

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



**STUDY SESSION AGENDA
CITY COUNCIL – CITY OF ONTARIO OREGON
THURSDAY, MARCH 8, 2018, 12:00 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 March 6, 2018. 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) PRESENTATION

A) COP Update: Maggie Wood

6) OLD BUSINESS

A) Discussion: Resolution #2005-127, a Resolution Establishing Fees and Charges for Sewer Use Regulations; Sewer Service Rates and Charges; and Disposal of Septic Tank Sludge

7) NEW BUSINESS

- A) Resolution #2018-113: Approve Bond Refunding B04003
- B) Resolution #2018-114: Approve Bond Refunding G06004
- C) Contract Renewal with Larry Kitamura for Airport Property Use
- D) Housing Incentive Program Application

8) DEPARTMENT HEAD UPDATES

- A) Finance Department: Monthly Report Jan 2018
- B) Fire Department: 1st Quarter Report 2018
- C) Recreation Department: 1st Quarter Report 2018

9) HAND-OUTS/DISCUSSION ITEMS

- A) Department Stats: Ontario Fire & Rescue, Feb 2018
- B) Department Stats: Public Works, Feb 2018
- C) Department Stats: Ontario Police Department, Jan 2018
- D) Department Stats: Code Enforcement, Jan 2018
- E) Agenda: SREDA 03-06-2018

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; (c) Labor Negotiations; (d) Real Property Transactions; (e) Exempt Public Records; (f) Trade Negotiations; (g) Litigation /Consult with Legal Counsel; (h) Performance Evaluation of Public Officers and Employees; (i) Trade Negotiations; and/or (j) Labor Negotiations.

The City of Ontario does not discriminate in providing access to its programs, services and activities on the basis of race, color, religion, ancestry, national origin, political affiliation, sex, age, marital status, physical or mental disability, or any other inappropriate reason prohibited by law or policy of the state or federal government. Should a person need special accommodations or interpretation services, contact the City at 889-7684 at least one working day prior to the need for services and every reasonable effort to accommodate the need will be made.

F) Minutes: SREDA 02-07-2018

G) Minutes: County Court 02-21-2018

10) CORRESPONDENCE, COMMENTS AND EX-OFFICIO REPORTS

11) ADJOURN

Resolution 2005-127

**A RESOLUTION ESTABLISHING FEES AND CHARGES FOR SEWER USE REGULATIONS,
SEWER SERVICE RATES AND CHARGES, AND DISPOSAL OF SEPTIC TANK SLUDGE
FOR THE CITY OF ONTARIO**

- WHEREAS,** It is the policy of the City of Ontario to require the ascertainment and recovery of certain City costs from fees and charges levied therefore in providing City services and regulations; and,
- WHEREAS,** The City Manager shall periodically cause a review of City fees and charges to recover the percentage of City costs in providing City services and regulations and recommend adjustments to the City Council; and,
- WHEREAS,** The City Manager has caused a review of all City fees and charges and determined the cost of such fees and charges; and,
- WHEREAS,** This fee resolution amends sections within Title 8, Chapter 7 Sewer Use Regulations, Chapter 9 Sewer Service Rates and Charges, and Chapter 10, Disposal of Septic Tank Sludge.

NOW, THEREFORE, BE IT RESOLVED by the Ontario City Council to approve the following fee schedule regarding Sewer Use Regulations in Title 8, Chapter 7 and Sewer Service Rates and Charges in Title 8, Chapter 9 of Ontario City Code.

Title 8 Chapter 7 Sewer Use Regulations

8-7-3 Building Sewers and Connections

(B) Fee for Constructing a Sewer Tap: When a sewer is tapped by any City employee or employees, the person for whom or which such sewer is tapped will pay a charge or fee of \$250.00 in advance of the tap being made.

(C) Sewer Connection and/or Tap Permit Required, Conditions: Any person desiring a connection to be made to any sewer will first obtain from the Public Works Director a permit to connect or hook up such sewer. The Public Works Director will impose a fee of \$100.00 for the issuance of such permit to connect to a sewer. Such permit from the Public Works Director will be first had and obtained whether such connection to a sewer be performed by the City or by a licensed plumber.

8-7-3.5 Sewer Service Rates

Meters will be read twice annually for all users including, but not limited to, residential, motels/hotels, manufactured home parks, businesses, multi-family residential dwellings and apartment complexes.

Users' wastewater charge shall be established based upon the average water consumption during the months of November, December, January, February and March of each fiscal year.

The consumption will then be divided by five (5) months to determine the average sewer usage per month.

New accounts will be based on an average of similar accounts or 7,700 gallons per month.

The City shall establish a surcharge on users discharging wastes into the sewerage system which exceed either the BOD and/or TSS for the ERU. Said surcharge shall be in accordance with the formulas proposed in the City of Ontario Sewer Rate Study dated October 1994.

Title 8 Chapter 9 Sewer Use Regulations

8-9-2 Sewer Service Rates, Computation of Charges

Base	Monthly Rate Inside City Limits	Per	Monthly Rate Outside City Limits	Per
\$5.00	\$4.58	1,000 gallons	\$8.02	1,000 gallons

EFFECTIVE DATE: August 18, 2005.

Passed and adopted by the Ontario City Council this 1st day of August, 2005.

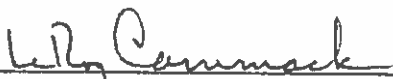
Ayes: Cummings, Allen, Gaskill, Cammack, Cheatham, Mosier, Jacobs

Nays: None

Absent: None

Approved by the Mayor this 1st day of August, 2005.

ATTESTED:


LeRoy Cammack, Mayor


Tori Ankrum, City Recorder



**AGENDA REPORT
NEW BUSINESS
March 8, 2018**

To: Mayor and City Council

FROM: Adam J. Brown, City Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: **RESOLUTION #2018-113: APPROVE BOND REFUNDING B04003**

DATE: February 28, 2018

PROPOSED MOTION:

I MOVE THAT THE ONTARIO CITY COUNCIL APPROVE RESOLUTION 2018-113 FOR THE REFINANCING OF BOND B04003 AND APPROVE THE ONTARIO CERTIFICATE OF INCUMBENCY AND THE CERTIFICATE OF REGULAR MEETINGS.

SUMMARY:

To continue with the re-financing of bond series B04003, the City must pass a refunding resolution with the accompanying documents.

BACKGROUND:

On January 16, 2018 the Ontario City Council approved a consent to participate in bond bank refunding through Business Oregon and the State Public Works Fund.

CURRENT SITUATION:

A resolution must be passed for this bond to be refunded along with a Certificate of Incumbency, Certificate of Regular Meetings, and Payment Schedule.

ANALYSIS:

- A. **FINANCIAL** The City is estimated to save an approximate net present value of \$595,800 by refunding bonds B04003 and G06004.
- B. **TIMING** The timing of approval is critical. Documents must be back to the State of Oregon by March 21st.
- C. **POLICY/LEGAL** Only the Council is authorized to refund bonds.

ALTERNATIVES:

Take No Action - If the council does not act, we will continue with the current debt schedule and not realize any savings.

RECOMMENDATION:

The City Manager recommends the Ontario City Council approve Resolution 2018-113 for the refinancing of Bond B04003 and approve the Ontario Certificate of Incumbency and the Certificate of Regular Meetings.

ATTACHMENTS:

1. Res #2018-113 B04003 Bond Refunding
2. 0 B04003 Bond Ontario Checklist of Contract Documents and Instructions
3. B04003 Bond Ontario Estimated Payment Schedule Attachment to Note
4. ATT_WS_B04003 Bond Ontario Certificate of Regular Meetings_3 8 2018
5. ATT_B04003_Bond Ontario Certificate of Incumbency_3 8 2018



RESOLUTION NUMBER 2017-113

RESOLUTION OF THE CITY OF ONTARIO AUTHORIZING REFUNDING OF A LOAN FROM THE SPECIAL PUBLIC WORKS FUND WITH THE OREGON INFRASTRUCTURE FINANCE AUTHORITY

The Ontario City of Council the "Governing Body" of the City of Ontario (the "Recipient") finds:

A. The Recipient is a "municipality" within the meaning of Oregon Revised Statutes 285B.410(9).

B. Pursuant to Oregon Revised Statutes 285B.410 through 285B.482 (the "Act"), the Recipient obtained a loan (the "Loan") in the principal amount of \$4,482,580 from the Oregon Infrastructure Finance Authority of the Business Development Department ("the Department") through the Special Public Works Fund for the financing of a "development project" within the meaning of the Act by entering into a Loan Agreement Project Number B04003 with the Department dated 11 April 2007 (the "Loan Agreement") and executing a Promissory Note dated 11 April 2007 (the "Note") representing the amounts due under the Loan.

C. The Department funded the Loan, in part, through the issuance of Oregon Bond Bank Revenue Bonds (the "State Bonds") and passed the interest rates on the State Bonds through to the Loan, which are reflected in the Note.

D. Under current market conditions, refunding all or a portion of the outstanding State Bonds may produce debt service savings for the borrowers whose loans were funded by the State Bonds, including the Recipient.

E. The Recipient wishes to participate in the State's refunding of the State Bonds in order to achieve debt service savings on the outstanding Loan.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Recipient as follows:

1. Refunding Authorized. The Governing Body authorizes the City Manager, or person designated by the City Manager to act on behalf of the Recipient (the "Authorized Officer"), to amend the Note by executing a revised payment schedule to the Note pursuant to Section 4 of the Loan Agreement (the "Amended Note") and such other documents as may be required to refund the Loan to achieve debt service savings.

2. Security. Amounts due to the Department pursuant to the Loan Agreement and the Amended Note shall continue to be secured by a pledge as provided in Section 7 of the Loan Agreement.

3. Additional Documents. The Authorized Officer is hereby authorized to enter into any agreements and to execute any documents or certificates which may be required to refund the Loan.

4. Tax-Exempt Status. The Recipient covenants not to take any action or omit to take any action if the taking or omission would cause interest paid by the Recipient pursuant to the Loan, as refunded and amended by the Amended Note, not to qualify for the exclusion from gross income provided by Section 103(a) of the Internal Revenue Code of 1986, as amended. The Authorized Officer may enter into covenants on behalf of the Recipient to protect the tax-exempt status of the interest paid by the Recipient pursuant to the Loan, as refunded and amended by the Amended Note, and may execute any Tax Certificate, Internal Revenue Service forms or other documents as shall be required by the Department or their bond counsel to protect the tax-exempt status of such interest.

5. Resolution Effective Date. This Resolution shall be in force and effect from and after passage by the Governing Body.

PASSED AND ADOPTED by the Ontario City Council this 8th day of March, 2018.

AYES:

NAYS:

EXCUSED:

ABSENT:

APPROVED by the Mayor this 8th day of March, 2018.

ATTEST:

Ronald Verini, Mayor

Tori Barnett, MMC, City Recorder

Recipient: City of Ontario

Project Number: B04003

CHECKLIST OF CONTRACT DOCUMENTS AND INSTRUCTIONS

Please use the following checklist to ensure that all documents have been completed, and return all contract documents as soon as feasible, but not later than 21 March 2018.

1. ☐ **Ordinance or Resolution or Order.** Please return the complete document.
2. ☐ **Certified copy of minutes of meeting** at which ordinance / resolution was adopted. You prepare this document using your own format. Please return the complete document.
6. ☐ **Certificate as to Incumbency** signed and dated by the authorized official. Please return the complete document.
7. ☐ **Certificate of Regular Meetings** signed by the authorized official. Please return the complete document.

After pricing, we will provide other financing documents.

ESTIMATED PAYMENT SCHEDULE TO PROMISSORY NOTE

Recipient: City of Ontario

Loan Number: B04003

Amended Loan Amount: \$2,848,387

Annual Interest Calculation Date: [Provided at closing]

Maturity Date: 1 December 2031

Interest Rate(s) and Payment Amounts and Dates					
Payment Date	Principal Amount	Interest Rate*	Interest Payment	Total Principal and Interest Payment	Outstanding Principal Balance
1 Dec 2018	181,529		99,457	280,986	2,666,858
1 Dec 2019	152,590		124,955	277,545	2,514,268
1 Dec 2020	163,728		120,067	283,795	2,350,540
1 Dec 2021	169,935		113,460	283,395	2,180,605
1 Dec 2022	171,206		106,588	277,794	2,009,399
1 Dec 2023	182,533		98,262	280,795	1,826,866
1 Dec 2024	193,932		89,363	283,295	1,632,934
1 Dec 2025	200,417		79,878	280,295	1,432,517
1 Dec 2026	211,966		70,079	282,045	1,220,551
1 Dec 2027	223,583		59,712	283,295	996,968
1 Dec 2028	235,271		48,774	284,045	761,697
1 Dec 2029	242,033		37,262	279,295	519,664
1 Dec 2030	253,872		25,423	279,295	265,792
1 Dec 2031	265,792		13,003	278,795	0

OPTIONAL LOAN PREPAYMENT DATES AND PRICES

Optional Loan Prepayment Period (both dates inclusive)	Prepayment Price
January 1, 2026 through December 31, 2026	102%
January 1, 2027 through December 31, 2027	101%
January 1, 2028 and thereafter	100%

*This interest rate shall apply to the principal amount stated to the left, and interest shall accrue on such principal amount from the date of the Note until paid.

**CERTIFICATE OF REGULAR MEETINGS,
QUORUM COMPLIANCE, ORDINANCE ENACTMENT PROCEDURE COMPLIANCE;
AND POLICY IMPLEMENTED IN ACCORDANCE WITH ORS 192.640.**

OREGON INFRASTRUCTURE FINANCE AUTHORITY

I, Tori Barnett, am the duly appointed, qualified and acting City Recorder of the City of Ontario, Oregon, a municipal corporation and political subdivision of the State of Oregon (“the Recipient”). In my capacity as City Recorder, I have the care, custody and control of the official records of the Recipient.

I state as follows from the records of the Recipient:

A. The governing body of the Recipient meets in regular session on the Third and Fourth Thursday of each month at the hour of 7 pm and the 2nd preceding Thursday before the Third Thursday at the hour of 12 pm. The meetings have been established in due and proper form pursuant to the City Council of the Recipient.

B. A quorum, as defined by the City Charter was present throughout each of the following regular meetings of the governing body of the Recipient:

March 8, 2018

C. The governing body has adopted the following policy to implement the provisions of ORS 192.640:

(1) The governing body of a public body shall provide for and give public notice, reasonably calculated to give actual notice to interested persons including news media which have requested notice, of the time and place for holding regular meetings. The notice shall also include a list of the principal subjects anticipated to be considered at the meeting, but this requirement shall not limit the ability of a governing body to consider additional subjects.

(2) If an executive session only will be held, the notice shall be given to the members of the governing body, to the general public and to news media which have requested notice, stating the specific provision of law authorizing the executive session.

(3) No special meeting shall be held without at least 24 hours’ notice to the members of the governing body, the news media which have requested notice and the general public. In case of an actual emergency, a meeting may be held upon such notice as is appropriate to the circumstances, but the minutes for such a meeting shall describe the emergency justifying less than 24 hours’ notice. [1973 c.172 §4; 1979 c.644 §3; 1981 c.182 §1]

Name: _____

Title: _____

CERTIFICATE AS TO INCUMBENCY

**OREGON INFRASTRUCTURE FINANCE AUTHORITY
OREGON BOND BANK**

I, Tori Barnett, the City Recorder for the City of Ontario (the “Recipient”), do hereby certify as follows:

The names of the officers of said Recipient, their respective positions, and the dates of expiration of their terms of office are as follows:

<u>Name of Officer</u>	<u>Position</u>	<u>Expiration Date of Current Term</u>
Ronald Verini	Mayor	2018
Norm Crume	Council President	2020
Tessa Winebarger	Councilor	2018
Betty Carter	Councilor	2020
Marty Justus	Councilor	2020
Dan Capron	Councilor	2018
Ramon Palomo	Councilor	2020

Dated this _____ day of _____, 2018.

Name



**AGENDA REPORT
NEW BUSINESS
March 8, 2018**

To: Mayor and City Council

FROM: Adam J. Brown, City Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: **RESOLUTION #2018-114: APPROVE BOND REFUNDING G06004**

DATE: February 28, 2018

PROPOSED MOTION:

I MOVE THAT THE ONTARIO CITY COUNCIL APPROVE RESOLUTION 2018-114 FOR THE REFINANCING OF BOND G06004 AND APPROVE THE ONTARIO CERTIFICATE OF INCUMBENCY AND THE CERTIFICATE OF REGULAR MEETINGS.

SUMMARY:

To continue with the re-financing of bond series G06004, the City must pass a refunding resolution with the accompanying documents.

BACKGROUND:

On January 16, 2018 the Ontario City Council approved a consent to participate in bond bank refunding through Business Oregon and the State Public Works Fund.

CURRENT SITUATION:

A resolution must be passed for this bond to be refunded along with a Certificate of Incumbency, Certificate of Regular Meetings, and Payment Schedule.

ANALYSIS:

- A. **FINANCIAL** The City is estimated to save an approximate net present value of \$595,800 by refunding bonds B04003 and G06004.
- B. **TIMING** The timing of approval is critical. Documents must be back to the State of Oregon by March 21st.
- C. **POLICY/LEGAL** Only the Council is authorized to refund bonds.

ALTERNATIVES:

Take No Action - If the council does not act, we will continue with the current debt schedule and not realize any savings.

