 13th Street, the property being known as Tax Lot 800, on Assessor's Map 18S47E11BC as shown and described in Exhibits and "A" and "B" of proposed Ordinance 2732-2017.

The Planning Commission, based on findings and testimony, makes a recommendation to the City Council to approve the annexation of the lands and to rezone the lands from Urban Growth Area General Commercial (UGA C2) to City General Heavy Commercial (C-2H).

BACKGROUND:

The applicant owns a parcel of land known as 18S4711BC, tax lot 800. The applicants wish to annex and rezone the property into the city for future development. This application, if approved, will result in the annexation of 0.39 acres, plus the right of way for SE 5th Avenue and SE 13th Street, into the city, and a rezone of the property from Urban Growth Area General Commercial (UGA C-2) to City General Heavy Commercial (C-2H).

This request for annexation and rezone needs a recommendation for approval or rejection from the Planning Commission to the City Council. The Ontario Municipal Code (OMC) designates the Planning Commission as the decision making body for a request for rezone, without City Council participation. The OMC designates the City Council as the decision making body for a request for annexation, without Planning Commission participation. State Law requires an ordinance be adopted by the local governing body to accomplish a rezone. The city's governing body is the City Council, and they are the only body that may adopt an ordinance; therefore, a request for rezone should go before the Council for a final decision. Staff feels that the best procedure is consistency with state law; therefore, this matter requires a recommendation from the Planning Commission, which will then be submitted to the City Council for their decision.

CURRENT SITUATION:

The proposed development must comply with applicable provisions of the OCC (City of Ontario Zoning Ordinance as set forth in the Ontario City Code), and the City of Ontario Comprehensive Plan. Generally, unless otherwise noted, if a request is found to be consistent with the Zoning Ordinance it is considered to be consistent with the Comprehensive Plan.

A. Rezone

1. Section 10B-20-30 REQUIRED FINDINGS, DECISION CRITERIA. In preparing findings to support a quasi- judicial zoning map amendment decision, the following findings shall be addressed except when alternatives are set forth or where a required findings clearly does not apply to the current action:

a. The zoning map amendment is in conformance with statewide planning goals and guidelines.

b. The zoning map amendment is in conformity with the acknowledged comprehensive plan.

c. The applicant has demonstrated a mistake or error in the original zone designation or the applicant has demonstrated a change in physical, social or market conditions generally effecting the area which make the proposed change appropriate.

d. A public need is demonstrated for this zoning at this location and is not the granting of a special privilege for a single property or small group of properties.

e. The property effected by the change is adequate in size and shape to facilitate its use and development as permitted under the new zoning classification.

f. The property effected by the proposed change of zone is properly related to streets and public facilities and with services adequate to meet the demands of the uses allowed in the new zone.

g. The proposed zoning map change will not result in adverse effects upon surrounding properties or surrounding uses from dust, noise, vibration, odor, heat, glare, lighting, or discharges into the air, water or land.

Findings of fact:

a. The City of Ontario Municipal Code Implements policies contained in the City of Ontario Comprehensive Plan, which conforms to the Statewide Planning Goals; if a proposed rezone meets all criteria and standards contained in the OMC, the request will be consistent with Comprehensive Plan Policies and therefore conform to the Statewide Planning Goals.

b. The subject property is currently zoned UGA General Commercial (UGA C-2) and the request is to rezone to the companion City General Heavy Commercial (C-2H) Zone that is the same zone as adjacent lands to the north and nearby property. The requested zone allows basically the same use as the UGA zone, and is reflected in the Comprehensive Plan. No Comprehensive Plan amendment is necessary for this rezone; therefore, the proposal is consistent with, and conforms to, the Comprehensive Plan. Based on testimony given at the Planning Commission meeting, the Planning Commission made a motion to recommend the City Council approve the rezoning of this property City General Heavy Commercial (C-2H).

c. The applicants have requested annexation into the City of Ontario concurrent with the request for rezone; a City Zone must be applied to the property once within City Limits. The existing zone is not a mistake, and there is no need to demonstrate a change in conditions in the surrounding area; the change in zone is necessary and appropriate.

d. This request is legally necessary due to the annexation of the property; granting of this request is not a special privilege and no public need has to be demonstrated.

e. The subject property is adequate in size and shape for the proposed use to be rezoned from UGA General Commercial to City General Heavy Commercial (C-2H).

f. The property owner of tax lot 800 proposes no new development at this time and the land has adequate room for existing structures, parking, landscaping, etc. City Water and Sewer are available near the boundary of the property. City fire and police services will be available upon annexation for both properties.

City streets, right-of-ways, an addition 10 feet of right of way dedication for SE 13th Street and 5 feet along SE 5th Avenue will be required as a condition of approval and the existing street are not developed to City standards and has been requested to be deferred until future development and therefore the lands will NOT be removed from the Rural Road district No. 3 at this time.

g. Uses allowed by the current zone are basically identical to the proposed zone. No significant difference in allowed uses will occur as a result of the rezone. Requirements in the OMC applicable to uses in the commercial zone will ensure that impacts from dust, noise, vibration, odor, heat, glare, lighting, or discharges into the air, water or land are minimized.

Conclusion: The proposed recommended rezone to City General Heavy Commercial (C-2H) is consistent with all applicable criteria and standards.

