

**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, AUGUST 9, 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 August 7, 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) NEW BUSINESS

- A) Hanger Lease Transfer: 315 Golf to SRVEAA, Chapter #837
- B) Appointment to Fill Upcoming Council Seat Vacancy
- C) Gemini Properties Business Loan Fund Application
- D) Resolution #2018-133: Paid On-Call Firefighters Compensation

6) DEPARTMENT HEAD UPDATES

- A) Monthly Report: Finance, June 2018
- B) Annual Report: Public Works/JACOBS
- C) Annual Report: Community Development

7) HAND-OUTS/DISCUSSION ITEMS

- A) Agenda:
SREDA 08-08-2018
- B) Minutes:
Diversity Advisory Committee 06-12-2018
County Court 07-11-2018
County Court 07-18-2018
SREDA 07-11-2018
- C) Thank You Letter from TVCC Foundation
- D) Monthly Stats:
Jacobs/Public Works Jun 20-Jul 26, 2018
Fire Department July 2018

8) CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

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.

9) ADJOURN

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

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**AGENDA REPORT
NEW BUSINESS
August 9, 2018**

To: Mayor and City Council

FROM: Daniel Beaubien, Airport Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: **HANGER LEASE TRANSFER: 315 GOLF TO SRVEAA, CHAPTER #837**

DATE: July 26, 2018

PROPOSED MOTION:

I MOVE THAT THE CITY OF ONTARIO GRANT THE LEASE AS PRESENTED FOR HANGER #315 GOLF AT THE ONTARIO MUNICIPAL AIRPORT TO THE SNAKE RIVER VALLEY EXPERIMENTAL AIRCRAFT ASSOCIATION CHAPTER #837.

SUMMARY:

Hanger 315 Golf has been purchased by the Snake River Valley Experimental Aircraft Association #837 and is seeking a lease from the City of Ontario. A new lease has been drawn up to reflect the transfer of ownership and now needs approval of the lease by the Council.

BACKGROUND:

Lease transfers are updated by granting a new lease to the new owners as hangers are bought and sold at the Ontario Municipal airport.

CURRENT SITUATION:

The hanger located at 315 Golf at the Ontario Municipal airport changed hands, so a new lease with the city is in order.

ANALYSIS:

- A. **FINANCIAL** The new lease will be set at an increased rate from the past owners and will thus increase the dollar amount taken in from the city of Ontario.
- B. **TIMING** As the hanger has already changed ownership, it is necessary to change the lease as well.
- C. **POLICY/LEGAL** As per city policy, the City Council is required to approve all leases generated from the Ontario Airport.

ALTERNATIVES:

The Council could choose not to grant the hanger lease to the Snake River Valley Experimental Aircraft Association chapter #837.

RECOMMENDATION:

Staff recommends granting the lease for Hanger 315 Golf to the Snake River Valley Experimental Aircraft Association Chapter #837.

ATTACHMENTS:

1. Hangar Lease 315 Golf EAA 2018
2. EAA 315 Golf map
3. ACORD Form 20180730-113137
4. EAA hanger 315 purchase 2018



LEASE AGREEMENT

Hanger 315 Golf

THIS AGREEMENT made and entered into this 9th **day of August, 2018**, by and between the **City of Ontario, Oregon, a municipal corporation**, hereinafter referred to as "Landlord" and **Snake River Valley Experimental Association, #837**, hereinafter referred to as "Tenant."

WITNESSETH:

WHEREAS, Landlord is the owner of certain real property known and operated as the Ontario Municipal Airport; and

WHEREAS, Tenant desires to lease certain real property for airplane storage and hangar use.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein it is agreed as follows:

- 1) Landlord lease to Tenant and Tenant leases from Landlord the real property described in Exhibit "A," attached hereto and by this reference incorporated herein, for a period of **TWENTY (20) years**, commencing on the 9th day of August, 2018. If the lease is not in default, unless either party shall give written notice prior to each anniversary date of this lease, and subject to Landlord's receipt from Tenant of the annual lease payment, the lease term will automatically renew for a successive ten-year term. A decision by Landlord to give Tenant written notice that Landlord does not intend to extend the ten year term of this lease shall be based upon Landlord's need to utilize the subject property for other airport or aircraft purposes.
- 2) Tenant shall pay to the Landlord as yearly rent the sum of **fifteen cent (15.0) cents** per square foot of the property described in Exhibit "A", subject to the rights of Landlord to escalate said rental amount as more specifically provided for hereinafter. The parties hereto covenant and agree that the total area of the property described in Exhibit "A" is **(8,250) square feet** for the purposes of determining the annual rent herein. The annual rental amount shall be paid on or before the **15th day of August each year and is payable each year in advance**.
- 3) It is mutually understood and agreed between the parties hereto that the rental amount may be adjusted upward or downward annually in the sole discretion of the Common Council of the City of Ontario. Such adjustment may be made in any year and shall be effective for the balance of the lease term or until further adjustment, if any. Any increase in rent shall not exceed the percentage increase in the Consumer Price Index for Oregon for the previous year. Adjustments to the rent shall not be made more frequently than one adjustment per year and each yearly adjustment shall not be an amount greater than 6% of the then existing rent.
- 4) The property shall be used to build an airplane hangar to be used primarily as storage of one or more airplanes. Any such construction shall be completed solely with Tenant's labor and at Tenant's expense.