RECOMMENDATION:

The City Manager recommends the Ontario City Council approve Resolution 2018-114 for the refinancing of Bond G06004 and approve the Ontario Certificate of Incumbency and the Certificate of Regular Meetings.

ATTACHMENTS:

1. Res #2018-114 G06004 Bond Refunding
2. 0 G06004 Bond Ontario Checklist of Contract Documents and Instructions
3. G06004 Bond Ontario Estimated Payment Schedule Attachment to Note
4. ATT_G06004_Bond Ontario Certificate of Incumbency_3 8 2018
5. ATT_WS_G06004 Bond Ontario Certificate of Regular Meetings_3 8 2018



RESOLUTION NUMBER 2017-114

RESOLUTION OF THE CITY OF ONTARIO AUTHORIZING REFUNDING OF A LOAN FROM THE SPECIAL PUBLIC WORKS FUND WITH THE OREGON INFRASTRUCTURE FINANCE AUTHORITY

The Ontario City of Council the "Governing Body" of the City of Ontario (the "Recipient") finds:

A. The Recipient is a "municipality" within the meaning of Oregon Revised Statutes 285B.410(9).

B. Pursuant to Oregon Revised Statutes 285B.560 through 285B.599 (the "Act"), the Recipient obtained a loan (the "Loan") in the principal amount of \$4,061,600 from the Oregon Infrastructure Finance Authority of the Business Development Department ("the Department") through the Water Fund for the financing of a "water project" within the meaning of the Act by entering into a Loan Agreement Project Number G06004 with the Department dated 15 April 2009 (the "Loan Agreement") and executing a Promissory Note dated 15 April 2009 (the "Note") representing the amounts due under the Loan.

C. The Department funded the Loan, in part, through the issuance of Oregon Bond Bank Revenue Bonds (the "State Bonds") and passed the interest rates on the State Bonds through to the Loan, which are reflected in the Note.

D. Under current market conditions, refunding all or a portion of the outstanding State Bonds may produce debt service savings for the borrowers whose loans were funded by the State Bonds, including the Recipient.

E. The Recipient wishes to participate in the State's refunding of the State Bonds in order to achieve debt service savings on the outstanding Loan.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Recipient as follows:

1. Refunding Authorized. The Governing Body authorizes the City Manager, or person designated by the City Manager to act on behalf of the Recipient (the "Authorized Officer"), to amend the Note by executing a revised payment schedule to the Note pursuant to Section 4 of the Loan Agreement (the "Amended Note") and such other documents as may be required to refund the Loan to achieve debt service savings.

2. Security. Amounts due to the Department pursuant to the Loan Agreement and the Amended Note shall continue to be secured by a pledge as provided in Section 7 of the Loan Agreement.

3. Additional Documents. The Authorized Officer is hereby authorized to enter into any agreements and to execute any documents or certificates which may be required to refund the Loan.

4. Tax-Exempt Status. The Recipient covenants not to take any action or omit to take any action if the taking or omission would cause interest paid by the Recipient pursuant to the Loan, as refunded and amended by the Amended Note, not to qualify for the exclusion from gross income provided by Section 103(a) of the Internal Revenue Code of 1986, as amended. The Authorized Officer may enter into covenants on behalf of the Recipient to protect the tax-exempt status of the interest paid by the Recipient pursuant to the Loan, as refunded and amended by the Amended Note, and may execute any Tax Certificate, Internal Revenue Service forms or other documents as shall be required by the Department or their bond counsel to protect the tax-exempt status of such interest.

5. Resolution Effective Date. This [Ordinance/Resolution] shall be in force and effect from and after passage by the Governing Body.

PASSED AND ADOPTED by the Ontario City Council this 8th day of March, 2018.

AYES:

NAYS:

EXCUSED:

ABSENT:

APPROVED by the Mayor this 8th day of March, 2018.

ATTEST:

Ronald Verini, Mayor

Tori Barnett, MMC, City Recorder

Recipient: City of Ontario

Project Number: G06004

CHECKLIST OF CONTRACT DOCUMENTS AND INSTRUCTIONS

Please use the following checklist to ensure that all documents have been completed, and return all contract documents as soon as feasible, but not later than 21 March 2018.

1. ☐ **Ordinance or Resolution or Order.** Please return the complete document.
2. ☐ **Certified copy of minutes of meeting** at which ordinance / resolution was adopted. You prepare this document using your own format. Please return the complete document.
6. ☐ **Certificate as to Incumbency** signed and dated by the authorized official. Please return the complete document.
7. ☐ **Certificate of Regular Meetings** signed by the authorized official. Please return the complete document.

After pricing, we will provide other financing documents.

ESTIMATED PAYMENT SCHEDULE TO PROMISSORY NOTE

Recipient: City of Ontario

Loan Number: G06004

Amended Loan Amount: \$2,795,710

Annual Interest Calculation Date: [Provided at closing]

Maturity Date: 1 December 2033

Interest Rate(s) and Payment Amounts and Dates					
Payment Date	Principal Amount	Interest Rate*	Interest Payment	Total Principal and Interest Payment	Outstanding Principal Balance
1 Dec 2018	155,889		100,655	256,544	2,639,821
1 Dec 2019	126,777		126,602	253,379	2,513,044
1 Dec 2020	132,757		122,472	255,229	2,380,287
1 Dec 2021	133,668		117,162	250,830	2,246,619
1 Dec 2022	144,851		111,578	256,429	2,101,768
1 Dec 2023	151,093		104,336	255,429	1,950,675
1 Dec 2024	157,137		97,042	254,179	1,793,538
1 Dec 2025	163,494		89,185	252,679	1,630,044
1 Dec 2026	169,990		80,939	250,929	1,460,054
1 Dec 2027	176,490		72,440	248,930	1,283,564
1 Dec 2028	188,143		63,536	251,679	1,095,421
1 Dec 2029	199,634		54,295	253,929	895,787
1 Dec 2030	206,279		44,400	250,679	689,508
1 Dec 2031	218,003		34,177	252,180	471,505
1 Dec 2032	229,807		23,372	253,179	241,698
1 Dec 2033	241,698		11,981	253,679	0

OPTIONAL LOAN PREPAYMENT DATES AND PRICES

Optional Loan Prepayment Period (both dates inclusive)	Prepayment Price
January 1, 2026 through December 31, 2026	102%
January 1, 2027 through December 31, 2027	101%
January 1, 2028 and thereafter	100%

*This interest rate shall apply to the principal amount stated to the left, and interest shall accrue on such principal amount from the date of the Note until paid.

CERTIFICATE AS TO INCUMBENCY

**OREGON INFRASTRUCTURE FINANCE AUTHORITY
OREGON BOND BANK**

I, Tori Barnett, the City Recorder for the City of Ontario (the “Recipient”), do hereby certify as follows:

The names of the officers of said Recipient, their respective positions, and the dates of expiration of their terms of office are as follows:

<u>Name of Officer</u>	<u>Position</u>	<u>Expiration Date of Current Term</u>
Ronald Verini	Mayor	2018
Norm Crume	Council President	2020
Tessa Winebarger	Councilor	2018
Betty Carter	Councilor	2020
Marty Justus	Councilor	2020
Dan Capron	Councilor	2018
Ramon Palomo	Councilor	2020

Dated this _____ day of _____, 2018.

Name

**CERTIFICATE OF REGULAR MEETINGS,
QUORUM COMPLIANCE, ORDINANCE ENACTMENT PROCEDURE COMPLIANCE;
AND POLICY IMPLEMENTED IN ACCORDANCE WITH ORS 192.640.**

OREGON INFRASTRUCTURE FINANCE AUTHORITY

I, Tori Barnett, am the duly appointed, qualified and acting City Recorder of the City of Ontario, Oregon, a municipal corporation and political subdivision of the State of Oregon (“the Recipient”). In my capacity as City Recorder, I have the care, custody and control of the official records of the Recipient.

I state as follows from the records of the Recipient:

A. The governing body of the Recipient meets in regular session on the Third and Fourth Thursday of each month at the hour of 7 pm and the 2nd preceding Thursday before the Third Thursday at the hour of 12 pm. The meetings have been established in due and proper form pursuant to the City Council of the Recipient.

B. A quorum, as defined by the City Charter was present throughout each of the following regular meetings of the governing body of the Recipient:

March 8, 2018

C. The governing body has adopted the following policy to implement the provisions of ORS 192.640:

(1) The governing body of a public body shall provide for and give public notice, reasonably calculated to give actual notice to interested persons including news media which have requested notice, of the time and place for holding regular meetings. The notice shall also include a list of the principal subjects anticipated to be considered at the meeting, but this requirement shall not limit the ability of a governing body to consider additional subjects.

(2) If an executive session only will be held, the notice shall be given to the members of the governing body, to the general public and to news media which have requested notice, stating the specific provision of law authorizing the executive session.

(3) No special meeting shall be held without at least 24 hours’ notice to the members of the governing body, the news media which have requested notice and the general public. In case of an actual emergency, a meeting may be held upon such notice as is appropriate to the circumstances, but the minutes for such a meeting shall describe the emergency justifying less than 24 hours’ notice. [1973 c.172 §4; 1979 c.644 §3; 1981 c.182 §1]

Name: _____

Title: _____



**AGENDA REPORT
NEW BUSINESS
March 8, 2018**

To: Mayor and City Council

FROM: Adam J. Brown, City Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: CONTRACT RENEWAL WITH LARRY KITAMURA FOR AIRPORT PROPERTY USE

DATE: March 1, 2018

PROPOSED MOTION:

I MOVE THAT THE CITY COUNCIL RENEW THE LEASE BETWEEN MR. LARRY KITAMURA AND THE CITY OF ONTARIO AS PROPOSED IN THE LEASE DOCUMENT AND TO INCLUDE PAYMENT OF THE COST OF LEGAL EXPENSES OF \$175.00 AS A CONDITION OF THE LEASE RENEWAL.

SUMMARY:

A contract for land use on the south end of the Ontario Airport Runway expired in February 2017. Attached is a catch-up lease to bring the tenant current with his use of the property.

BACKGROUND:

A lease for land at the southern termination of the airport runway was renewed last on February 1, 2016. The one year lease expired on February 1, 2017 and was not renewed.

A request to meet with the City Manager was sent from the City Recorder on June 19, 2017 and garnered no response. Notification of the lease expiration and request to make contact with the city was sent from the City Manager by certified mail on July 11, 2017. The tenant made one attempt to call the landlord. His call was returned unsuccessfully and we never heard from him again.

Mr. Kitamura was sent an eviction notice from the City Attorney in January 2018. He made a visit to City Hall to work out a way to stay on the property.

CURRENT SITUATION:

Mr. Kitamura has met with me and expressed a desire to be caught up on his lease. We agreed to an 18 month lease at the same rate as the prior lease. This lease will expire in August 2018.

Between now and then we will either bid the ground out for lease or come to a new agreement with Mr. Kitamura.

I'm asking that Mr. Kitamura pay legal costs associated with pursuing renewal of his lease.

ANALYSIS:

- A. **FINANCIAL** The lease rate is \$300 per acre at 2.67 acres. An 18 month lease will be a total cost of \$1,201.50 which will be due upon signing.
Proceeds of the lease go to the airport.

Also, it is recommended that Mr. Kitamura pay for legal fees incurred by having to contact him using the city attorney. The legal expenses were \$175.00.

- B. **TIMING** The lease is more than 13 months past due. The tenant needs to get caught up and we need to work on a new lease. The tenant continued to use the property after the expiration of his lease, so the lease renewal should date back to the end of the last lease.

- C. **POLICY/LEGAL** The City Council must approve all land leases.

ALTERNATIVES:

Take No Action -

If the Council chooses to take no action, we will continue with the eviction proceeding and collection of past lease amounts due as well as legal expenses.

RECOMMENDATION:

The City Manager recommends renewal of the lease between Mr. Larry Kitamura and the City of Ontario as proposed in the lease document and to include legal expenses of \$175.00.

ATTACHMENTS:

1. Lease_WS_Kitamura Lease_02-01-17 - 08-01-18
2. Contract Renewal Map - Kitamura
3. Lease Map_WS_Kitamura

GROUND LEASE

Date: February 1, 2017

Between: **CITY OF ONTARIO, OREGON** ("Landlord")
Address: 444 SW 4th Avenue
Ontario, OR 97914

And: **LARRY KITAMURA** ("Tenant")
Address: 151 Lauren Drive
Ontario, OR 97914

Landlord leases to Tenant and Tenant leases from Landlord 2.67 acres of bare land at the southeast corner of the Ontario Airport, identified as parcel 1A and the south part of parcel 1B on the Airport Layout Plan page 8, appearing on the map attached hereto as Exhibit "A" (the "Premises") on the terms and conditions stated below:

1SECTION . Annual Tenancy

The lease term shall be a for 18 months in duration, commencing on February 1, 2017, and terminating on August 1, 2018, unless extended in writing by mutual agreement of the parties.

2SECTION . Rent

Tenant shall pay to Landlord the sum of \$801 per year (2.67 acres@\$300/acre), payable in advance at the commencement of the lease, and on January 1 of the year of any extended term.

3SECTION . Use of the Premises

.1 **Permitted Use.** The Premises consists of bare ground upon which Tenant may use for agricultural purposes only and for storing equipment for farm use.

.2 **Restrictions on Use.** In connection with the use of the Premises, Tenant shall:

(a) Because the Premises is adjacent to the Ontario Municipal Airport, Tenant shall refrain from using or storing any equipment or other items that extend more than 15 feet above the ground.

(b) Tenant shall maintain the Premises in a clean and sightly condition, and shall not use the Premises for storing inoperable equipment or junk.

(c) Conform to all applicable laws and regulations of any public authority affecting the premises and the use, and correct at Tenant's own expense any failure of compliance created through Tenant's fault or by reason of Tenant's use, but Tenant shall not be required to make any structural changes to effect such compliance unless such changes are required because of Tenant's specific use.

(d) Refrain from any activity that would make it impossible to insure the Premises against casualty or would increase the insurance rate, unless Tenant pays the additional cost of the insurance.

(e) Refrain from any use that would be reasonably offensive to other owners or users of neighboring premises or that would tend to create a nuisance or damage the reputation of the premises.

(f) Tenant shall not cause or permit any Hazardous Substance to be spilled, leaked, disposed of, or otherwise released on or under the Premises. The term Hazardous Substance shall mean any hazardous, toxic, infectious or radioactive substance, waste, and material as defined or listed by any Environmental Law and shall include, without limitation, petroleum oil and its fractions. The term Environmental Law shall mean any federal, state, or local statute, regulation, or ordinance or any judicial or other governmental order pertaining to the protection of health, safety or the environment.

4SECTION . Repairs and Maintenance

.1 **Landlord's Obligations.** Landlord shall have no obligation to make any repairs or incur any maintenance expenses for the Premises. Any repair or maintenance expenses on the Premises shall be solely the Tenant's obligation.

.2 **Inspection of Premises.** Landlord shall have the right to inspect the Premises at any reasonable time or times.

5SECTION . Alterations

.1 **Alterations Prohibited.** Tenant shall make no improvements or alterations on the Premises of any kind without first obtaining Landlord's written consent. All alterations shall be made in a good and workmanlike manner, and in compliance with applicable laws and building codes.

.2 **Ownership and Removal of Alterations.** All improvements and alterations performed on the Premises by either Landlord or Tenant shall be the property of Landlord when installed. Improvements and alterations installed by Tenant shall, at Landlord's option, be removed by Tenant.

6SECTION . Insurance

.1 **Insurance Required.** Tenant shall be responsible for maintaining any fire and property damage insurance on its personal property located on the Premises.

.2 **Waiver of Subrogation.** Neither party shall be liable to the other (or to the other's successors or assigns) for any loss or damage caused by fire or any of the risks enumerated in a standard fire insurance policy with an extended coverage endorsement, and in the event of insured loss, neither party's insurance company shall have a subrogated claim against the other. This waiver shall be valid only if the insurance policy in question expressly permits waiver of subrogation or if the insurance company agrees in writing that such a waiver will not affect coverage under the policies. Each party agrees to use best efforts to obtain such an agreement from its insurer if the policy does not expressly permit a waiver of subrogation.

7SECTION . Utilities

Tenant shall pay when due all charges for services and utilities incurred in connection with the use, occupancy, operation, and maintenance of the Premises.

8SECTION . Liability and Indemnity

.1 Liens

(a) Except with respect to activities for which Tenant is responsible, Tenant shall pay as due all claims for work done on and for services rendered or material furnished to the Premises, and shall keep the Premises free from any liens. If Tenant fails to pay any such claims or to discharge any lien, Landlord may do so and collect the cost as additional rent. Any amount so added shall bear interest at the rate of 18% per annum from the date expended by Landlord and shall be payable on demand. Such action by Landlord shall not constitute a waiver of any right or remedy which Landlord may have on account of Tenant's default.

(b) Tenant may withhold payment of any claim in connection with a good-faith dispute over the obligation to pay, as long as Landlord's property interests are not jeopardized. If a lien is filed as a result of nonpayment, Tenant shall, within 10 days after knowledge of the filing, secure the discharge of the lien or deposit with Landlord cash or sufficient corporate surety bond or other surety satisfactory to Landlord in an amount sufficient to discharge the lien plus any costs, attorney fees, and other charges that could accrue as a result of a foreclosure or sale under the lien.

.2 Indemnification. Tenant shall indemnify and defend Landlord from any claim, loss, or liability arising out of or related to any activity of Tenant on the Premises or any condition of the Premises in the possession or under the control of Tenant. Landlord shall have no liability to Tenant for any injury, loss, or damage caused by third parties, or by any condition of the Premises except to the extent caused by Landlord's negligence or breach of duty under this lease.