B. Annexation:

1. 10B-45-10 INITIATION OF ACTION. When a person, authorized by statute, wishes to extend the city's boundaries, an application on forms supplied by the city shall be filed with the Planning Director and which include: annexation consent forms, by the property owners, and by tenants if required by law or court decision; request for a change in zoning map designation, or plan change if required; request for other quasi-judicial action if required; fees, and other exhibits and requirements for a quasi- judicial action as set forth in this Title. All land use actions associated with the annexation shall be consolidated, as feasible, and one fee paid.

2. Oregon Revised Statute 222.125: Annexation by consent of all owners of land and majority of electors; proclamation of annexation. The legislative body of a city need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under ORS 222.120 when all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the legislative body. Upon receiving written consent to annexation by owners and electors under this section, the legislative body of the city, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.

Findings:

1. The applicants have paid the fees and provided the proper application with signatures.

2. The property is annexable because it lies inside the Urban Growth Boundary and is contiguous with current city limits.

3. The property is currently zoned for Commercial use in the Urban Growth Area; the recommended zone, City General Heavy Commercial (C-2H), is consistent with contiguous property.

4. Findings from preceding sections of this report are herein included by this reference. A change to the comprehensive plan map or text is not necessary to annex the property; however, the annexation of the property must be consistent with all applicable Comprehensive

Plan Policies.

5. Annexation would benefit the city by increasing tax revenue, and, by providing more potentially developable commercial land.

Conclusion: All criteria and standards applicable to a request for annexation have been met. The property may be annexed.

ANALYSIS:

A. **FINANCIAL** Annexation will benefit the city by increasing tax revenue and a new development tax base.

B. **TIMING** The request was filed on August 29, 2017 by the applicant. DLCD was given its 35 day notice, and the 20-day notice to the affected persons and agencies were sent 20 days prior to the hearing as required by law. The Public Hearing for this action has been set for November 21, 2017, which meets the notice requirements.

   The Ontario City Council authorized a public hearing at their regular meeting on November 9, 2017 to be held on November 21, 2017 at 7 pm.

C. **POLICY/LEGAL** The quasi-judicial Zoning Map amendment procedures are designed and authorized to adjust zone boundaries and create new zoning classifications on the official Zoning Map within areas on the land use plan indicated for the uses allowed by the map change. Such changes shall be in conformity with the land use goals of the state. The decision of the Planning Commission shall be the final decision of the city unless an appeal is filed as authorized by this Title. (LANGUAGE IN10B-10-05 SUPERSEDES THIS LANGUAGE) WHICH IS: The ultimate decision-making authority for legislative actions and zone changes brought under the provisions of this Title shall rest with the City Council. Certain actions of the Planning Commission are in the form of a recommendation to the City Council. The land use actions for which the Commission provides only a recommendation to the Council are amendments of the comprehensive plan and zoning ordinances or Zoning Map.

ALTERNATIVES:

Alternatives could be as follows:

1. The Council could, by motion, based on public testimony or need for more clarification refer this matter back to the Planning Commission.
2. Table and continue this item to a future date certain meeting, to obtain clarification on issues raised at this Public Hearing.

RECOMMENDATION:

The Planning Commission, at a Public Hearing on November 6, 2017, made a motion that the request for annexation be approved and rezoning of the subject property from UGA General Commercial (C-2) to City General Heavy Commercial (C-2H), as set forth in ACTION 2017-08-16AZ be recommended for approval by the City Council, based on the information, findings and conclusions at said Public Hearing, and Staff recommends the approval of the Annexation and Rezone.

ATTACHMENTS:

1. Ordiance 2726-2017

ORDINANCE #2732-2017

AN ORDINANCE PROCLAIMING THE ANNEXATION AND REZONING OF CERTAIN TERRITORY TO THE CITY OF ONTARIO, BEING A PARCEL WITHIN THE N1/2NW1/4SW1/2NW1/4 SECTION 11, TOWNSHIP 18 SOUTH RANGE 47 EAST, W.M.; AND WITHDRAWING SAID TERRITORY FROM THE ONTARIO RURAL FIRE PROTECTION DISTRICT 7-302.

WHEREAS, there has been submitted to the City of Ontario a written request for annexation and rezoning to the City signed by 100% of the owners of land within the affected territory to be annexed; and

WHEREAS, All of the owners of land in that territory have consented in writing to the annexation of their land in the territory and have filed a statement of their consent with the legislative body of the City; and

WHEREAS, The City Charter does not expressly require the City to submit a proposal of annexation of territory to the electors of the City; and

WHEREAS, All the owners has requested the lands to be rezoned from UGA Commercial to City General Heavy Commercial (C-2H); and

WHEREAS, The City desires to withdraw the land to be annexed from the ONTARIO RURAL FIRE PROTECTION DISTRICT 7-302, pursuant to ORS 222.120(5) and has received assent from the Districts to do so;

WHEREAS, The owners has requested to defer the road improvement to City standards until adjoining lands are ready to also bring the streets to City standards the lands WILL NOT be removed from the Rural Road Assessment District No. 3;

NOW THEREFORE, THE CITY OF ONTARIO ORDAINS AS FOLLOWS:

1. Annexation Area. The following contiguous territory be and the same is hereby annexed: The property mapped and legally described in the attached Exhibits “A” and “B” respectively.