.3 Liability Insurance. Before going into possession of the Premises, Tenant shall procure and thereafter during the term of the lease shall continue to carry the following insurance at Tenant's cost: comprehensive general liability insurance in a responsible company with limits of not less than \$1,000,000 for injury to one person, \$3,000,000 for injury to two or more persons in one occurrence, and \$1,000,000 for damage to property. Such insurance shall cover all risks arising directly or indirectly out of Tenant's activities on or any condition of the premises whether or not related to an occurrence caused or contributed to by Landlord's negligence. Such insurance shall protect Tenant against the claims of Landlord on account of the obligations assumed by Tenant under Section , and shall name Landlord as an additional insured. Certificates evidencing such insurance and bearing endorsements requiring 10 days' written notice to Landlord prior to any change or cancellation shall be furnished to Landlord prior to Tenant's occupancy of the property.

9SECTION . Quiet Enjoyment

.1 Landlord's Warranty. Landlord warrants that it has the right to lease the Premises. Landlord will defend Tenant's right to quiet enjoyment of the Premises from the lawful claims of all persons during the lease term.

.2 **Assignment and Subletting.** No part of the Premises may be assigned, mortgaged, or subleased, nor may a right of use of any portion of the property be conferred on any third person by any other means, without the prior written consent of Landlord, which consent shall not be unreasonably withheld. This provision shall apply to all transfers by operation of law. No consent in one instance shall prevent the provision from applying to a subsequent instance.

10SECTION . Termination Without Cause.

Either party may terminate this lease without cause, upon delivering to the other party a written notice of termination at least thirty days prior to the termination date.

11SECTION . Default

The following shall be events of default:

.1 **Default in Rent.** Failure of Tenant to pay any rent or other charge within ten days of the due date.

.2 **Default in Other Covenants.** Failure of Tenant to comply with any term or condition or fulfill any obligation of the lease (other than the payment of rent or other charges) within 20 days after written notice by Landlord specifying the nature of the default with reasonable particularity. If the default is of such a nature that it cannot be completely remedied within the 20-day period, this provision shall be complied with if Tenant begins correction of the default within the 20-day period and thereafter proceeds with reasonable diligence and in good faith to effect the remedy as soon as practicable.

.3 **Insolvency.** Insolvency of Tenant; an assignment by Tenant for the benefit of creditors; the filing by Tenant of a voluntary petition in bankruptcy; an adjudication that Tenant is bankrupt or the appointment of a receiver of the properties of Tenant; the filing of any involuntary petition of bankruptcy and failure of Tenant to secure a dismissal of the petition within 30 days after filing; attachment of or the levying of execution on the leasehold interest and failure of Tenant to secure discharge of the attachment or release of the levy of execution within 10 days shall constitute a default. If Tenant consists of two or more individuals or business entities, the events of default specified in this Section shall apply to each individual unless within 10 days after an event of default occurs, the remaining individuals produce evidence satisfactory to Landlord that they have unconditionally acquired the interest of the one causing the default. If the lease has been assigned, the events of default so specified shall apply only with respect to the one then exercising the rights of Tenant under the lease.

.4 **Abandonment.** Failure of Tenant for 20 days or more to occupy the Premises for one or more of the purposes permitted under this lease, unless such failure is excused under other provisions of this lease.

12SECTION . Remedies on Default

.1 **Termination.** In the event of a default the lease may be terminated at the option of Landlord by written notice to Tenant. Whether or not the lease is terminated by the election of Landlord or otherwise, Landlord shall be entitled to recover damages from Tenant for the default, and Landlord may reenter, take possession of the premises, and remove any persons or property by legal action or by self-help with the use of reasonable force and without liability for damages and without having accepted a surrender.

.2 **Reletting.** Following reentry or abandonment, Landlord may relet the Premises and in that connection may make any suitable alterations or refurbish the Premises, or both, or change the character or use of the Premises, but Landlord shall not be required to relet for any use or purpose other than that specified in the lease or which Landlord may reasonably consider injurious to the Premises, or to any tenant that Landlord may reasonably consider objectionable. Landlord may relet all or part of the Premises, alone or in conjunction with other properties, for a term longer or shorter than the term of this lease, upon any reasonable terms and conditions, including the granting of some rent-free occupancy or other rent concession.

.3 **Damages.** In the event of termination or retaking of possession following default, Landlord shall be entitled to recover immediately, without waiting until the due date of any future rent or until the date fixed for expiration of the lease term, the following amounts as damages:

 (a) The loss of rental from the date of default until a new tenant is, or with the exercise of reasonable efforts could have been, secured and paying out.

 The reasonable costs of reentry and reletting including without limitation the cost of any cleanup, refurbishing, removal of Tenant's property and fixtures, costs incurred under Section , or any other expense occasioned by Tenant's default including but not limited to, any remodeling or repair costs, attorney fees, court costs, broker commissions, and advertising costs.

.4 **Right to Sue More than Once.** Landlord may sue periodically to recover damages during the period corresponding to the remainder of the lease term, and no action for damages shall bar a later action for damages subsequently accruing.

.5 **Landlord's Right to Cure Defaults.** If Tenant fails to perform any obligation under this lease, Landlord shall have the option to do so after 30 days' written notice to Tenant. All of Landlord's expenditures to correct the default shall be reimbursed by Tenant on demand with interest at the rate of 18% annum from the date of expenditure by Landlord. Such action by Landlord shall not waive any other remedies available to Landlord because of the default.

.6 **Remedies Cumulative.** The foregoing remedies shall be in addition to and shall not exclude any other remedy available to Landlord under applicable law.

13SECTION . Surrender at Expiration

.1 **Condition of Premises.** Upon expiration of the lease term or earlier termination on account of default, Tenant shall deliver the Premises in the same condition as at the commencement of the lease. Alterations constructed by Tenant with permission from Landlord shall not be removed or restored to the original condition unless the terms of permission for the alteration so require. Prior to expiration or other termination of the lease term Tenant shall remove all equipment, furnishings, furniture, and trade fixtures that remain its property. If Tenant fails to do so, this shall be an abandonment of the property, and Landlord may retain the property and all rights of Tenant with respect to it shall cease or, by notice in writing given to Tenant within 20 days after removal was required, Landlord may elect to hold Tenant to its obligation of removal. If Landlord elects to require Tenant to remove, Landlord may effect a removal and place the property in public storage for

Tenant's account. Tenant shall be liable to Landlord for the cost of removal, transportation to storage, and storage, with interest at the legal rate on all such expenses from the date of expenditure by Landlord.

14SECTION . Miscellaneous

.1 **Nonwaiver.** Waiver by either party of strict performance of any provision of this lease shall not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or of any other provision.

.2 **Attorney Fees.** If suit or action is instituted in connection with any controversy arising out of this lease, the prevailing party shall be entitled to recover in addition to costs such sum as the court may adjudge reasonable as attorney fees at trial, on petition for review, and on appeal.

.3 **Notices.** Any notice required or permitted under this lease shall be given when actually delivered or 48 hours after deposited in United States mail as certified mail addressed to the address first given in this lease or to such other address as may be specified from time to time by either of the parties in writing.

.4 **Succession.** Subject to the above-stated limitations on transfer of Tenant's interest, this lease shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

.5 **Recordation.** This lease shall not be recorded without the written consent of Landlord.

.6 **Interest on Rent and Other Charges.** Any rent or other payment required of Tenant by this lease shall, if not paid within 10 days after it is due, bear interest at the rate of 18% per annum from the due date until paid. In addition, if Tenant fails to make any rent or other payment required by this lease to be paid to Landlord within five days after it is due, Landlord may elect to impose a late charge of five cents per dollar of the overdue payment to reimburse Landlord for the costs of collecting the overdue payment. Tenant shall pay the late charge upon demand by Landlord. Landlord may levy and collect a late charge in addition to all other remedies available for Tenant's default, and collection of a late charge shall not waive the breach caused by the late payment.

.7 **Time of Essence.** Time is of the essence of the performance of each of Tenant's obligations under this lease.

EXECUTED ON DUPLICATE ORIGINALS on the date first above written.

Landlord:

CITY OF ONTARIO

By:

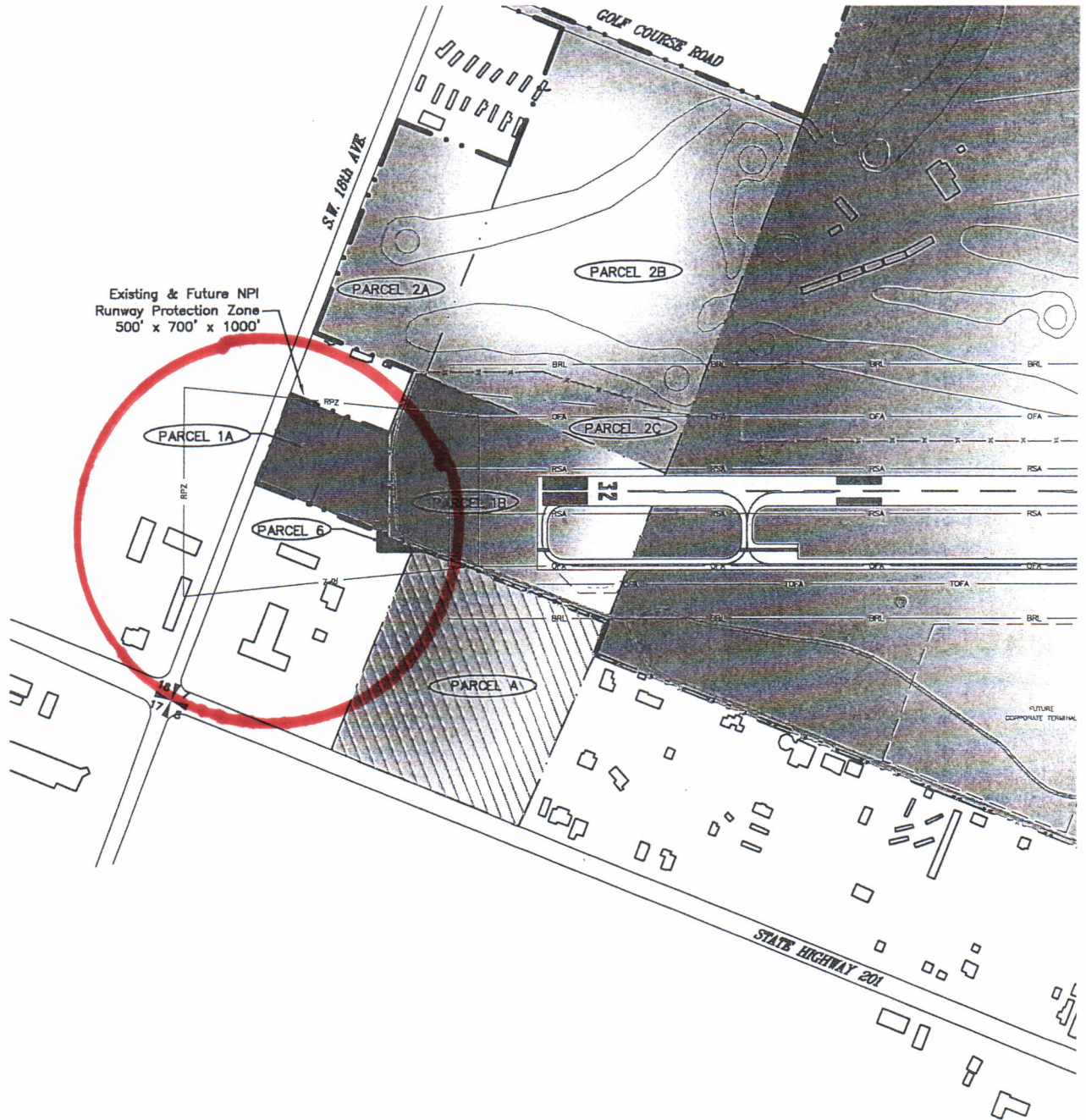
Attest:

Ronald Verini, Mayor

Tori Barnett, MMC, City Recorder

Tenant:

Larry Kitamura



AIRPORT PROPERTY OWNERSHIP INFORMATION

PARCEL	LAND PARCELS				INTEREST	RECORDING				FEDERAL
	OWNER	PREV. OWNER	TAX LOT NO.	ACREAGE		Book	Page	Date	INSTR. NO.	
1A	CITY OF ONTARIO	MURAKAMI FARMS	3001	1.46	FEE	*	*	4/8/69	97195	FAAP-
1B	CITY OF ONTARIO	S. & M. MURAKAMI	3001	12.66	FEE	*	*	4/8/69	97196	FAAP-
2A	CITY OF ONTARIO	TSURUYO NISHI ET VIR	3400	7.08	FEE	*	*	12/16/41	6061	AP-4
2B	CITY OF ONTARIO	IDA WATANABE ET VIR	3300	23.54	FEE	*	*	12/15/41	6062	AP-4
2C	CITY OF ONTARIO	RAYMOND HASHITANI	3200	1.85	FEE	*	*	12/16/41	6060	AP-4
3A	CITY OF ONTARIO	MALHUR CO.	4100	281.03	FEE	38	437	2/15/35	98480	AP-4
3B	CITY OF ONTARIO	MALHUR CO.	4100	10	FEE	39	428	10/1/35	101054	AP-4
3C	CITY OF ONTARIO	A.W. CONOVER	4100	5	FEE	51	421	8/4/42	11314	AP-4
4A	CITY OF ONTARIO	EST OF BELLE LEES	4100	18.8	FEE	52	355	5/29/41	*	AP-4
4B	CITY OF ONTARIO	Wm. TOEDTER	500	9	FEE	*	*	2/20/42	7103	AP-4
4C	CITY OF ONTARIO	C.H. & EDNA TOEDTER	500	N/A	EASEMENT	*	*	8/18/70	114094	FAAP-
5A	CITY OF ONTARIO	MONTGOMERY/SNOW	500	36.81	FEE	*	*	7/2006	*	N/A
5B	CITY OF ONTARIO	STATE LAND BOARD	800	3.71	FEE	52	109	3/22/41	*	AP-4
5C	CITY OF ONTARIO	MURAKAMI & LEE	*	N/A	EASEMENT	141	371	3/5/69	*	FAAP-
7	SNAKE RIVER SPORTSMAN	CITY OF ONTARIO	700	29.13	FEE	*	*	9/6/06	2006-6611	LAND

195

SW 18TH AVE







**AGENDA REPORT
NEW BUSINESS
March 8, 2018**

To: Mayor and City Council

FROM: Adam J. Brown, City Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: HOUSING INCENTIVE PROGRAM APPLICATION

DATE: March 6, 2018

PROPOSED MOTION:

I MOVE THAT THE ONTARIO CITY COUNCIL APPROVE THE APPLICATION OF DAVID THOMPSON FOR THE ONTARIO HOUSING INCENTIVE PROGRAM IN THE AMOUNT OF \$10,000.

SUMMARY:

The Business loan committee is the reviewing and recommending authority for the City of Ontario Business Loan Fund and as such is the committee tasked with reviewing and providing a recommendation to the City Council on all applications submitted for loan request and Housing Incentive payments.

BACKGROUND:

The City Council under Resolution Number 2018-111 Updated the City of Ontario Business Loan Fund codes under Section 11 a Housing Incentive Program to promote new housing development with the City limits of Ontario. This application is the first (1st) application under the new Housing Incentive Program.

CURRENT SITUATION:

Mr. Thompson is requesting approval of his application for the \$10,000.00 Incentive on a new home to be located at 718 Reiter Drive being Lot 23 of Sage Ridge Place Subdivision. The proposed Dwelling will be 1,730 Square feet with two (2) bathrooms and a 780 square feet, two (2) car garage. The application was deemed to be complete by the Community Development Director and meeting or exceeding the minimum requirements of Section 11 of the Business Loan Fund code.

The item was reviewed by the Business Loan Fund Committee and was approved. Final approval lies with the City Council.

ANALYSIS:

- A. **FINANCIAL** If approved the City would pay the incentive out of the Business Loan fund in the amount of \$10,000.00 which would be paid back to the fund through the city portion of the property taxes collected on the property and dwelling approved under this application.
- B. **TIMING** Time is of the essence on this application as the applicant wants to pull a building permit and start construction as soon as they receive their approval.
- C. **POLICY/LEGAL** The Business Loan Fund Committee recommended approval at their meeting on March 5, 2018. If the City Council approves the action, the City Manager will have the agreement signed by all parties authorizing the building department to issue a permit under this agreement.

ALTERNATIVES:

The Council could table the request or take no action to obtain more information from the applicant.

RECOMMENDATION:

The City Manager recommends approval of the Housing Incentive Program Application for David Thompson.

ATTACHMENTS:

- 1. SR_BLFC_HIP Application Thompson_3 5 18



AGENDA REPORT

NEW BUSINESS

March 5, 2018

To: Business Loan Fund Committee

FROM: *Dan Cummings, Community Development Director*

THROUGH: Adam J. Brown, City Manager

SUBJECT: **DAVID THOMPSON, HOUSING INCENTIVE PROGRAM APPLICATION**

DATE: *March 2, 2018*

PROPOSED MOTION:

1. I move the Building Loan Fund Committee recommend to the City Council approval of the Application of David Thompson for the Ontario Housing Incentive Program in the amount of \$10,000.00.