2. Rezoning. That based on the Planning Commission findings and recommendation the lands as shown and described in the attached Exhibits “A” and “B” be rezoned from UGA Commercial to City General Heavy Commercial (C-2H).

3. Withdrawing above described area from Ontario Rural Fire Protection District 7-302. The Common Council of the City of Ontario deems it in the best interest of the public of the City of Ontario and hereby declares that the real property described hereinabove is withdrawn from the Ontario Rural fire Protection District No. 7-302 on the effective date of this annexation pursuant to ORS 222.120(5).

4. That the lands will NOT be removed from the Rural Road Assessment District No. 3 until the streets adjacent to the property have been constructed to City standards and at that time the owner may request the lands be removed from the district and the City accepts the streets for maintenance.

5. That the owners shall dedicate the required additional right of way being 10 feet along the west side for SE 13th Street and an additional 5 feet along the north side for SE 5th Avenue either prior to the Second and final reading of this Ordinance or within 30 days after the final reading of this Ordinance and prior to the recording of this Ordinance.

6. Record. The City Planner shall submit to the Oregon Secretary of State (1) a copy of this Ordinance, (2) a copy of the statement of consent of the landowner in the territory annexed; and (3) Shall send a description by metes and bounds, or legal subdivision, and a map depicting the new boundaries of the City within 10 days of the effective date of annexation to the Malheur County Assessor, Malheur County Clerk and the State Department of Revenue.

PASSED AND ADOPTED by the Common Council of the City of Ontario this ______ day of ____________, 2017 by the following vote:

AYES:

NAYS:

EXCUSED:

ABSENT:

APPROVED by the Mayor this _______day of _______________, 2017.

ATTEST:

______________________________ Ronald Verini, Mayor

___________________________ Tori Barnett, MMC, City Recorder

Exhibit “A”
Property Description for Annexation/Rezone
City Action No. 2017-08-16AZ

Land in Malheur County, Oregon:
In Twp. 18 S., R. 47 E., W.M.:
Sec. 11: A parcel of land in the N1/2NW1/4SW1/4NW1/4 described as follows:
Commencing at the Southwest comer of the N1/2NW1/4SW1/4NW1/4
thence North, along the West boundary thereof, 108 feet to the POINT OF BEGINNING;
thence East 112.02 feet;
thence North, parallel with the West boundary, to the North line of the N1/2NW1/4SW1/4NW1/4;
thence West along the North line, 112.02 feet;
thence South along the West line to the Point of Beginning.

EXCEPTING THEREFROM the West 20 feet thereof for road right of way.

ALSO EXCEPTING THEREFROM that portion of land conveyed to The City of Ontario, Oregon, by Warranty Deed, recorded March 08, 2002, as Instrument No. 2002-1831, records of Malheur County, Oregon.

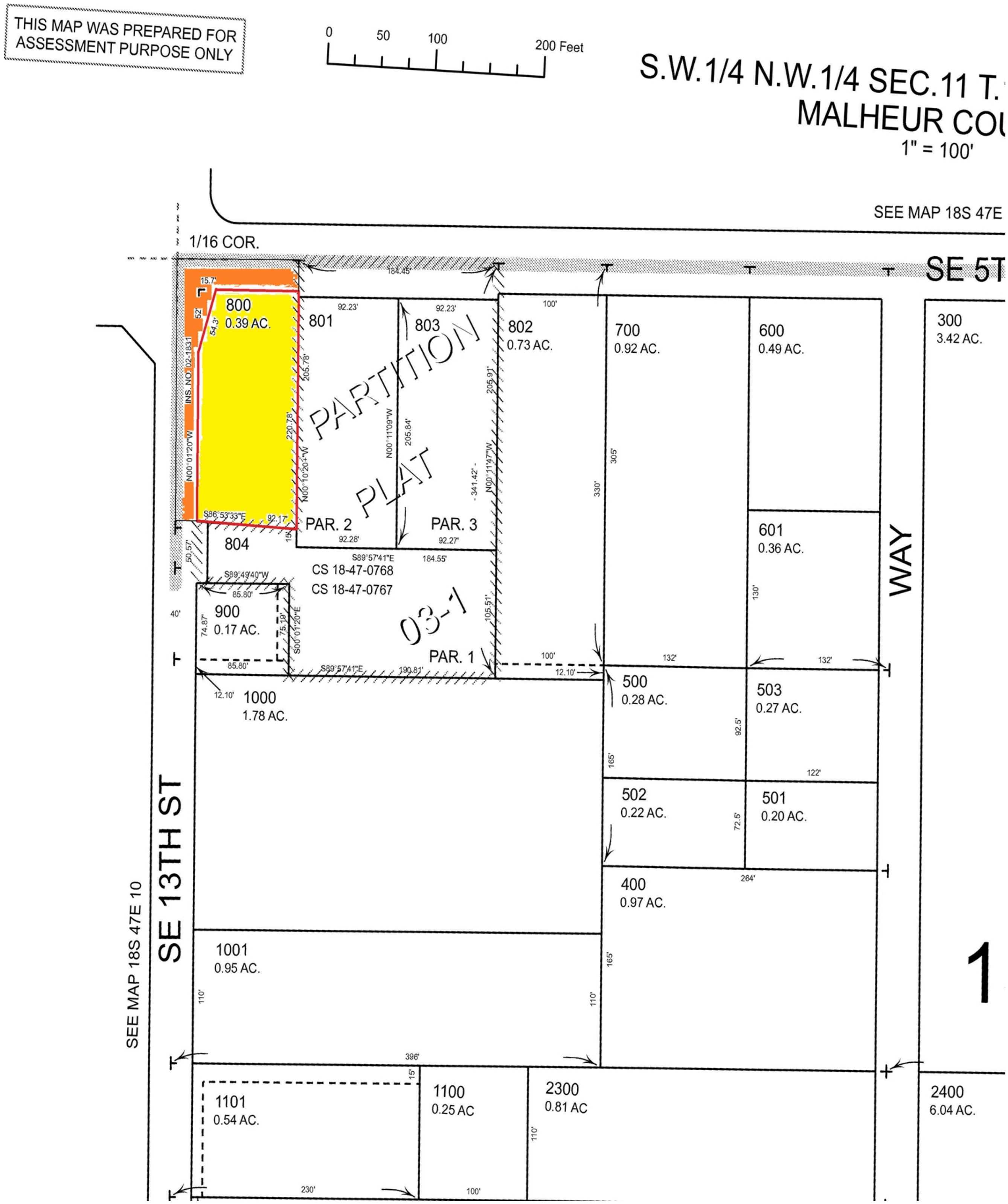
ALSO EXCEPTING THEREFROM that portion of land described as follows:

Commencing at the Southwest comer of the N1/2NW1/4SW1/4NW1/4
thence North, along the West boundary thereof, 108 feet to the POINT OF BEGINNING;
thence at right angles to said West line, North 89°49'40" East, a distance of 20.00 feet, to a point on the East right-of-way of SE 13th Street to the Southwest corner of that parcel of real property described in Warranty Deed Instrument No. 2001-1755, and the POINT OF BEGINNING.
thence along said right of way, North 00° West, a distance of 5.27 feet;
thence South 86°53'33" East, a distance of 92.17 feet, to the Southeast comer of said parcel,
thence along the South line of said parcel described in said Warranty Deed, South 89° West, a distance of 92.02 feet to the POINT OF BEGINNING.

TOGETHER WITH all the right of way of SE 5th Avenue and SE 13th Street adjacent to the above described lands.

Exhibit "B"

Subject properties



Accounts Payable

Checks by Date - Summary by Check Date

User: kari.ott
Printed: 11/15/2017 8:41 AM

Check No	Vendor No	Vendor Name	Check Date	Check Amount
122083	879166	Pitney Bowes Global Financial Services, Ll	09/01/2017	41.47
122084	878971	WFCA: The Daily Dispatch	09/01/2017	405.00
122085	&525	American Staffing, Inc.	09/01/2017	1,916.80
122086	032180	Anytime Septic Service, LLC	09/01/2017	4,070.00
122087	879224	Calibre Press	09/01/2017	1,512.00
122088	144000	Cascade Natural Gas Corporation	09/01/2017	13.05
122089	637830	Century Link	09/01/2017	1,285.58
122090	364000	Clarion Inn	09/01/2017	129.12
122091	879028	Dan Cummings	09/01/2017	35.00
122092	436000	Lindsay Eco Water	09/01/2017	12.00
122093	376000	Idaho Power	09/01/2017	4,100.11
122094	420000	John Deere Financial	09/01/2017	63.98
122095	408200	J-U-B Engineers, Inc.	09/01/2017	2,359.05
122096	489999	BRULE LEHMAN	09/01/2017	30.80
122097	879045	M & L Equipment, LLC	09/01/2017	5,200.16
122098	879225	Malheur Media, LLC	09/01/2017	40.00
122099	MALLEAM/	Mallory Mallea	09/01/2017	35.00
122100	360049	RIDG MEDFORD	09/01/2017	120.00
122101	501200	Norm's Auto Electric	09/01/2017	29.95
122102	532000	Ontario Bearing & Hydraulic, Inc.	09/01/2017	37.98
122103	&419	Ontario Lions Club	09/01/2017	60.00
122104	572000	Ontario Sanitary Service, Inc.	09/01/2017	439.74
122105	583352	State of Oregon Department of Consumer a	09/01/2017	89.60
122106	583450	State of Oregon Dept of Corrections	09/01/2017	2,700.00
122107	879166	Pitney Bowes Global Financial Services, Ll	09/01/2017	953.25
122108	879226	PortaPros	09/01/2017	303.00
122109	360004	Saint Alphonsus Ontario	09/01/2017	170.00
122110	666192	Savvy Software, Inc.	09/01/2017	1,020.00
122111	684622	Marcy Siriwardene	09/01/2017	35.00
122112	686822	Sprint	09/01/2017	108.83
122113	879228	The SpyGlass Group, LLC	09/01/2017	3,045.78
122114	702008	Staples Advantage	09/01/2017	532.26
122115	&275	Sun Guard Window Tinting	09/01/2017	175.00
122116	879146	Toshiba Financial Services	09/01/2017	1,627.50
122117	878957	Valli Information Systems, Inc.	09/01/2017	180.27
122118	288897	Verizon	09/01/2017	1,258.47
122119	878965	Western States Asphalt, LLC	09/01/2017	10,364.80
122120	ZINKA	Anita Zink	09/01/2017	35.00
			Total for 9/1/2017:	44,535.55
122121	314441	FCS GROUP	09/08/2017	7,635.00
122122	879230	Parents of Abegail Alatorre	09/08/2017	47.00
122123	&525	American Staffing, Inc.	09/08/2017	479.20
122124	032180	Anytime Septic Service, LLC	09/08/2017	140.00
122125	033300	Argus Observer	09/08/2017	371.97
122126	034238	Art's Custom Coatings	09/08/2017	100.00