OR

2. I move the Building Loan Fund Committee recommend to the City Council to deny the Application of David Thompson for the Ontario Housing Incentive Program. Based on the following reasons:

SUMMARY:

The Business loan committee is the reviewing and recommending authority for the City of Ontario Business Loan Fund and as such is the committee tasked with reviewing and providing a recommendation to the City Council on all applications submitted for loan request and Housing Incentive payments.

BACKGROUND:

The City Council under Resolution Number 2018-111 Updated the City of Ontario Business Loan Fund codes under Section 11 a Housing Incentive Program to promote new housing development with the City limits of Ontario. This application is the first (1st) application under the new Housing Incentive Program.

CURRENT SITUATION:

Mr. Thompson is request approval of his application for the \$10,000.00 Incentive on a new home to be located at 718 Reiter Drive being Lot 23 of Sage Ridge Place Subdivision. The proposed Dwelling will be 1,730 Square feet with two (2) bathrooms and 780 square feet, two (2) car garage. The application was deemed to be complete by the Community Development Director and meeting or exceeding the minimum requirements of Section 11 of the Business Loan Fund code and is being forwarded to the Committee for their review and recommendation.

ANALYSIS:

- A. **FINANCIAL (REQUIRED)** *If approved the City would payout of the Business Loan fund the amount of \$10,000.00 which would be paid back to the fund through the city portion of the property taxes collected on the property and dwelling approved under this application.*
- B. **TIMING (REQUIRED)** *Time is of the essence on this application as the applicant wants to pull a building permit and start construction as soon as they receive their approval.*
- C. **POLICY/LEGAL (REQUIRED)** *The Business Loan Fund Committee shall make a recommendation to the City Council. If the City Council approves the action, the City manage will have the agreement signed by all parties authorizing the building department to issue a permit under this agreement.*

ALTERNATIVES:

A. Table the Action:

- 1. The Committee could table the request and request further information from the Applicant.

RECOMMENDATION:

Staff has reviewed the application for completeness and meeting or exceeding the minimum requirements and recommends the Committee send a favorable recommendation to the Council.

ATTACHMENTS:

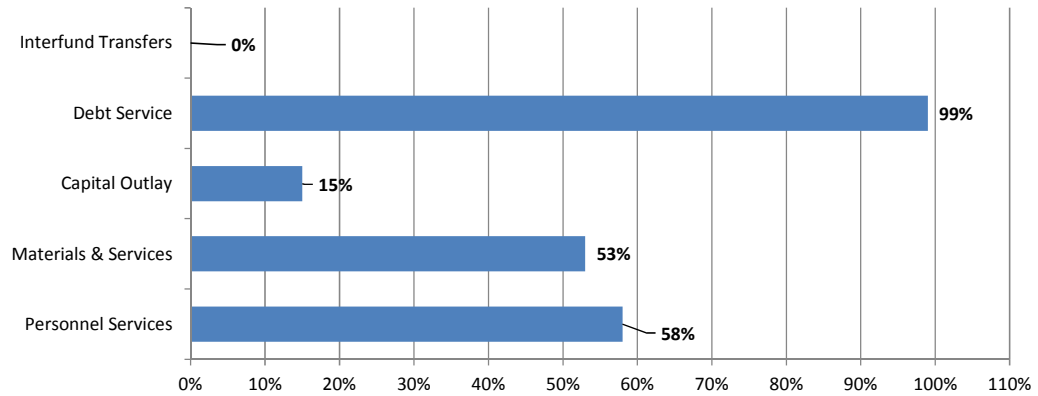
- Application was emailed under a separate mailing.
-

**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT EXPENSE
FOR THE PERIOD ENDED
JANUARY 31, 2018**

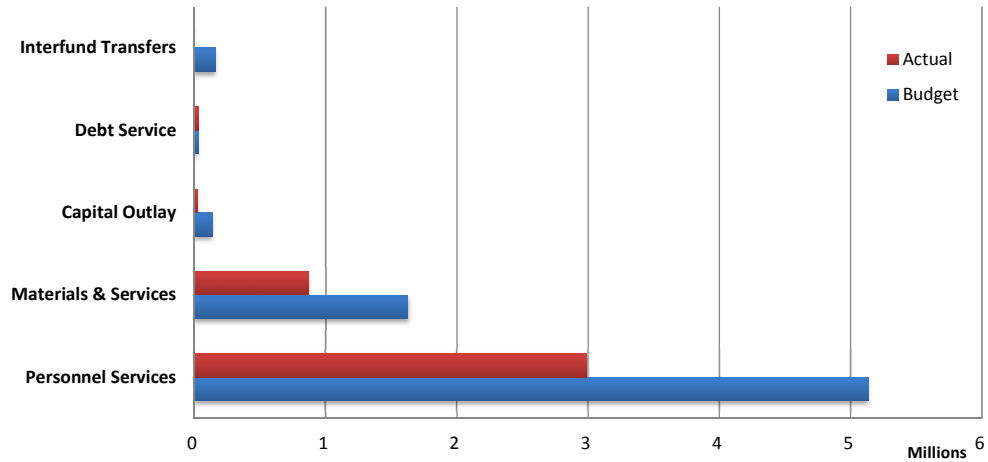
DEPARTMENT	BUDGET	ACTUAL	% EXPENDED	COMMENTS
Parks	279,252	126,357	45.2%	
Recreation	211,129	118,990	56.4%	
Parks & Recreation	490,381	245,347	50.0%	
Fire	1,512,788	809,239	53.5%	
Code Enforcement	142,829	72,728	50.9%	
Police	3,305,640	1,970,404	59.6%	
Police reserves	2,000	1,805	90.3%	will need resolution
Public Safety Total	4,963,257	2,854,175	57.5%	
Administration	365,910	184,914	50.5%	
City Council	25,791	11,632	45.1%	
Human Resources	98,287	37,836	38.5%	
Business Registration	1,100	263	23.9%	
Cemetery	146,808	85,774	58.4%	
Finance	237,377	117,960	49.7%	
Technology	110,774	57,136	51.6%	
General Government Total	986,047	495,515	50.3%	
Community development	171,751	85,820	50.0%	
Community Development	171,751	85,820	50.0%	
Administrative Overhead	331,175	213,963	64.6%	Liability insurance premium
Other Total	331,175	213,963	64.6%	
Operating Transfers Out	127,910	-	0.0%	Interfund transfers not recorded yet.
GENERAL FUND TOTALS	\$ 7,070,521	\$ 3,894,821	55.1%	
YTD BUDGET BENCHMARK			58.3333%	 3.2%

**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT EXPENSE
FOR THE PERIOD ENDED
JANUARY 31, 2018**

% Expended by Category



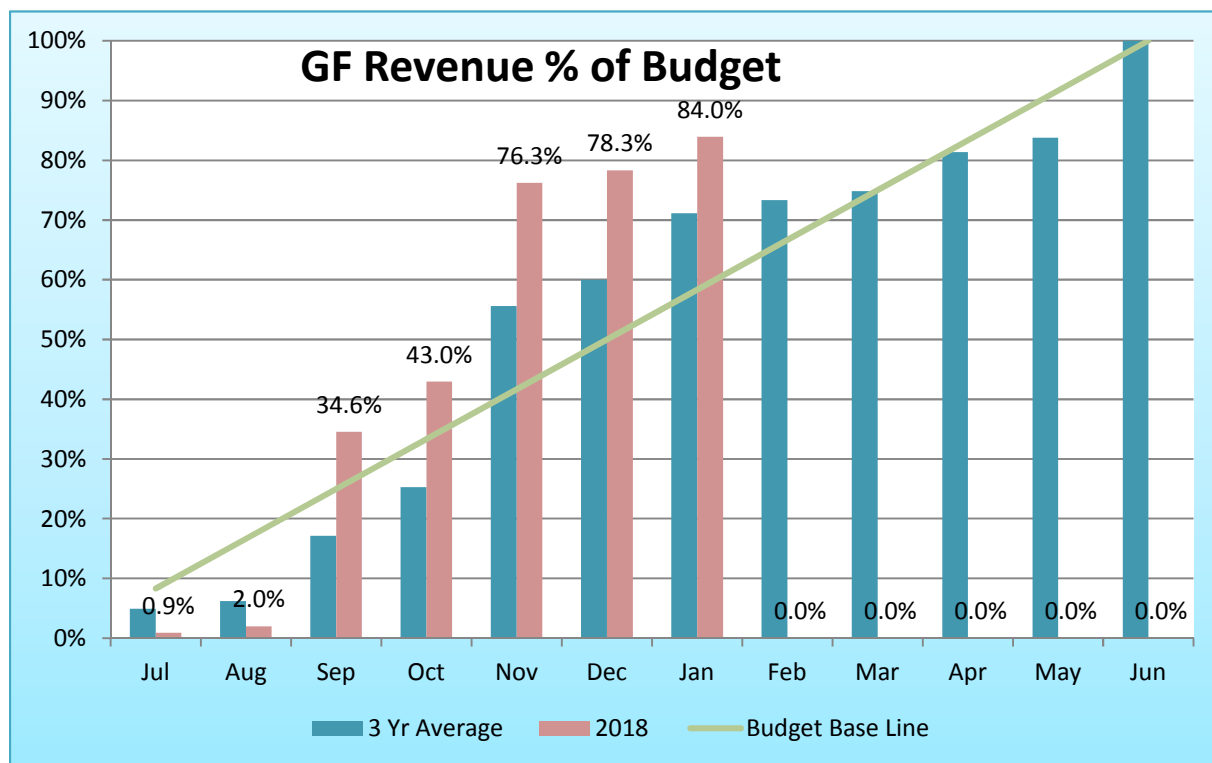
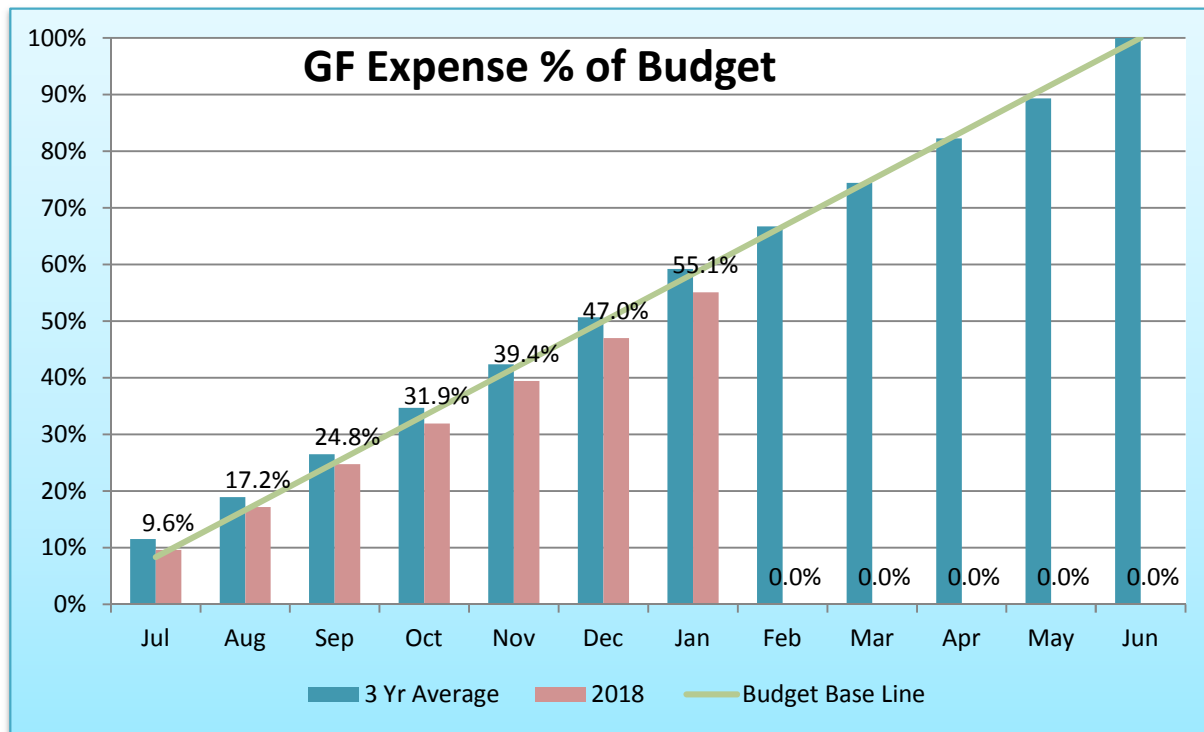
Budget to Actual by Category



**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT REVENUE
FOR THE PERIOD ENDED
JANUARY 31, 2018**

DEPARTMENT	BUDGET	ACTUAL	% REALIZED	COMMENTS
GENERAL FUND BEGINNING FUND BALANCE	2,350,000	2,788,700	118.7%	(not calculated in totals)
Parks	101,900	2,810	2.8%	
Recreation	74,900	18,632	24.9%	
Parks & Recreation	176,800	21,442	12.1%	
Fire	133,622	58,113	43.5%	
Code Enforcement	10,998	8,199	74.6%	
Police	202,975	95,019	46.8%	
Public Safety Total	347,595	161,332	46.4%	
Interest	20,000	22,325	111.6%	Interest rates keep raising
State Revenue Sharing	128,500	32,176	25.0%	Quarterly payments
Administrative Services	497,149	290,003	58.3%	
Other General Revenues	12,055	3,317	27.5%	Less Misc. revenue
Property Taxes	3,395,459	3,177,025	93.6%	P. taxes are due in November
Alcohol Bvg License & Fee	173,500	72,984	42.1%	Quarterly payments
Cigarette tax	14,530	7,939	54.6%	State slow on payments
Marijuana tax	32,679	34,103	104.4%	Full amount is received
Franchise Fees	1,634,300	776,307	47.5%	Quarterly payments
Business Registration	1,700	1,310	77.1%	
Cemetery	45,500	19,400	42.6%	
General Government Total	5,955,372	4,436,888	74.5%	
P&Z Hearings	1,500	7,927	528.5%	
Community development	1,500	7,927	528.5%	
GENERAL FUND REVENUE TOTALS	\$ 6,481,267	\$ 4,627,588	71.4%	
YTD BUDGET BENCHMARK			58.3%	 13.1%

**CITY OF ONTARIO
GENERAL FUND
FOR THE PERIOD ENDED
JANUARY 31, 2018**



**CITY OF ONTARIO
OTHER FUNDS - DEPARTMENT EXPENSES AND REVENUE
FOR THE PERIOD ENDED
JANUARY 31, 2018**

DEPARTMENT/FUND	EXPENDITURES				REVENUES		
	BUDGET	ACTUAL	% EXPENDED		BUDGET	ACTUAL	% REALIZED
005 Golf Course Fund	803	803	100.0%		803	6,802	847.1%
010 Grant Fund	964,109	244,098	25.3%		973,219	152,903	15.7%
027 Building Fund	188,420	158,321	84.0%		188,600	310,860	164.8%
030 Capital Projects Fund	719,893	81,535	11.3%		3,343,956	3,484,362	104.2%
031 SDC Fund	202,001	-	0.0%		202,001	283,932	140.6%
035 Debt Service Fund	61,433	30,989	50.4%		142,330	135,008	94.9%
045 Street Fund	2,160,861	1,252,517	58.0%		2,160,861	1,192,492	55.2%
050 Trust Funds	586,072	243,016	41.5%		741,012	625,923	84.5%
055 Reserve Funds	383,810	9,488	2.5%		1,959,484	2,013,088	102.7%
060 Revolving Loan Fund	516,977	20,528	4.0%		516,977	545,646	105.5%
065 Aquatic Donation Fund	25,814	-	0.0%		25,814	25,814	100.0%
105 Water Fund	3,277,875	2,042,314	62.3%		4,054,788	3,016,811	74.4%
110 Sewer Fund	3,558,196	2,002,504	56.3%		4,313,783	3,644,910	84.5%
115 Storm Sewer Fund	212,324	61,135	28.8%		599,123	549,750	91.8%
120 Airport Fund	95,892	46,867	48.9%		95,892	63,948	66.7%
125 Aquatic Fund	623,297	2,686	0.4%		623,297	212,220	34.0%
YTD BUDGET BENCHMARK58.3%							



3/8/2018

Fire Department

**First Quarter
Winter Report**
Fire Chief
Terry Leighton



Christmas Parades



The Joy of Christmas



2017 Firefighter of the Year.



Brett
Leavitt

2017 Rookie of the Year



Jordan Watts

Winter 2018

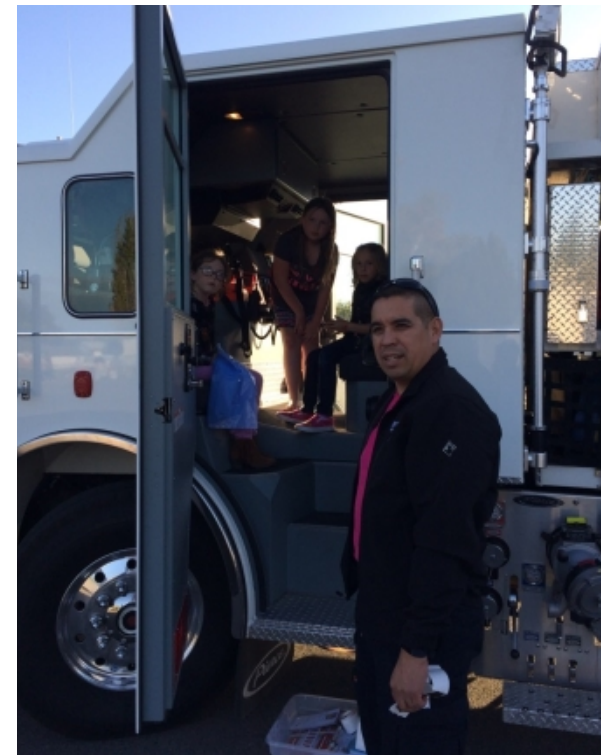
2017 Outstanding Service Awards



Jim Wick



Merri Gammage



Frank Grimaldo Jr.

Winter 2018

Years of Service Awards



Todd Higinbotham 35 years
Tony Klein 35 years
Frank Grimaldo 20 years
Lonnie Justus 15 years

Dedication & Commitment



- 🌀 Most fire call responses off duty - **39** Jared Gammage
- 🌀 Most training drills attended off duty - **33** Kevin Smith

TRAINING

- ❧ EMS Trauma and Mass Casualty
- ❧ Vehicle Extrication
- ❧ Building Construction Americold
- ❧ Cold Water Rescue Techniques
- ❧ NFPA driver operator course





INSPECTIONS



STRUCTURE FIRES

- 7 City
- 2 Rural





OTHER FIRES

TOTAL CALLS 2017

2468



🌀 Medicals 2096

🌀 Fires 368

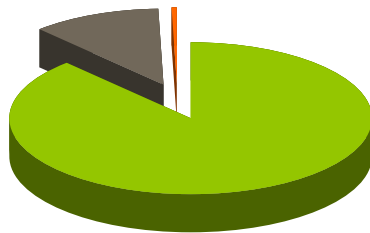
🌀 Haz-Mat 4

TOTAL CALLS 2007... 1692

MEDICAL AND FIRE CALLS

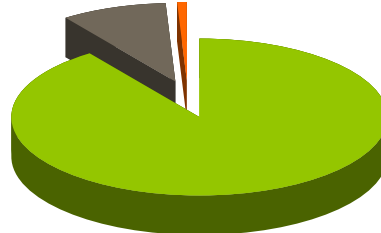


December



■ 191 - Medicals
■ 25 - Fires
■ 1 - Haz-Mat

January



■ 218 - Medicals
■ 22 - Fires
■ 2 - Haz-Mat

February



■ 179 - Medicals
■ 21 - Fires
■ 0 - Haz-Mat

Supporting the family

✿ Haircuts





Questions

3/8/2018

Recreation Department Quarterly Presentation



Parks & Recreation Board Members



- 🔗 Greg Herrera--Chairperson
- 🔗 Jeremy Roberts
- 🔗 Eric Evans
- 🔗 Juan Lopez
- 🔗 Alfredo Rodriguez
- 🔗 Vacant
- 🔗 Vacant
- 🔗 Ex-Officio Ramon Palomo

**Next meeting March 21, 2018 at
3:30 p.m. at the Recreation
Center**

Interesting Facts



Youth Sports Stats

- Number of kids who play organized sports each year: 36.3 Million
- Percent of kids who play sports outside of school: 60
- Percent of boys who play organized sports: 66
- Percent of girls who play organized sports: 52
- Percent of coaches who are moms & dads coaching their own kids: 85

Data was taken from – Recreation Management and is for kids ages 5 -18



Community Partners & Beyond

Ontario School District:

Use of gyms



Challenger Sports:

Soccer Camp June 11 - 15



Friends of the
Aquatic Center:



Four Rivers

Community School:

Use of gym



Quarterly Report

Community Partners & Beyond



Payette County
Recreation:

Basketball

3rd /4th Grade Girls

5th/6th Grade Girls

Gridiron Dreams:
Planning of Football camp



December Events and Classes:



Winter Break Arts and Crafts





January Events and Classes:



Youth Basketball:

5 Coed Teams K-2nd Grade

1 Girls Team for 3rd - 4th grade with
PCRD

2 Girls Teams for 5th - 6th grade
With PCRD

117 kids total playing basketball 2018

89 kids total playing basketball 2018

28 more kids this year









Spring Sports- Events and Classes

Adult Co-Ed Volleyball: Registrations



Spring Sports- Events and Classes



Spring Soccer:
Registrations have been coming in. Games
begin April 7th



Looking for Soccer Sponsors
\$160.00 per team

Socks and Shin guards



Socks \$3.00



Shin guards \$6.00

February Projects & Events



2018 SUMMER FLYER!



Working on 2018-
2019 Budget

Winter Sports and Event Participation:

154 customers 2018

106 customers 2017

Recreation Revenue:



December 1st- February 28, 2015-2016:
\$23,482.50

December 1st- February 28, 2016-2017:
\$22,129.00

December 1st – February 28 , 2017 – 2018:
\$26,317.00

Upcoming Recreation Events:

Ontario Recreation Department
745 SW 3rd AVE. Ontario, OR 97914, (541) 881-3260
Spring-Summer
2018

Spring Break Arts and Crafts

Spring Soccer

Summer Arts & Crafts Camps

Girls Softball

NFL Flag Football

Pickleball

Tennis

Track Meet

Challenger British Soccer Camp

Gridiron Dreams Football Camps

We update the city webpage frequently!

Ontario
where Oregon begins

City Services City Government Calendar Residents Visitors Announcements

Ontario Recreation
745 SW 3rd Avenue, Ontario, OR 97914

Debbie Jeffries
Recreation Manager
Phone: 541-551-3260
Fax: 541-559-7656
Email: debbie.jeffries@ontariorecreation.org

Mallory Mallee
Recreation Program Coordinator
Phone: 541-551-3261
Fax: 541-559-7656
Email: mallory.mallee@ontariorecreation.org

OFFICE HOURS
Monday through Friday
8 a.m. - 5 p.m.
Closed Weekends & Holidays

MAILING ADDRESS:
444 SW 4th Avenue
Ontario, OR 97914

Fun "Art" day event
Painting with our feet!!

Follow us on [Facebook](#)

Parks and Recreation Board

The Recreation Department is responsible for organizing, directing and scheduling all recreational activities. We provide many different activities for the youth and adults of our community each year. Check the Recreation brochure to find out what activities are offered.

Current Activities:
Please call 541-551-3260 or email debbie.jeffries@ontariorecreation.org or Mallory at mallory.mallee@ontariorecreation.org with any questions about the following:

- [2016-17 Sports Schedule.pdf](#)
- [2017 Spring Youth Soccer Registration Form](#)
- [2017 Spring Adult/Over 18 Soccer Registration Form](#)
- [Adult Soccer League Roster](#)

Challenger Sports: British Soccer 2017

[here or above link and register today!](#)

Find us and follow us on Facebook!



February 2018 ACTIVITY REPORT



February 2018



Emergency Medical:

(Types of medical calls responded to: Falls with injury, fall lift assists, medical emergencies, medical alarms, assaults, etc.)

CITY	166
RURAL	13

7 of these emergency calls required back-up crews to be called in to respond to 2nd call.

Hazmat Team Calls: 0

Fire Related Emergency Calls:

(Types of fire related calls responded to: Rescue calls, building fires, vehicle fires, smoke detector/fire alarm activation, unauthorized burning, etc.)

	TOTAL	General	Mutual Aid
CITY	18	3	0
RURAL	3	1	0

TOTAL CALLS FOR MONTH

CITY	184
RURAL	16

FIREFIGHTER TRAINING:

1/30/18 Power tool usage and safety

2/1/18 Building construction awareness

2/6/18 EMS Trauma

2/8/18 Emergency scene Rehab

2/9/18 Effects of firefighting in mental health sleep disorders and Heart Disease

2/13/18 EMS Mass casualties

2/20/18 Lifeways programs and facilities tours



February 2018



FIREFIGHTER TRAINING CONTINUED

2/22/18 Ropes and Knots

2/23/18 Pediatric trauma emergency drill with TVP and St Al's @ Station 2

2/24, 25/18 Firefighter essentials weekend at TVCC 40 plus students

PERMITS ISSUED:

City Open Burns 2

City Burn Barrels 1

Rural Open Burns 38

Rural Burn Barrels 7

INSPECTIONS:

1/16 St Al's Health Plaza final fire alarms

Numerous Business inspections by staff

COMMUNITY INVOLVEMENT:

1/26/18 Joy School station tour

1/27/18 Snake River Fire Chiefs Awards Banquet

2/6/18 MDA recognition for Fill the Boot drive

2/13 Station tour

2/17/18 Assist with Fruitland Firefighter Funeral

2/20 CPR AED training Four Rivers School





February 2018



Summary of Calls of Interest:

City Incidents:

63 NW 4th St. R-1 was dispatched to the area of NW 1st Ave and 5th St for an outside shed fire. Upon arrival, R-1 was waved to the alley behind 100 block of NW 4th St, by male witness. R-1 was able to see what appeared to be a shed like structure with flames present on the north side of the structure. Due to the size of structure, and condition of the fire, R-1 decided to go into a defensive mode and perform an exterior attack. Firefighter Rico deployed the booster reel. Lt. Saito pulled some cedar fencing on the NW side of the property in an attempt to make easier access to the structure. R-1 firefighter Rico was able to make access and approach the fire from the west end of the property along the property line. Firefighter Rico used a combination stream to extinguish the fire along the north end of the structure, at this time the fire was under controlled and mop up stage was started. Once the structure was vented, firefighter Rico made entry and removed smoldering baby clothing from the structure. The items inside the damaged area consisted of a clothes dryer, clothing, baby furniture, toys and other miscellaneous objects. The majority of the damaged was on the North West exterior wall and north cedar fencing separating the property lines.

The property occupant, Mrs. Bingham stated she was burning in her designated fire pit earlier in the evening but extinguished the contents with water and "shoveled them up, and placed them near or around the west wall of the structure, near the area of possible origin.



February 2018

The property on the north of 63 NW. 4th St. is vacant but some burned vegetation and other unrecognizable object was located along the fence west of the possible area of origin.



409 NW. 12th St. R-1 was dispatched to area of NW 4th Ave and NW 12th St, for a confirmed structure fire. R- 1 arrived on scene to what appeared to be a chicken coop fully involved, with other structures threatened. Firefighter Rico deployed the booster reel, and was able to suppress the exposed structure with a direct attack, once the exposure was suppressed firefighter Rico mopped up the already lost chicken coop. The fire caused damage to the south west corner of the garage which had direct flame contact from the primary fire. Damage to the second structure resulted in minor smoke spread to the interior of the garage, and damage to the siding and soffit. The fire was knocked down at 21:43pm and responding units were downgraded and assigned to standby at station 1.

Owner, B. Mills stated they had set up the chicken coop earlier that day and may have set up some sort of warming unit to shelter the chickens from the cold weather. Chief Leighton confirmed electrical cords from the garage to the area of origin. Also Chief Leighton confirmed a breaker panel fault in the garage. The chicken coop was a total loss, and chickens were DOA. The exposure fire was limited to minor damage due to early 911 access and early fire suppression.

Rural Incidents:

4555 Hyline Rd. 156 and 100 responded to a reported fully involved house fire. A general alarm was called due to the report by an occupant of the residence. The wind was blowing very hard that day causing great concern for containment of the fire. Upon arrival 100 took command of a single story



February 2018

house with a day light basement. There was heavy smoke on the first level with visible fire on the lower level. The occupant stated he thought everyone was out of the house. 156 crew was assigned to be fire attack on the main level while 155 attacked the fire on the bravo side at the lower level. The fire was mostly contained to the lower level which was a bedroom, mechanical room and a garage with some extension into the walls of the main level. The main level was smoke damaged and also had damage to a wood deck. Ontario fire responded with two brush engines, two water tenders and two utility vehicles, and also had mutual aid assistance from Payette fire department. It was determined that the fire started in the lower level bedroom due to an electric space heater placed too close to the bed.





CH2M

Jan 26 – Feb 22

2018 Report

February
2018

Prepared by CH2M for
CITY OF ONTARIO/PUBLIC WORKS DEPARTMENT

Monthly Business Review

PUBLIC WORKS DEPARTMENT

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FIELD SERVICES: STREETS & COLLECTION/DISTRIBUTION SUMMARY

ACTIVITIES JAN. 26 – FEB. 22:

- Poured 25 tree grate frames on E. Idaho Ave. for the Meadow Project.
- Removed Christmas decorations and put banners back up.
- Performed weekly vehicle, equipment, lift station, and building inspections.
- 3 staff members attended a chemical applicator's training for two days in order to maintain their CEU's.
- Built 25 new construction barricades.
- Built 4 new shooting benches for the Police Department's shooting range.
- Maintained and installed street signs throughout the city.
- Repaired pot holes throughout the city.
- Cleaned sewers in city.
- Continued weekly sweeping of downtown, Underpass, and SE 5th Ave overpass.
- Swept Primary and Secondary routes.
- Continued weekly trash pick-up on E. Idaho Ave.
- 27 water services were turned on per customer request.
- 18 water services were shut off per customer request.
- 50 water services were shut off for non-payment.
- 29 water services were read-only on/off per customer request.
- 10 water services were checked for consumption issues.
- 70 water services were turned on for payment received.
- 3 water services were checked to verify leaks had been repaired by customer.
- 3 water services were shut off due to leaks, per customer requests.
- 17 water services were checked for leaks per customer request.
- 73 water meters were changed out for not functioning.
- 39 utility locates were completed.



Top: Employees finishing concrete for tree grates on E. Idaho Ave.

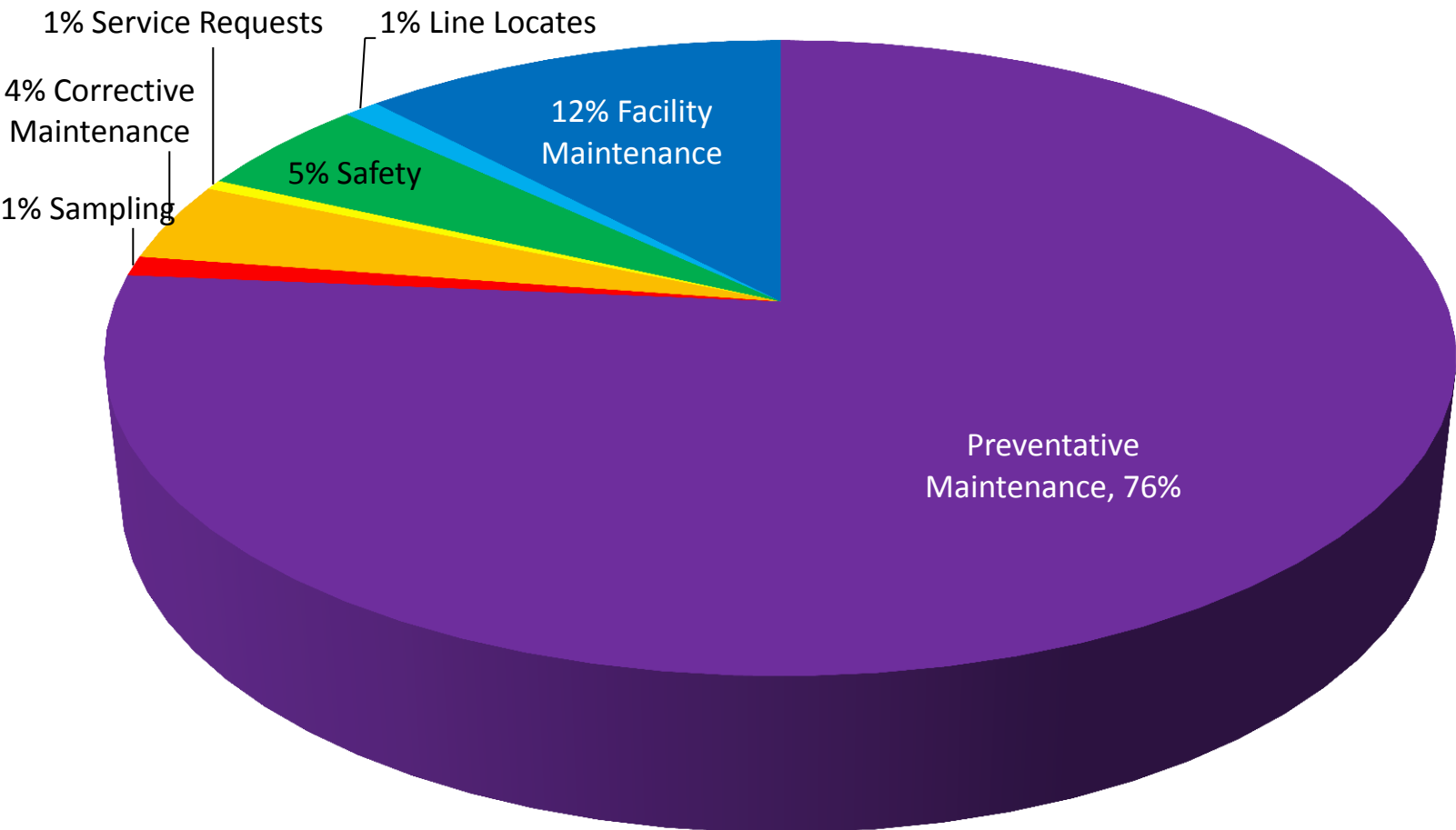
Bottom: Staff cleaning sanitary sewer.