Check No	Vendor No	Vendor Name	Check Date	Check Amount
122127	037600	AT&T	09/08/2017	20.51
122128	130624	B & W Car Wash	09/08/2017	33.00
122129	879214	Baker Packing	09/08/2017	2,022.00
122130	010500	Tori Barnett	09/08/2017	240.50
122131	130950	Cable One	09/08/2017	297.95
122132	626400	Campo & Poole Distributing, LLC	09/08/2017	4,851.60
122133	637828	Century Link Communications, LLC	09/08/2017	104.25
122134	364000	Clarion Inn	09/08/2017	69.62
122135	UB*11329	SAMUEL CORLISS	09/08/2017	52.75
122136	256603	Eastern Oregon Youth Football League	09/08/2017	650.00
122137	645195	Fire Rescue Equipment NW, LLC	09/08/2017	1,230.00
122138	T2600	Four Rivers Veterinary Clinic	09/08/2017	227.11
122139	333852	Graphic Impressions	09/08/2017	50.00
122140	878973	Guardian Management Company	09/08/2017	1,350.11
122141	UB*11330	HAWKINS COMPANIES	09/08/2017	70.91
122142	376002	Idaho Power - Payette Operations Center	09/08/2017	6,903.00
122143	879191	Kristy's Custom Sewing	09/08/2017	61.00
122144	879229	LA Police Gear, Inc.	09/08/2017	1,179.90
122145	436000	Lindsay Eco Water	09/08/2017	17.00
122146	UB*11328	VENESSA MACHUCA	09/08/2017	42.40
122147	UB*11332	BASSAM MAROOKI	09/08/2017	34.25
122148	879219	NorthWest Recreation of Oregon	09/08/2017	8,778.00
122149	879232	Parents of Valentina Oretega	09/08/2017	30.00
122150	641142	The Radar Shop, Inc.	09/08/2017	152.00
122151	879231	Parents of Georgie Rodriguez	09/08/2017	55.00
122152	UB*11331	PATRICIA RUFFIN	09/08/2017	29.49
122153	879145	Silver Signet, LLC	09/08/2017	111.00
122154	738002	Symbol Arts, LLC	09/08/2017	353.00
122155	878931	Tire Factory of Ontario	09/08/2017	55.00
122156	788402	TransUnion Risk & Alternative Data Soluti	09/08/2017	140.00
122157	879212	Uniforms 2 Gear	09/08/2017	181.75
122158	879233	Utopic Software	09/08/2017	1,295.00
122159	879151	Waste-Pro	09/08/2017	30.00
122160	863995	White Cloud Communications-Boise, Inc.	09/08/2017	1,574.95
122161	774001	Wtechlink	09/08/2017	602.00
			Total for 9/8/2017:	41,668.22
122162	879234	Automatic Ice Corporation	09/15/2017	345.00
122163	021707	Carbonite, Inc.	09/15/2017	2,400.00
122164	144000	Cascade Natural Gas Corporation	09/15/2017	13.05
122165	637830	Century Link	09/15/2017	635.72
122166	878915	CH2M Hill OMI	09/15/2017	427,790.11
122167	190220	Commercial Tire, Inc.	09/15/2017	804.22
122168	879133	Community in Action	09/15/2017	2,500.00
122169	634311	Frazier Aviation, LLC	09/15/2017	425.00
122170	344128	City of Fruitland	09/15/2017	48,492.38
122171	368200	Hughes Fire Equipment, Inc.	09/15/2017	1,365.28
122172	879235	Kristen's Lovng Touch	09/15/2017	50.00
122173	456402	Malheur County Clerk	09/15/2017	67.00
122174	572000	Ontario Sanitary Service, Inc.	09/15/2017	274.88
122175	516494	State of Oregon Department of Transportati	09/15/2017	74.16
122176	528405	Oster Professional Group, LLC	09/15/2017	23,000.00
122177	614087	Peace Officers Research Association of Cal	09/15/2017	354.02
122178	368050	Robb Enterprises	09/15/2017	57.23
122179	&357	Larry A. Sullivan	09/15/2017	1,120.00
122180	878957	Valli Information Systems, Inc.	09/15/2017	1,944.81

Check No	Vendor No	Vendor Name	Check Date		Check Amount
122181	832852	Wells Fargo Business Elite Card	09/15/2017		10,358.87
				Total for 9/15/2017:	522,071.73
122182	878974	Revitalize Ontario	09/19/2017		13,500.00
				Total for 9/19/2017:	13,500.00
122183	&525	American Staffing, Inc.	09/22/2017		958.40
122184	879130	Ani-Care Animal Shelter, Inc.	09/22/2017		1,370.08
122185	130950	Cable One	09/22/2017		63.75
122186	626400	Campo & Poole Distributing, LLC	09/22/2017		3,517.59
122187	144000	Cascade Natural Gas Corporation	09/22/2017		13.05
122188	256603	Eastern Oregon Youth Football League	09/22/2017		1,145.00
122189	285646	Field-Waldo Insurance Agencies, Inc.	09/22/2017		300.00
122190	&260	Four Rivers Cultural Center	09/22/2017		31,771.44
122191	333890	Graphix Wear	09/22/2017		1,960.00
122192	376000	Idaho Power	09/22/2017		1,674.44
122194	646384	RMT Equipment	09/22/2017		59,470.00
122195	646085	Rodda Paint	09/22/2017		214.12
122196	686822	Sprint	09/22/2017		99.92
122197	785001	Treasure Valley Custom Upholstery	09/22/2017		471.00
122198	823500	Vale Electric, Inc.	09/22/2017		48,675.58
122199	878957	Valli Information Systems, Inc.	09/22/2017		178.71
122200	863995	White Cloud Communications-Boise, Inc.	09/22/2017		85.00
122201	868215	Witmer Public Safety Group, Inc.	09/22/2017		348.67
122202	539200	Ontario Area Chamber of Commerce	09/22/2017		400.00
122203	539200	Ontario Area Chamber of Commerce	09/22/2017		26,281.19
				Total for 9/22/2017:	178,997.94
ACH	PRFED	PAYROLL TAXES	09/25/2017		1,073.83
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	09/25/2017		332.68
ACH	PROSGP	OREGON SAVINGS & GROWTH PLAN	09/25/2017		100.00
ACH	PRPERS	OREGON PERS	09/25/2017		1,022.79
				Total for 9/25/2017:	2,529.30
ACH	PRFED	PAYROLL TAXES	09/26/2017		385.22
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	09/26/2017		61.92
ACH	PRPERS	OREGON PERS	09/26/2017		597.23
122204	CARTBETT	BETTY CARTER	09/26/2017		572.75
122205	879236	RAMON PALOMO	09/26/2017		149.00
122206	879136	MONTESSA WINEBARGER	09/26/2017		149.00
				Total for 9/26/2017:	1,915.12
ACH	PRAFLAC	AMERICAN FAMILY LIFE ASSURANCI	09/29/2017		2,111.31
ACH	PRAMERF	AMERICAN FUNDS GROUP	09/29/2017		500.00
ACH	PRCCIS	E B S TRUST	09/29/2017		59,548.78
ACH	PRFED	PAYROLL TAXES	09/29/2017		63,414.50
ACH	PRNATW	NATIONWIDE RETIREMENT SOLUTIO	09/29/2017		250.00
ACH	PRORJU	OREGON DEPARTMENT OF JUSTICE	09/29/2017		435.00
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	09/29/2017		16,724.99
ACH	PROSGP	OREGON SAVINGS & GROWTH PLAN	09/29/2017		2,100.00
ACH	PRPERS	OREGON PERS	09/29/2017		73,919.21

Check No	Vendor No	Vendor Name	Check Date	Check Amount
19335	PRICMA	I C M A RETIREMENT TRUST 457	09/29/2017	150.00
19336	PRIDCHIL	IDAHO CHILD SUPPORT RECEIPTING	09/29/2017	734.96
19337	PRLINC	LINCOLN NATIONAL LIFE INS CO	09/29/2017	350.00
19338	PRSFIRE	UMPQUA BANK	09/29/2017	360.00
19339	PRUTCH	UTAH, OFFICE OF RECOVERY SERVIC	09/29/2017	716.00
122207	UB*11337	AARON ANDERSON	09/29/2017	50.77
122208	UB*11333	ALBERT BENNETT	09/29/2017	73.34
122209	637830	Century Link	09/29/2017	277.26
122210	364000	Clarion Inn	09/29/2017	25.50
122211	UB*11336	BRANDON DODDS	09/29/2017	7.72
122212	376000	Idaho Power	09/29/2017	1,787.16
122213	408200	J-U-B Engineers, Inc.	09/29/2017	2,304.39
122214	412500	Keller Associates, Inc.	09/29/2017	3,245.00
122215	879191	Kristy's Custom Sewing	09/29/2017	16.00
122216	879173	Tonia Montgomery	09/29/2017	40.00
122217	572000	Ontario Sanitary Service, Inc.	09/29/2017	444.38
122218	879012	State of Oregon Dept of Public Safety Stan(	09/29/2017	40.00
122219	646085	Rodda Paint	09/29/2017	214.12
122220	UB*11334	ARTURO/JANIE RODRIGUEZ	09/29/2017	109.79
122221	684622	Marcy Siriwardene	09/29/2017	85.00
122222	UB*11335	FRED STARK, MD &	09/29/2017	49.27
122223	288897	Verizon	09/29/2017	1,634.18
122224	412500	Keller Associates, Inc.	09/29/2017	1,630.00
			Total for 9/29/2017:	233,348.63
ACH	PRFED	PAYROLL TAXES	10/04/2017	510.76
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	10/04/2017	127.80
ACH	PRPERS	OREGON PERS	10/04/2017	466.62
			Total for 10/4/2017:	1,105.18
122225	005800	Action Medical, Inc.	10/06/2017	120.70
122226	033300	Argus Observer	10/06/2017	553.92
122227	037600	AT&T	10/06/2017	20.62
122228	130624	B & W Car Wash	10/06/2017	9.00
122229	130950	Cable One	10/06/2017	297.95
122230	626400	Campo & Poole Distributing, LLC	10/06/2017	4,221.64
122231	637828	Century Link Communications, LLC	10/06/2017	90.39
122232	878915	CH2M Hill OMI	10/06/2017	431,238.00
122233	364000	Clarion Inn	10/06/2017	69.62
122234	879028	Dan Cummings	10/06/2017	35.00
122235	237002	Dell Marketing,L.P.	10/06/2017	1,358.62
122236	324000	Gem State Communications, Inc.	10/06/2017	470.00
122237	336784	Gunarama Wholesale, Inc.	10/06/2017	4,254.00
122238	420000	John Deere Financial	10/06/2017	129.08
122239	UB*11340	BRENT KING &	10/06/2017	48.07
122240	879191	Kristy's Custom Sewing	10/06/2017	49.00
122241	441140	Looks Nu, Inc.	10/06/2017	109.00
122242	MALLEAM/	Mallory Mallea	10/06/2017	35.00
122243	602320	NAPA Auto Parts	10/06/2017	31.97
122244	UB*11341	RANDY OLSON	10/06/2017	62.39
122245	539200	Ontario Area Chamber of Commerce	10/06/2017	120.00
122246	240100	State of Oregon Dept of Consumer & Busir	10/06/2017	9,366.08
122247	583450	State of Oregon Dept of Corrections	10/06/2017	3,780.00
122248	270333	State of Oregon Employment Relations Boa	10/06/2017	500.00
122249	UB*11339	CEFERINO PERALTA $	10/06/2017	32.25