FIELD SERVICES: STREETS & COLLECTION/DISTRIBUTION SUMMARY

ACTIVITIES JAN. 26 – FEB. 22:

**Work Orders
January 26 – February 22
Actual Hours by Work Order Type**



WATER TREATMENT PLANT SUMMARY

ACTIVITIES JAN. 26 – FEB. 22:

- Water inventories are stable and in good shape.
- West Tech filter maintenance was completed and the unit placed back in service.
- New paddles were installed on mixing chamber flights (Clarifier #1).
- A level sensor in disinfection brine tank failed. We will run the system in manual until new sensor is installed.
- New computer monitors were installed and integrated. This integration has been completed and some new training related to this new system has begun for all operations staff.
- All required Lead and Copper samples were collected and sent off for analysis. We are required to collect a minimum of 60 samples twice per year.



CH2M Water Treatment staff taking water samples.

WATER TREATMENT PLANT SUMMARY

ACTIVITIES JAN. 26 – FEB. 22:

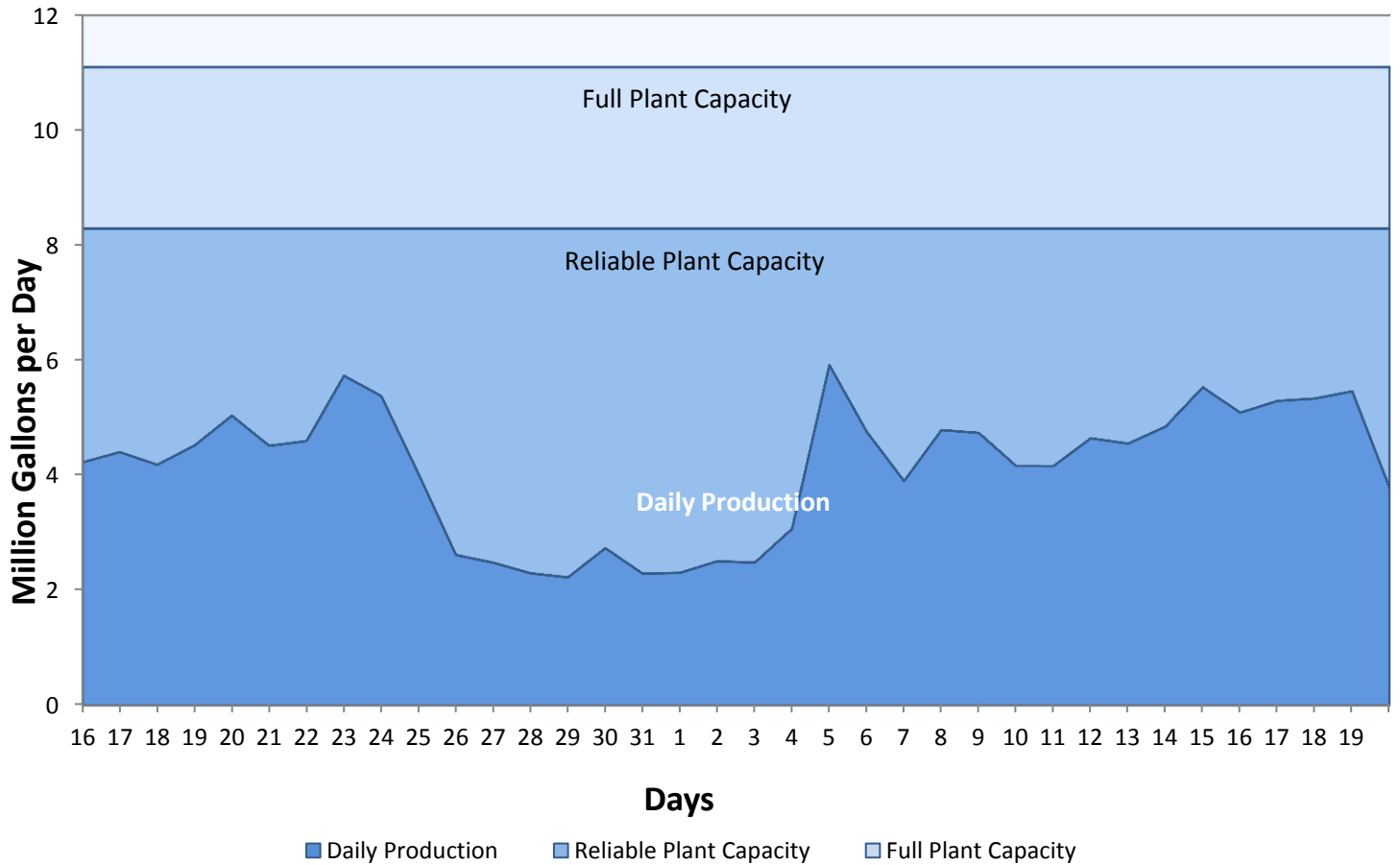


Employee making repairs to filter #2 at old Water Treatment Plant.

WATER TREATMENT PLANT SUMMARY

Flows JAN. 26 – FEB. 22:

Demand vs. Availability



WASTEWATER TREATMENT PLANT SUMMARY

ACTIVITIES JAN. 26 – FEB. 22:

- Normal operations, plant is operating well.
- Aerator maintenance for lagoon system continued.
- Normal discharge amounts are roughly 1.5 to 1.8 million gallons per day.
- A new staff member was hired and has begun training.
- One of the off-line chlorine contact basins was emptied and cleaned.
- Held meeting with Pheasants are Forever volunteers to determine potential volunteer project for our Malheur Farm operation. This has been a model for other communities in the region and is recognized as an asset to our town.
- A presentation was given to the Public Works Committee on the new permit. That presentation will mirror the one that is presented to City Council.
- Review of the new proposed NPDES permit has begun. A detailed power point presentation will be presented to Council on 2/27/18.

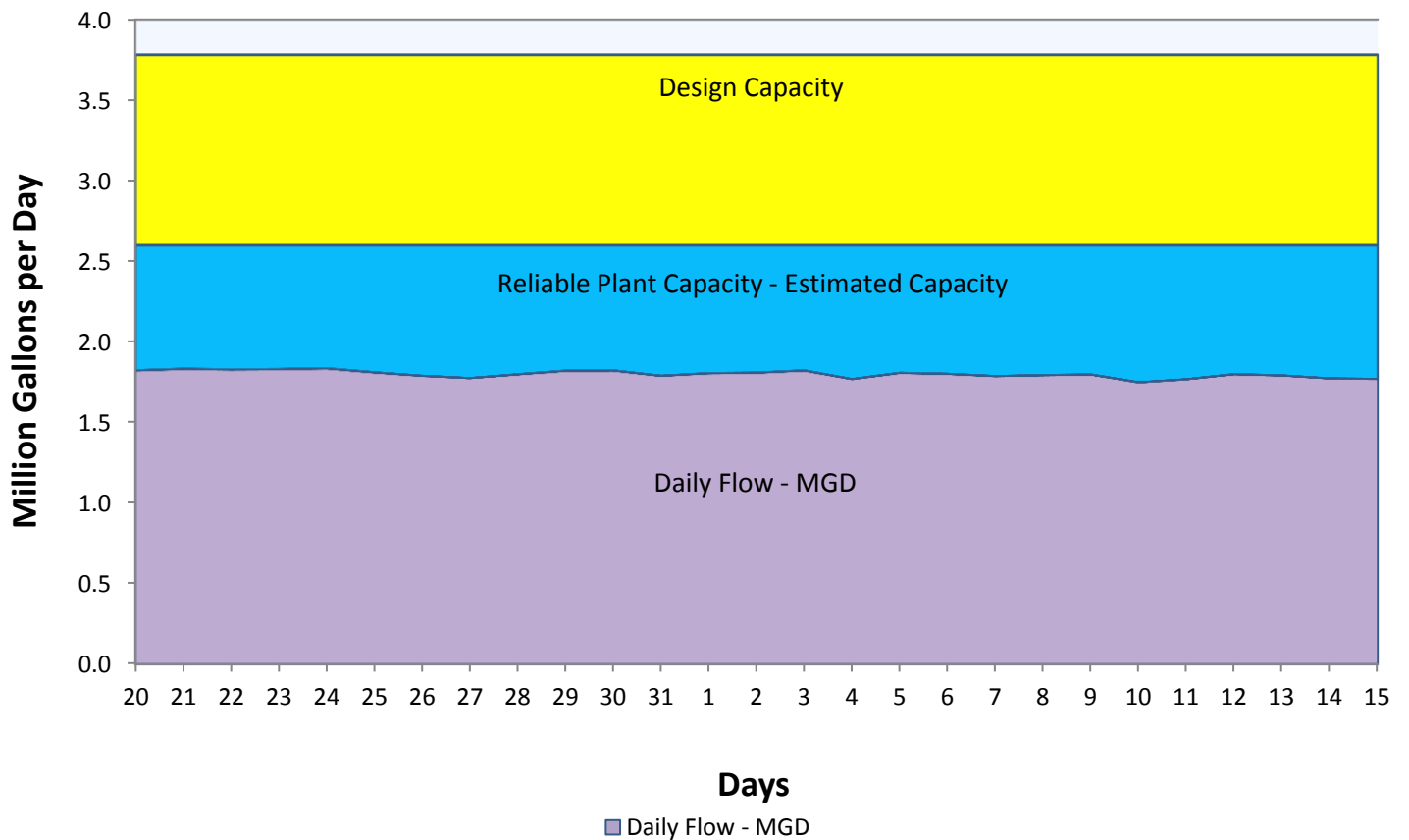


Swans at WWTP

WASTEWATER TREATMENT PLANT SUMMARY

Flows Jan. 26 – Feb. 22:

Wastewater Treatment Flows



PARKS AND CEMETERY SUMMARY

ACTIVITIES JAN. 26 – FEB. 22:

- Transplanted some of the burning bushes from Lion's Park to Beck Park.
- Tree trimming continues at all parks.
- Flag was lowered at Lion's Park for the shooting in Florida.
- Ground breaking for the new splash pad at Lion's Park was held on 2/19/18; a relatively large group was there to celebrate the new project start up.
- Tree removal at Lion's Park began on 2/22/18, a large section of the main trunk from the largest tree will be saved for potential use at the new park.



Left: Council members participate in Splash Pad groundbreaking.

Bottom: Local kids participate in Splash Pad groundbreaking.

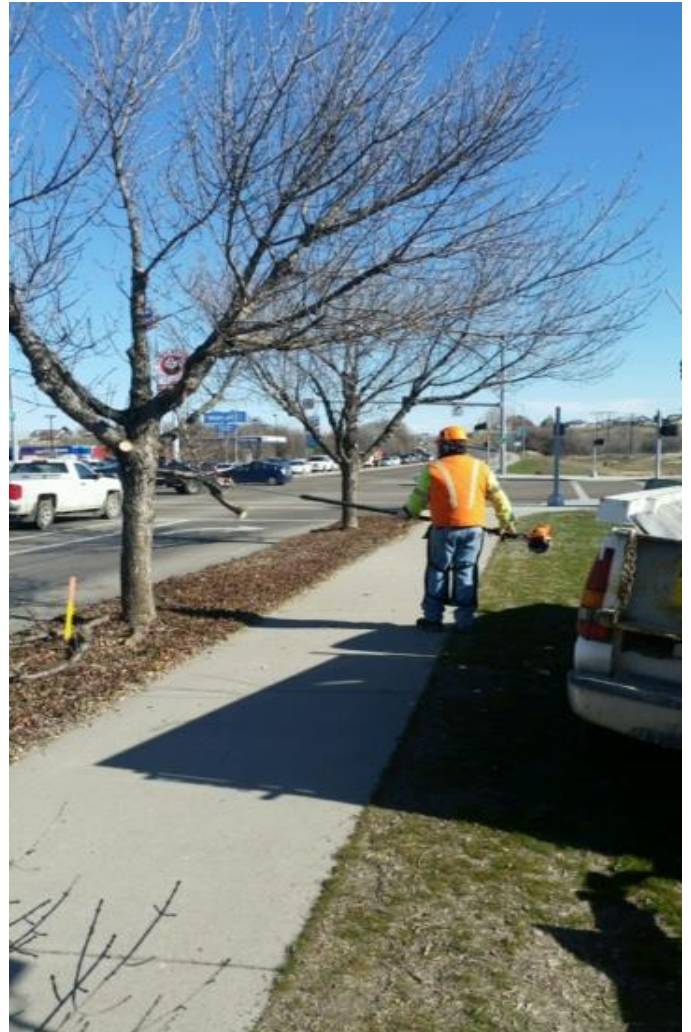


PARKS AND CEMETERY SUMMARY

ACTIVITIES JAN. 26 – FEB. 22:



Both: CH2M Parks Department staff trimming trees along E. Idaho Ave.



PARKS AND CEMETERY SUMMARY

ACTIVITIES JAN. 26 – FEB. 22:



**Trees removed at Lion's Park for
Splash Pad Project.**



FACILITY MAINTENANCE SUMMARY

ACTIVITIES JAN. 26 – FEB. 22:

- Installed security camera's at 8th Ave. lift station.
- New faucet was installed in the upstairs break room at City Hall.
- Replaced broken window on back door of City Hall. It was broken by detainee.



Left: Shattered glass on back door at City Hall due to detainee.

ENGINEERING SUMMARY

ACTIVITIES JAN. 26 – FEB. 22:

- Right-of-way permits issued: 1
- Attended development meeting for existing industrial complex replacing storm damaged buildings.
- Attended development meeting for proposed expansion of existing business.
- Attended development meeting to find out potential use of existing building for a new business.
- Continuing to work with property owner wanting to connect to city water.
- Working on an ADA evaluation on street intersection (Park and SW 5th).
- Conducting a stop sign warrant evaluation for street signage, including on-site traffic, pedestrian, and bicycle counts as well as gathering crash data. Data and counts will be analyzed to determine whether intersection warrants a 4-way stop.
- SRCI - Continuing to await input back from DOC regarding next steps. Letter from DOC has been received at City Hall.
- North Park Sidewalk – Coordinated with City regarding reimbursement for this completed project. Coordinated with ODOT – this is complete.
- National Pollutant Discharge Elimination System (NPDES) – Continued coordination with the Oregon Department of Environmental Quality (DEQ) regarding progress of draft NPDES permit. Began the Applicant Review process and presented the review comments to the PW Committee.
- Skyline Farms Reuse Report – Completed and submitted final Annual Reuse Report.
- Supervisory Control and Data Acquisition (SCADA) – Continue to coordinate with ACS regarding WWTP, collections, and WTP SCADA upgrades. Integration and training is a big part.
- Water Treatment Plant Solids Removal – Proposal has been moved forward regarding combination of Water Plant Solids with soils from Kraft-Heinz Plant to reduce arsenic and allow them to be spread on a location like the golf course. Continuing to work with DEQ on this item.
- WTP Chem Feed Project – Received final invoice from MSA engineering.
- 2 Staff from engineering attended a certification program for evaluating manholes, sewer mains and services. This certification meets with national standard process.
- Working with staff on CIP.
- Continuing to work on various small project bids.

Engineering staff taking measurements required for mid-block crossing project.



APPENDIX

FIELD SERVICES

Collection and Distribution staff is responsible for Sewer Collection and Water Distribution throughout the City. Water distribution duties include maintenance and repair of approximately 97 miles of water lines and 3,625 services that include service installations, mainline installation, meter reading, maintenance of more than 600 fire hydrants, and valve exercising of more than 1,700 water valves.

Sewer collection duties include maintenance and repair of approximately 78 miles of sanitary sewer lines within the city. Responsibilities include constructing new pipelines, cleaning all gravity sanitary sewer lines, repairing or replacing sanitary sewer lines as needed, providing line locations for all water and sewer lines, and maintaining eight lift stations plus a barscreen and one lift station from SRCl. The city has approximately 56 miles of storm drain collection lines and 1,450 catch basins throughout city limits. Duties include storm drain maintenance and repair, cleaning of approximately 11 miles of storm drain lines, and cleaning the catch basins.

*COLLECTION AND DISTRIBUTION STAFF MAINTAINS
78 MILES OF SANITARY SEWER LINES
56 MILES OF STORM DRAIN COLLECTION LINES,
AND 1,450 CATCH BASINS THROUGHOUT
CITY LIMITS*

The Street Maintenance Division maintains more than 122 lane miles of improved streets and more than 9 miles of alleys. The Street Division is responsible for resurfacing, repairing and maintaining the streets, installing and maintaining street signs and markings, tree trimming, and repairing all established pavement markings. The division also completes excavation and repair of deteriorating streets, gravel road grading, street sweeping, crack sealing, chipsealing, snow removal and sanding during the winter months, and weed control along the alleys. Street Maintenance staff assists the Chamber of Commerce by putting decorations on street lights during the Christmas season and replacing them with regular decorations when the season is over.

*STREET MAINTENANCE DIVISION MAINTAINS MORE THAN
122 LANE MILES OF IMPROVED STREETS
9 MILES OF ALLEYS
CHIPSEALS LAST A MINIMUM OF 8 YEARS,
AND PUBLIC WORKS CHIPSEALS 7 MILES PER YEAR*

As part of the Street Division's maintenance program, crews chipseal street surfaces in the summer months to protect them from water and weather damage and to keep them in good condition. A chipseal maintains the existing pavement, delaying further aging resulting from water and sun, provides a moisture barrier, and corrects existing pavement problems by sealing cracks. A chipseal application provides

substantial savings to taxpayers and should last a minimum of 8 years with minimal maintenance required. The city chipseals approximately 7 miles of streets per year.

APPENDIX CONTINUED

Water treatment plant staff is responsible for treatment of the city's drinking water supply. They must reliably produce high-quality water in adequate volume to meet city needs. Besides the daily laboratory checks, there are monthly, quarterly and yearly reports.