Check No	Vendor No	Vendor Name	Check Date	Check Amount
122250	879145	Silver Signet, LLC	10/06/2017	159.50
122251	684622	Marcy Siriwardene	10/06/2017	35.00
122252	UB*11342	MARCY STEINBERG	10/06/2017	62.18
122253	738001	James Swank	10/06/2017	828.17
122254	UB*11338	NICOLE \ JEFF TARBART \ TRAVIS	10/06/2017	12.10
122255	878931	Tire Factory of Ontario	10/06/2017	1,110.00
122256	788402	TransUnion Risk & Alternative Data Soluti	10/06/2017	140.25
122257	788302	TVCC - Rodeo Team	10/06/2017	2,000.00
122258	788301	TVCC-Business,Workforce & Community	10/06/2017	325.00
122259	879237	Veteran's Small Business Management	10/06/2017	190.00
122260	879151	Waste-Pro	10/06/2017	30.00
122261	863995	White Cloud Communications-Boise, Inc.	10/06/2017	235.50
122262	774001	Wtechlink	10/06/2017	300.00
122263	ZINKA	Anita Zink	10/06/2017	35.00
			Total for 10/6/2017:	462,465.00
122264	242083	STATE OF OREGON DEPARTMENT OF	10/11/2017	3.00
122265	879239	Pacific Coast K9	10/11/2017	4,622.47
			Total for 10/11/2017:	4,625.47
122266	034240	Art's Service, Inc.	10/13/2017	401.00
122267	UB*11348	FELIX BAZOCO	10/13/2017	66.99
122268	UB*11350	STEFANY BELKNAP	10/13/2017	58.35
122269	UB*11349	CHRISTINA CARDOZA	10/13/2017	80.98
122270	144000	Cascade Natural Gas Corporation	10/13/2017	29.79
122271	637830	Century Link	10/13/2017	511.14
122272	634311	Frazier Aviation, LLC	10/13/2017	425.00
122273	344128	City of Fruitland	10/13/2017	11,296.13
122274	UB*11343	SOSTENES HERRERA DE TRUJILLO	10/13/2017	83.93
122275	436000	Lindsay Eco Water	10/13/2017	12.00
122276	UB*11346	TRENTON LOWE	10/13/2017	99.21
122277	500400	Norco, Inc.	10/13/2017	316.08
122278	516494	State of Oregon Department of Transportati	10/13/2017	127.96
122279	528405	Oster Professional Group, LLC	10/13/2017	24,380.00
122280	879236	RAMON PALOMO	10/13/2017	219.97
122281	716553	St. Luke's	10/13/2017	80.00
122282	702100	Staples Credit Plan	10/13/2017	891.95
122283	UB*11347	HUGO TOLEDO	10/13/2017	82.76
122284	879146	Toshiba Financial Services	10/13/2017	2,203.11
122285	UB*11345	TURNER FLOOR COVERING	10/13/2017	127.20
122286	879212	Uniforms 2 Gear	10/13/2017	875.60
122287	878957	Valli Information Systems, Inc.	10/13/2017	1,980.26
122288	UB*11344	DOROTHY VAN EGMOND	10/13/2017	61.95
122289	UB*11351	TOBBY WHITE	10/13/2017	29.44
122290	UB*11352	WINNIE MONROE TRUST	10/13/2017	70.20
			Total for 10/13/2017:	44,511.00
ACH	PRFED	PAYROLL TAXES	10/19/2017	3,619.40
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	10/19/2017	680.74
ACH	PROSGP	OREGON SAVINGS & GROWTH PLAN	10/19/2017	200.00
ACH	PRPERS	OREGON PERS	10/19/2017	1,804.25
19344	PRIDCHIL	IDAHO CHILD SUPPORT RECEIPTING	10/19/2017	273.96

Check No	Vendor No	Vendor Name	Check Date	Check Amount
			Total for 10/19/2017:	6,578.35
122291	879240	Advanced Control Systems, LLC	10/20/2017	6,742.00
122292	879130	Ani-Care Animal Shelter, Inc.	10/20/2017	1,370.08
122293	032180	Anytime Septic Service, LLC	10/20/2017	345.00
122294	032198	Apparatus Equipment & Service, Inc.	10/20/2017	1,297.00
122295	036800	Atlas Business Solutions, Inc.	10/20/2017	537.60
122296	879087	Adam Brown	10/20/2017	260.00
122297	130950	Cable One	10/20/2017	63.75
122298	626400	Campo & Poole Distributing, LLC	10/20/2017	3,309.76
122299	364000	Clarion Inn	10/20/2017	14.40
122300	879243	Clear Creek K9	10/20/2017	2,500.00
122301	879062	Compass Minerals America, Inc.	10/20/2017	9,662.23
122302	262000	Eastside Florist	10/20/2017	46.00
122304	UB*11353	FOUR STAR REAL ESTATE	10/20/2017	732.73
122305	878973	Guardian Management Company	10/20/2017	140.40
122306	338160	HDDET	10/20/2017	214.28
122307	879241	Inside the Tape, LLC	10/20/2017	885.00
122308	879191	Kristy's Custom Sewing	10/20/2017	52.00
122309	434231	Lighthouse Uniform Co.	10/20/2017	668.15
122310	441140	Looks Nu, Inc.	10/20/2017	87.00
122311	232058	State of Oregon Dept of Administrative Ser	10/20/2017	1,000.00
122312	614090	Peak Software Systems, Inc.	10/20/2017	799.02
122313	879242	Parents of Melanie & Mariah Rico	10/20/2017	72.00
122314	UB*11342	MARCY STEINBERG	10/20/2017	50.53
122315	&357	Larry A. Sullivan	10/20/2017	770.00
122316	863995	White Cloud Communications-Boise, Inc.	10/20/2017	334.50
122317	868215	Witmer Public Safety Group, Inc.	10/20/2017	211.99
			Total for 10/20/2017:	32,165.42
122318	832852	Wells Fargo Business Elite Card	10/23/2017	11,031.22
			Total for 10/23/2017:	11,031.22
ACH	PRFED	PAYROLL TAXES	10/26/2017	190.86
ACH	PRPERS	OREGON PERS	10/26/2017	295.88
			Total for 10/26/2017:	486.74
122319	005800	Action Medical, Inc.	10/27/2017	76.90
122320	033300	Argus Observer	10/27/2017	130.20
122321	144000	Cascade Natural Gas Corporation	10/27/2017	82.72
122322	637830	Century Link	10/27/2017	364.73
122323	879220	Caitlin Cruickshank	10/27/2017	44.07
122324	879053	Financial Pacific Leasing, Inc.	10/27/2017	21,882.51
122325	&260	Four Rivers Cultural Center	10/27/2017	23,192.01
122326	376000	Idaho Power	10/27/2017	2,993.09
122327	420000	John Deere Financial	10/27/2017	76.43
122328	879191	Kristy's Custom Sewing	10/27/2017	24.00
122329	879244	Jon Laurenson	10/27/2017	191.50
122330	451650	Malheur County Tax Collector	10/27/2017	4,996.37
122331	539200	Ontario Area Chamber of Commerce	10/27/2017	18,509.26
122332	682495	SBE Oregon, LLC	10/27/2017	2,702.97
122333	686822	Sprint	10/27/2017	103.94

Check No	Vendor No	Vendor Name	Check Date	Check Amount
122334	878957	Valli Information Systems, Inc.	10/27/2017	191.93
122335	288897	Verizon	10/27/2017	1,258.79
122336	824697	Viking Industrial Systems, LLC	10/27/2017	232.05
			Total for 10/27/2017:	77,053.47
ACH	PRAFLAC	AMERICAN FAMILY LIFE ASSURANCE	10/31/2017	2,111.31
ACH	PRAMERF	AMERICAN FUNDS GROUP	10/31/2017	500.00
ACH	PRCCIS	E B S TRUST	10/31/2017	56,889.39
ACH	PRFED	PAYROLL TAXES	10/31/2017	60,620.35
ACH	PRNATW	NATIONWIDE RETIREMENT SOLUTIO	10/31/2017	250.00
ACH	PRORJU	OREGON DEPARTMENT OF JUSTICE	10/31/2017	215.00
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	10/31/2017	16,118.04
ACH	PROSGP	OREGON SAVINGS & GROWTH PLAN	10/31/2017	1,900.00
ACH	PRPERS	OREGON PERS	10/31/2017	71,232.92
19389	PRICMA	I C M A RETIREMENT TRUST 457	10/31/2017	150.00
19390	PRIDCHIL	IDAHO CHILD SUPPORT RECEIPTING	10/31/2017	461.00
19391	879128	LIFE FLIGHT NETWORK	10/31/2017	1,250.00
19392	PRLINC	LINCOLN NATIONAL LIFE INS CO	10/31/2017	350.00
19393	PRSFIRE	UMPQUA BANK	10/31/2017	360.00
19394	PRUTCH	UTAH, OFFICE OF RECOVERY SERVIC	10/31/2017	716.00
			Total for 10/31/2017:	213,124.01
			Report Total (298 checks):	1,891,712.35