There are two sources of water for Ontario's estimated 11,090 residents: 80 percent comes from the Snake River and 20 percent comes from wells. Two plants treat the City's water. One is a conventional filtration plant and the other is an upflow clarifier. The steps for treatment are flocculation, sedimentation, filtration and disinfection, which meet the compliance of the Oregon Health Authority.

The Oregon Health Authority requires an operator be on duty 365 days a year. Ontario customers account for 3,845 water services, not including SRCl.

The water treatment plant has a reliable capacity (capacity with the largest pump out of service) of 8.3 mgd and a maximum capacity of 11 mgd. The water treatment plant average production is 6 mgd and the City's largest industrial user, Heinz Frozen Foods, uses an average of 2.2 million gallons (MG) of that water.

THE WATER TREATMENT PLANT HAS A RELIABLE CAPACITY OF 8.3 MGD AND A MAXIMUM CAPACITY OF 11 MGD.

APPROXIMATELY 80 PERCENT OF WATER COMES FROM THE SNAKE RIVER, THE OTHER 20 PERCENT FROM WELLS.

The City retains surface and groundwater rights permits for a combined total of 38.23 cubic feet per second (cfs), 24.71 mgd for municipal use.

All of the City's potable water is treated and disinfected at the water treatment plant. The plant has an original 8-mgd design capacity based on the optimum filter loading rates. The City expanded its treatment capacity in 2006, through the addition of two adsorption clarification and filtration tanks.

WASTEWATER TREATMENT PLANT

The wastewater treatment plant collects wastewater from the entire city and SRCl. The prison accounts for approximately 16 percent of the flow to the plant.

Wastewater treatment plant operators use a conventional treatment system of aerated lagoons and secondary chlorination treatment. Effluent from the treatment process is used to irrigate forage crops during the growing season. Nine lift stations transport sanitary sewer waste to the Wastewater Treatment Plant. Wastewater is screened and the flow measured at the headworks. Five cells (lagoons) with 25 mechanical aerators assist with biological treatment. Onsite generation of chlorine is used for disinfection.

Average discharge volume is approximately 1.5 mgd. Winter discharge is to the Snake River from November through March. Summer discharge is land applied to approximately 353 acres of cropland at the Skyline Farm.

APPENDIX CONTINUED

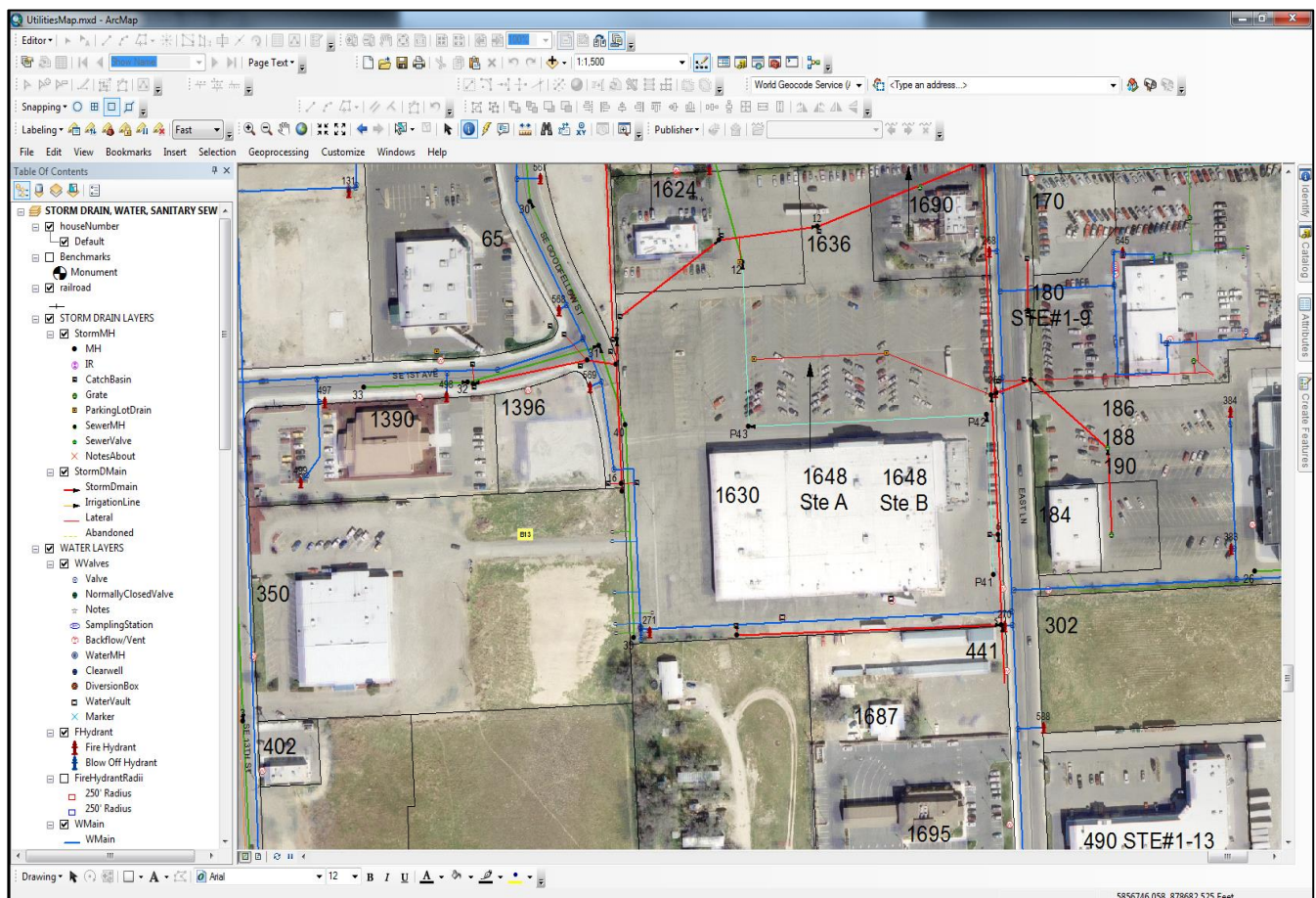
PARKS DEPARTMENT

The Ontario park system consists of both active and passive recreational areas. There are four neighborhood parks, one community park, one large urban park, and numerous special use sites in the park system. In total, the City owns 13 park and recreational areas representing more than 1,012 acres of land. The city also owns the Wayne King Skateboard Park.

ENGINEERING DIVISION

The Engineering Division reviews plans for construction of public improvements, maintains the city's mapping system, and manages the engineering projects within both the Capital Improvements and Maintenance Programs. The department provides technical support to residents, developers, builders, other city departments, consulting engineers, and surveyors. The staff reviews and approves construction plans for subdivisions, partitions, streets, sanitary sewer, water lines, and storm drainage construction projects. They also design projects, prepare bid documents for public works maintenance projects, and provide project management for public improvements.

The Geographic Information System (GIS) database is maintained by Engineering Department staff. The department also provides support to the city by creating, analyzing, and maintaining the city's geographical digital data. They provide updates to the record maps for all city utilities, right-of-way, easements, land division plots, and city base maps.





City of Ontario
POLICE DEPARTMENT
Office of the Chief
 444 SW 4th Street
 Ontario, OR 97914

To: Ontario City Council
 Re: Department Statistics for January 2018

Activity	Month of January	Previous Month	Year to Date	Prior Year to Date
Calls for Service	831	810	831	800
Traffic Stops	186	137	186	75
Cited Traffic/Parking	125	77	125	84
Motor Vehicle Crashes	39	27	39	84
Arrests	73	64	73	67
Arrests w/ Use of Force	1	1	1	0
Citizen Complaints	0	0	0	0
Task Force Cases	3	0	3	1
SRO Cases	37	51	37	104
Gang Related Cases	10	9	10	0
Gang Designations	0	0	0	0
Graffiti	10	9	10	0
Death Investigations	0	3	0	1
Burglary	5	11	5	5
Robbery	1	0	1	1
Larceny	26	33	26	34
Assault	13	10	13	14
Homicide	0	0	0	2
Sex Crimes	1	4	1	0
Alarms	17	29	17	24
Ordinance Cases Total	87	129	87	88



ONTARIO POLICE DEPARTMENT

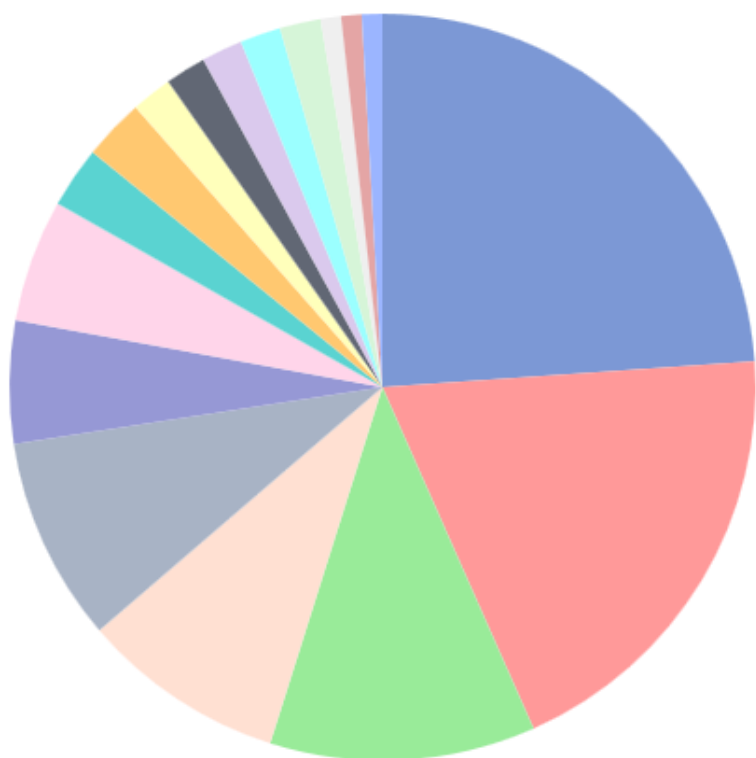
444 SW 4TH STREET, ONTARIO, OR 97914

OFFICE: (541) 889-7684 DISPATCH: (541) 473-5125 FAX: (541) 889-3026

Code Enforcement Stats JANUARY 2018

Open Date From: 01/01/2018

Open Date To: 01/31/2018



Violations by Violation Type		
Dog running at large	27	23.9%
Parking over 72 hours ? Abandoned Vehicle	22	19.5%
Parking Complaint	13	11.5%
Prohibited parking and stopping	10	8.8%
Graffiti prohibited	10	8.8%
Accumulation of Garbage	6	5.3%
Storage of Junk	6	5.3%
Public nuisance	3	2.7%
Debris	3	2.7%
Patrol Assist	2	1.8%
Storage of Motor Vehicles or Parts	2	1.8%
Theft of services	2	1.8%
AniCare Transport	2	1.8%
Found Property	2	1.8%
Littering	1	0.9%
Location outside camps	1	0.9%
Outdoor Storage of Other Nontrash Items	1	0.9%

Total Violations	113
Total Cases	87
Garbage	6
Dogs running at large	27
Dogs taken to Ani-Care	2
Junk	6



BOARD OF DIRECTORS

Meeting Agenda

TUESDAY

March 6, 2018 – 7 am

Farmer's Mutual Telephone Company (FMTC), Community room, Fruitland, ID

1. Call meeting to order Chair Patrick Nauman
2. Introduction of attendees
3. Approval of February 7th minutes as emailed out
4. Financial update - Sandy Hemenway, Treasurer
5. City and Community Highlights
Fruitland, Payette, Ontario, Nyssa, Weiser, New Plymouth, Vale
6. County Highlights
Payette County, Washington County, & Malheur County
7. Executive Director Report
8. Round Table Discussion
9. Adjourn

Calendar of EVENTS

2018

March 6**

March 7-11

April 4

May 2

TUESDAY - SREDA Monthly meeting – Fruitland Farmer's Mutual Telephone

Natural Products Show – Anaheim with Team Oregon

SREDA Monthly meeting – Vale City Hall, Council Chambers

SREDA Monthly meeting – Lifeways, Ontario

*****All SREDA monthly meetings are open to the public*****



SREDA Board Meeting
February 7, 2018
Ontario City Hall – Council Chambers Upstairs
Ontario, OR

Members – Ron Verini, Rick Watkins, Ken Bishop, Craig Jensen, Beth Earles, Torie Ramirez, Andy Oyervides, Larry Hogg, Jeff Williams, Annette Serrano, Dan Greig, Charlotte Fugate, John Breidenbach, Sandy Hemenway, Bob Komoto, Mike Hanigan, Dennis Baughman, Kyle McCauley, Patrick Nauman, Adam Brown, Dan Cummings, Carolyn Wesner, and Randy Griffin
Guests – Laura Gross, Jennifer Huff, Laurel Adams, Melody Goodman, Scott Fairly, Ed Susman, and Catie Bennett

Staff - Kit Kamo, Executive Director for SREDA is absent as Kit is currently attending the Pacific NW Sportsman Show in Portland, OR partnering with Idaho.

1. Call the Meeting to Order: Chairman Patrick Nauman called the meeting to order at 7:05 a.m. and quickly moved on to the next agenda item.
2. Introductions of Attendees: Chairman Nauman then thanked everyone for coming to today's meeting. Multiple communities were once again represented with a very good turnout. We then went around the room and everyone present introduced themselves and the business or entity they were representing.
3. Approval of January 3, 2018 Board Minutes: Chairman Nauman asked if everyone had a chance to read and review the January 3, 2018 board minutes that were sent out to everyone. Next, chairman Nauman then asked if anyone had any questions or corrections to the minutes. Hearing none, Chairman Nauman asked for a motion to approve the minutes. Dan Greig made a motion to approve the minutes as presented and printed, seconded by Ken Bishop. The motion passed unanimously.
4. Financial Update: Treasurer Sandy Hemenway presented the financial information. Sandy went over in detail the financial handouts for the month of January discussing balances at the end of the month in both the checking and money market accounts, and then totals for month end. Sandy explained to the group SREDA had \$7,979.67 in our ICB checking account, \$40,581.85 in our Money Market account for a total checking and savings balance of \$48,561.52. Sandy stated that income for the month included donations from Cascade Gas for \$1,000, DL Evans Bank for \$1,000 and Idaho Power for \$2,500. Other monthly income came in from Zions Bank for \$208.33, Kohn (Subway) for \$50 and Red Apple for \$100. Also SREDA received grants from Idaho Power for \$1,500 for marketing reimbursement from 2017 and the Idaho Commerce for a Rural ED Pro grant in the amount of \$10,000. SREDA also received one new membership from Kalyn Hochstrat. Next Sandy reviewed expenses for the month commenting on certain ones for the group. After Sandy's review and explanations, Chairman Nauman asked if anyone had any questions on the financial report. Hearing none Ron Verini made a motion to approve the treasurer's report as printed and presented, seconded by Dan Cummings. The motion passed unanimously.



5. City and Community Highlights:

City Highlights:

a. Fruitland: The Fruitland City Administrator Rick Watkins informed the group of several improvements taking place in the City of Fruitland. Mr. Watkins stated the city is about to start on the second splash pad in the city which will be in the park on main street by the Post Office. Mr. Watkins then said the city is about done with its gas and oil ordinance which is now in its third draft with a public hearing scheduled also. He then told the group the city is having more discussions with medical facilities which are in the discussion stages. Mr. Watkins then discussed several subdivision projects in the city which are in various stages but Fruitland will be adding a lot of new housing. Lastly, Mr. Watkins said the new Spread Wood Fire Eatery is now open and has been very busy. It is very good, so stop by and try it!

b. Payette: Payette City Councilman Craig Jensen said the city has been working very hard to get the doors open for their new Boys and Girls Club which the city really needs. Craig then thanked Andy with Teton Machinery for their recent \$5,000 donation that will hopefully get the doors open by the first of May. Very exciting! Craig then discussed the needed improvements to the Union Pacific railroad crossing at Seventh Avenue North. This crossing is extremely rough so Craig has been in contact with Union Pacific to get improvements completed. Also, the Payette Chamber of Commerce has a new Director on board who is doing a great job.

Mayor Jeff Williams said that a number of subdivisions in Payette are now filling up but some new ones are in the works. Also, Jeff said new businesses are discussing various options with the city. The Mayor then said the city had completed its gas and oil ordinance several months ago. The Mayor did say he is concerned about the Payette aquifer because of the gas drilling on the old Lettunich property which is near their main ground water supply.

c. Ontario: Mayor Ron Verini told the group that a ribbon cutting was just completed for the new Ashley Furniture Store located in the old West Park Plaza mall. Also Grant Shoes is now open downtown and if you have not been in the store, please stop by. The store has a large variety of name brand shoes for sale with great customer service. The Mayor then said the city is working on the one percent sales tax option which will be voted on by the public on May 15th. The Mayor then discussed the Airport Grant in the amount of \$600,000 the city received which they will match in the amount of \$6,000 to complete a perimeter fence around the airport. Also, they are working on the HVAC at city hall.

City Manager Adam Brown discussed the possible new city splash pad. Mr. Brown said the city has now received a lot of new donations of cash and also in-kind labor to help construct the facility. He then informed the group that in the near future all city council meetings will be broadcast via the web for all to watch as they see fit. Also the city is about to go live with open Government, which will open up the city's finances to the public which has not been done before. Next the City Manager stated that the city is also in the working stages of updating the Parks Master Plan so that it is up to date, which will allow the city to apply for State and Federal grants. Lastly, Adam said the city is working with TVCC on their aviation program to help make it a success and is in discussions on a walking trail through campus.



Dan Cummings, Economic Development Director for the city, then discussed the recent Brownfield grant awarded to the city in the amount of \$600,000. Dan said that a citizen's group has helped to identify and rank various possible city projects. The next meeting will be next week and all meetings are open to the public.

d. Nyssa: No one was present from the city of Nyssa so no report was given.

e. Weiser: Council member Larry Hogg provided the update for the City of Weiser and began by stating the council just had three members go off the board but welcomed in three new members. Larry then discussed the upcoming Job Fair to be held at the Vendome on April 12th which will be for businesses and job seekers in the local area. The Idaho Department of Commerce and the Oregon Employment Department will be present also. Larry then said the local school district is now working with the College of Western Idaho (CWI) to help provide an avenue for some high school students to gain job ready workforce skills, particularly HVAC. He then said a contractor has now been hired to demolish the old Ridley's Grocery Store which is much needed. Once cleaned up the lot is available for sale. Lastly, Larry said the city is still working with its Economic Task Force regarding updating the Strategic plan and goal setting.

Patrick Nauman said that blue prints have now been completed for the new Ridley's Store to be located on Highway 95 near Bi Mart. Hopefully they will be starting construction soon as the weather has been very mild. The new building will also house an Ace Hardware Store with it.

f. New Plymouth: The Mayor of New Plymouth was present and said certain businesses on Main Street have changed hands, but all are still operating. The Mayor then said that the old Odd Fellows Lodge recently sold, and a new business is looking at the Williamson Roofing lot.

g. Vale: No one was present from the City of Vale so no report was given.

Community Highlights:

a. Fruitland: Ken Bishop Board member for SREDA then told the group of several community happenings coming up in Fruitland.

b. Payette: Laura Gross updated the group and said that the current Payette AmeriCorp Vista person for Payette County will be stepping down at the end of the month. However, the good news is that they have hired a new person, Carol Ann Tracy, who will start on March 2nd.

c. Ontario: John Breidenbach told the group there will be an Agri-Tourism workshop hosted by the Ontario Chamber the first part of April. All Agri-tourism industries and products will be invited. The Four Rivers farm loop is the ultimate goal providing more options to everyone. John then said that he has been in contact with CH2M Hill regarding updating of the Christmas decorations for next year. John said the chamber has been working very hard on tourism development and that the wagon now located downtown will be repaired and probably moved to a new location. The chamber has several new ribbon cuttings coming up and the new directory will be out in March.



Charlotte Fugate, Chairperson for Revitalize Ontario, provided updates for the group. Charlotte said the next quarterly mixer will be held next week at Dr. Dinsmore's office from 5:00 p.m. to 7:00 p.m. Also, the group's annual chocolate walk fund raiser will be held on May 5th.

d. Nyssa: Torie Ramirez stated that the annual Nyssa Chamber of Commerce Banquet fundraiser will be held on February 24, 2018. Everyone is invited.

e. Weiser: The Weiser chamber recently completed some fund raising for new Weiser businesses. It was an inside fun event for the community. The Annual Weiser Crab Feed will be held on April 7th and the city will have a new web site coming out very soon. The local Elks Lodge will be hosting an event on February 16, 2018 to commemorate their 150th anniversary.

6. County Highlights:

a. Payette County: No one from Payette County was present as they were attending the Association of Idaho Counties meetings, so no report was given for Payette County.

b. Washington County: No one from Washington County was present as they were attending the Association of Idaho Counties meetings, so no report was given for Washington County.

c. Malheur County: No one from Malheur County was present so no report was given for Malheur County.

7. Executive Director Report: Executive Director Kit Kamo's report is attached in written form this month as Kit is attending the Pacific NW Sportsman Show in Portland, OR.

Executive Director Report

January 2018

TRADE Shows: January – March is the heavier part of the trade show season. I attended the Pacific NW Food & Beverage Show, which was formerly referred to as the Pacific NW Food Processors show. The show combined both equipment and food services with companies that make food product. Our Team Oregon Booth was in the "taste of the NW" area. This was a quick 2 night trip, and I worked our booth as well as walked the floor visiting with vendors.

Later in January, I attended the Shot Show, Shooting, hunting, outdoor, etc., in Las Vegas. This year the State of Idaho did not have a booth. The Shot Show is a weeklong show that is so huge, I have never been able to cover the entire show – it's 12.5 miles of vendors. And even walking 10 miles (according to Fitbit, a personal record for me) in 1 day, I still did not get to every corner of the show. The state did host their usual reception on Thursday night of the show and this year it was very successful with Governor Otter's appearance & comments.

This week we are in Portland at the Pacific NW Sportsman Show with a booth. We are sharing it with the State of Idaho, Rural Canyon & Owyhee Counties and Lemhi County (Salmon). This is the first time we have had a booth here and it will be interesting to see how we do. Our target market at this show is vendors and foot traffic. Many of the folks attending this show are from Seattle down the I-5 corridor to Northern California.



PROJECTS:

Project 6 days – Working with JM Adventures and Payette County in hosting one of 6 USA qualifiers for the ISDE (International 6 days Enduro) that will be held in Chile this fall. This is the Olympics of off-road motorcycle racing. The final qualifier to select racers from the USA will be held in Payette at Clay Peak Motorcycle Park on Saturday and Sunday of Memorial Day Weekend.

Project Dave's Energy – A company that I met at the Portland Food show. They are looking at areas where the cost of energy is not as high as where they are located. I offered to have a comparison with Idaho Power and their energy company.

Project Red Rock – Attended several meetings with this company. They are considering Payette, New Plymouth and Nyssa for their operations. They have also been meeting with their funders and are getting close to moving forward.

Project 121 North Main – Kerrie from the Portia Club called and they have been given a 1500 sq. ft. building in downtown Payette. Their hope is to remodel it and create an incubator for women entrepreneurs. Connected Kerrie to several others who had knowledge of these types of operations and also to some funding sources that might be helpful.

Project Sunny – Old project from several years ago and is back on the burner. If successful it will be in the New Plymouth area.

Project Mitt – Another older project that has recently taken off a bit – The owner/inventor was invited to have his information displayed at the Shot Show. He had asked that I check on it while I was there (which I did). This project had worked extensively during the early years with the local SBDC, too.

Project Mountain 2 – Assisted with incentive information on a company's expansion efforts.

Project Panic – Set up a meeting at the Shot Show to meet with the company president – unfortunately, he got the flu and texted me saying he had to cancel his trip. However, he is coming back up to Idaho this month, so hopefully we will be able to connect then. This is a California company wanting to get to Idaho.

Project Load – In following up with this project, I met with another company that is very interested in working with this project. We will be having conference calls on the status of Project Load soon to hear how they are moving forward.

Project Pumpkin – Although we had completed numerous documents, an audit, and responded to many questions, we were again asked for some more details on our Idaho Crop Specialty Grant. We complied and are still waiting for the final check to be released. This is a project that we had hoped to close out the financials on last fall. But the state has apparently been redoing how they administer these grants and we were lucky enough to be caught in the middle.



Project Shoes – This new company is up and running, also known as Grant’s Shoes. We had reached out to them early on to assist in possible locations, but the great network of businesses in Ontario helped him without our assistance. These boutique type businesses are wonderful for downtown areas.

8. Round Table Discussion:

Business Oregon – Scott Fairley discussed some new grants available through Business Oregon and one that you must apply for by Feb. 21, 2018. Scott said they have also been working on House Bill 2012 with the goal of being able to provide economic opportunities mainly in Malheur County. Scott then discussed the Oregon Governors State of the State Address and how it was really focused on possible training of high school kids providing skills to compete for some of these available sector jobs. His department also has many incentives to help businesses so please get touch with Scott for questions or explanations.

Ontario Mayor Ron Verini discussed the new reload facility coming soon to Nyssa. Ron explained that dollars have been released to begin this process. This facility will be a huge boost to Malheur County.

Patrick Nauman then discussed fund raising for SREDA with the group and the importance of this to the organization. With proper funding we can continue to support Kit’s position and maybe hire an assistant as well.

9. Adjournment: Chairman Patrick Nauman then adjourned the meeting at 7:40 a.m.

Patrick then stated our next meeting will be held **on March 6, 2018 (Tuesday)** in Fruitland, ID at Farmers Mutual Telephone Company beginning at 7:00 a.m.

Calendar of Events

March 6, 2018	SREDA Monthly Board Meeting – Fruitland, ID (Tuesday) Farmers Mutual Telephone community hall.
Marc 7-11, 2018	Natural Products Show – Anaheim, CA – Partner with Team Oregon
April 4, 2018	SREDA Monthly Board Meeting – Vale City Hall, Council Chambers

**** All SREDA Monthly Meetings are open to the public****

Minutes prepared by Randy Griffin, SREDA Secretary

MALHEUR COUNTY COURT MINUTES

February 21, 2018

County Court met with Judge Dan Joyce presiding with Commissioner Don Hodge and Commissioner Larry Wilson present. Staff present was Administrative Officer Lorinda DuBois and County Counsel Stephanie Williams.

Also present was public member John Messick, John Braese of the Malheur Enterprise, and Larry Meyer of the Argus Observer.

SECOND PUBLIC HEARING - ORDINANCE NO. 215

Present for the second public hearing to consider Ordinance No. 215: An Ordinance for a Post Acknowledgement Plan Amendment (PAPA) to Include a Portion of Tax Lot 1600 Map 18S47 of the Malheur County Assessor's Office as a Significant Aggregate Site to Malheur County's Comprehensive Plan, Goal 5, Mineral and Aggregate Inventory was Planner Alvin Scott. Notice of the hearing was published in the Argus Observer. Planning Department File #2018-01-002.

Judge Joyce opened the hearing and asked for a Staff Report.

Mr. Scott explained that the requested action is to add an approximate 10 acre aggregate site to the Goal 5 Resource Inventory. The applicant/owner is Pete Ciraulo/Ciraulo Snake River Ranch. The proposed aggregate site is located on the Idaho side of the Snake River; the parcel size is approximately 226 acres (proposed aggregate site is approximately 10 acres). The zoning of the parcel is Exclusive Farm Use; the parcel has 70.10 acres of water right; however, none of which is in the proposed mining site. Access to the site is a private driveway off of Whitley Lane, in Idaho. There are no sanitation requirements. Fire protection is provided by the New Plymouth, Idaho Fire Protection District. There are no known natural hazards. The parcel is adjacent to a pre-existing aggregate site that received conditional use approval previously. There was no opponent testimony at the Planning Commission meeting of January 25, 2018. The Planning Commission approved the site and recommended that the Court add the site to the Comprehensive Plan Goal 5, Mineral and Aggregate Inventory.

Judge Joyce asked for proponent and/or opponent testimony; there was none.

Mr. Scott reviewed a map of the parcel with the Court.

Judge Joyce closed the hearing.

Commissioner Wilson moved to approve Ordinance No. 215: An Ordinance for a Post Acknowledgement Plan Amendment to Include a Portion of Tax Lot 1600 Map 18S47 of the Malheur County Assessor's Office as a Significant Aggregate Site to Malheur County's Comprehensive Plan, Goal 5, Mineral and Aggregate Inventory. Commissioner Hodge seconded and the motion passed unanimously. See instrument # [2018-0632](#)

COURT MINUTES

Commissioner Hodge moved to approve Court Minutes of February 7, 2018 as written. Judge Joyce seconded and the motion passed. (Commissioner Wilson was not present on February 7, 2018.)

EASEMENT AGREEMENT

Commissioner Hodge moved to approve Easement Agreement with Cascade Natural Gas Corporation. Commissioner Wilson seconded and the motion passed unanimously. The easement is located on the fairgrounds property. The easement agreement will be returned for recording at a later date.

EOCCO CAC APPOINTMENTS

Commissioner Hodge moved to appoint Andrea Recla and Sandy Kendall to the Eastern Oregon Coordinate Care Organization (EOCCO) Community Advisory Council (CAC). Commissioner Wilson seconded and the motion passed unanimously.

AMENDMENT - IGA #153131

Commissioner Wilson moved to approve Third Amendment to Oregon Health Authority 2017-2019 Intergovernmental Agreement for the Financing of Mental Health, Substance Use Disorders, and Problem Gambling Services Agreement #15131. Commissioner Hodge seconded and the motion passed unanimously. The amendment removes PSRB funds in the financial assistance award. See instrument # [2018-0647](#)

AMENDMENT - MALHEUR MEMORIAL CONTRACT

Commissioner Hodge moved to approve Fifth Amendment to Personal Service Contract for Medical Services in the Malheur County Jail, which was recorded with the Malheur County Clerk as Instrument Number 2011-1585, with Malheur Memorial Hospital District. Judge Joyce seconded and the motion passed. Commissioner Wilson abstained as he is a member of the Malheur Memorial Board. The amendment allows for additional funding for RN services during the period of February 1, 2018 through June 30, 2018. The contract will be forwarded to Malheur Memorial for their signature.

CROSSING PERMIT

Commissioner Hodge moved to approve Crossing Permit #14-18 to Cascade Natural Gas for work on NW 36th Street #537. Commissioner Wilson seconded and the motion passed unanimously.

AMENDMENT - IGA #154639

Commissioner Wilson moved to approve First Amendment to Oregon Health Authority Intergovernmental Agreement for Environmental Health Services, Agreement #154639. Commissioner Hodge seconded and the motion passed unanimously. The contract language is amended and provides for language for the LPHA to contract with an outside person to perform the services required under the Agreement. A copy will be returned for recording.

CHECK REGISTER

Commissioner Hodge moved to approve the Accounts Payable (AP) Register for January 2018. Commissioner Wilson seconded and the motion passed unanimously.

COMMUNITY IN ACTION (CinA)

Commissioner Wilson moved to sign a letter to Community in Action requesting their assistance in meeting the need for additional housing for homeless veterans and if necessary increasing their motel stays to find sustainable housing. Commissioner Hodge seconded and the motion passed unanimously. This action was taken at the request of Community In Action for their Veterans Grant. See instrument # [2018-0636](#)

WILDLIFE SERVICES- REPORT OF ACTIVITIES

Wildlife Services Acting District Supervisor Curt Mattson and Wildlife Specialist Ryan Christensen met with the Court and provided a report on activities for the current fiscal year. Wildlife Services currently has agreements to work on 28 properties totaling 372,373 acres; and has responded to wildlife damage complaints on 27 of those properties and conducted 872 hours of field work to resolve the complaints. Verified agricultural losses to wildlife damage has totaled \$17,919; species responsible for the damage include beaver, free ranging dogs, geese, black bears, coyote and European starlings.

Wildlife Services has faced three major challenges in the past few years that have negatively impacted operations. The use of M44 cyanide devices for coyote control has been an issue as the toxicant came under scrutiny for the incidental take of a wolf in Oregon and several domestic dogs throughout the rest of the country. (Historically, M44 has been an effective tool for the control of coyotes on the ground in Malheur county.) The use of M44 was restricted due to the incidental take and actually halted recently over the use of amyl nitrate as the antidote. The issues surrounding the antidote have been resolved through a re-labeling of the toxicant and additional use restrictions. Once Oregon Department of Agriculture registers the EPA label in Oregon, the use of M44s will resume in Malheur county.

The second issue has been the supply and availability of DRC-1339, commonly known as starlicide. This toxicant is extremely important to feedlot operations and calving and lambing facilities as it is the primary tool for starling and raven control. Wildlife Services has successfully re-registered this pesticide with the EPA and has secured a manufacturer. Limited supplies should no longer be an issue.

The third issue has been the lack of use of the fixed-wing aircraft. Due mainly to financial issues the aircraft and pilot were done away with. Limited flying has been done with contract pilots from other states. Wildlife Services is working to get a pilot back to LaGrande that will be mostly federally funded. It is hoped that aerial control of coyotes will be available next season.

Judge Joyce asked about raven and beaver. Raven control is taking place in the Southern part of the county (Jordan Valley/Arock), Juntura and Harper. Mr. Christensen has not received many calls regarding beaver. There is currently a lawsuit filed against the agency and it is under a cease and desist order; no aquatic mammal work is being done. The agency is in consultation with National Marine Fisheries Service trying to work through some of the issues and get areas such as Malheur and Harney counties excluded from the order.

It was requested that an itemized budget be provided for quarterly reports. It was also requested that quarterly reports of activities be provided to the Court.

The topic of wolves was also brought up. Mr. Mattson explained that wolves are under the management authority and control of the State. Wildlife

Services is the State's agent for control of cougar and bear; Wildlife Services has no say or influence over wolves.

Various questions were asked and discussed. ODFW is working to obtain a scientific take permit for ravens in Baker county in the Baker PAC (Priority Area for Conservation of sage grouse). Raven control will be done hopefully beginning in January. This is a research project that may help to increase sage grouse numbers. If it is successful it may be repeated in other areas. Judge Joyce encouraged Mr. Mattson to review the 1948 Oregon Game Commission study on raven and predators.

See instrument #[2018-0637](#) for Wildlife Services written report of activities.

HB 4086

Ms. Williams updated the Court on House Bill 4086. The bill recently passed in the legislature and requires that the building official be an employee of the municipality administering the building program beginning January 1, 2019. The County's building program may need to be revamped; or the program could be turned over to the State. More research into the matter will be done.

COURT ADJOURNMENT

The meeting was adjourned.