- 5) Any new construction or improvements made on the property are to be approved in writing prior to commencement of either, and the same to be constructed and operated in conformity with all ordinances and regulations of the City.
- 6) The Tenant will keep and maintain all structures on the leased property in a constant state of good repair, and will refrain from storing any airplane parts, equipment, or debris outside buildings and will keep the premises in a clean, sightly condition. Any aircraft hangar located on the leased premises shall have operative doors. It is mutually understood and agreed between the parties hereto that the building inspector of the City of Ontario shall have the right to inspect the premises periodically. In the event the building inspector of the City of Ontario deems any structure upon the leased premises not to be in compliance with any applicable statute, ordinance, rules or regulation or this agreement the Tenant agrees to correct such non-complying item at the Tenant's sole expense.
- 7) The Landlord covenants and agrees to spray or otherwise control weeds located on and around the leased premises.
- 8) The color of paint used in all new construction and in the painting of any and all structures shall conform to the airport color scheme as adopted by the Airport Committee.
- 9) The Tenant shall not use leased land for any purposes other than those authorized herein without the written consent of the Landlord.
- 10) The Landlord reserves the right to further develop the airport or landing area of the airport as it sees fit.
- 11) The Landlord reserves the right, but not the obligation to maintain and keep in repair the landing area of the airport and all public facilities of the airport.
- 12) This lease shall be subordinate to the provisions of any existing or future agreement between the Landlord and the United States relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the airport.
- 13) During the time of war or national emergency, the Landlord shall have the right to lease the landing area or any part thereof to the United States government for military or naval use, and if such lease is executed, the provisions of this instrument insofar as they are inconsistent with the provisions of the lease to the government shall be suspended.
- 14) Except with respect to activities for which the Landlord is responsible, the Tenant shall pay as due all claims for work done on and for services rendered or material furnished to the leased premises and shall keep the premises free from any liens. If Tenant fails to pay 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 12% 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.

Tenant may withhold payment of any claim in connection with a good-faith dispute over the obligation to pay, so long as Landlord's property interests are not jeopardized. If a lien is filed as a result of non-payment, Tenant shall, within ten days after knowledge of the filing, secure the discharge of the lien or deposit with Landlord cash or a sufficient corporate surety bond or other security 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.

15) The Tenant shall obtain Commercial General Liability Insurance in a responsible company, with limits of \$1,000,000 each occurrence with a \$2,000,000 General Aggregate. Such insurance shall cover all risks arising directly or indirectly out of Tenant's activities on or any condition of the leased premises whether or not related to an occurrence caused or contributed to by Landlord's negligence, shall protect Tenant against the claims of Landlord on account of the obligations assumed by Tenant under the provisions of the indemnification paragraph contained herein, and shall protect Landlord and Tenant against any and all claims of third persons. **Tenant is required to provide a copy of current insurance coverage to the city.**

For purposes of compliance with this section, the landlord may provide sufficient insurance, naming the tenant as an additional insured. Should the landlord be unable to obtain liability and property damage insurance which provides adequate coverage, the tenant shall be responsible for such coverage as specified above. In the event the landlord provides said insurance, landlord makes no representations, warranties or assurances that said coverage is adequate for the purposes of protecting tenant. The purpose of said insurance is solely for the protection of landlord and nothing in this paragraph is intended to waive the limits as established in the Oregon Tort Claims Act, ORS 30.260 et seq., as it applies to landlord.

Should the landlord be required to pay additional or increased rates, the City shall have a right to surcharge the tenants in an amount in excess of the annual rental rate as defined in Section 3 of this agreement sufficient to reimburse the City.

16) No part of the leased property may be assigned to any third person without the prior written consent of the Landlord. This provision shall apply to all transfers by operation of law and to transfers to and by trustees in bankruptcy, receivers, administrators, executors and legatees. No consent in one instance shall prevent the provision from applying to a subsequent instance. The Landlord shall consent to a transaction covered by this provision when withholding such consent would be unreasonable in the circumstances.

17) The following shall be events of default:

- a) Failure of Tenant to pay any rent or other charge within thirty (30) days after it is due.
- b) 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 fifteen (15) 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

with the fifteen (15) day period, this provision shall be complied with if Tenant begins correction of the default within the fifteen (15) day period and thereafter proceeds with reasonable diligence and in good-faith to effect the remedy as soon as practicable.

c) Insolvency of Tenant; an assignment by Tenant for the benefit of creditors; the filing by Tenant of a voluntary petition in bankruptcy; and adjudication that Tenant is bankrupt or the appointment of a receiver of the properties of Tenant; the filing of an involuntary petition of bankruptcy and failure of the Tenant to secure a dismissal of the petition within thirty (30) days after filing; attachment of or the levy of execution on the leasehold interest and failure of the Tenant to secure discharge of the attachment or release of the levy of execution within thirty (30) days. If Tenant consists of two (2) or more individuals or business entities, the events of default specified in this paragraph shall apply to each individual unless within thirty (30) 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.

18) In the event of a default, the lease may be terminated at the option of the Landlord by notice in writing to Tenant. The notice may be given before or within thirty (30) days after the running of the grace period for default and may be included in a notice of failure of compliance given under the provisions of paragraph 17(b) above set forth. If the property is abandoned by Tenant in connection with a default, termination shall be automatic and without notice.

19) If the lease is not terminated by election of Landlord or otherwise, Landlord shall be entitled to recover damages from Tenant for the default.

20) If the lease is terminated for any reason, Tenant's liability for damages shall survive such termination, and Tenant shall vacate the property immediately and shall remove all improvements and buildings constructed on the leased premises and shall perform any necessary clean-up or other work required to lease the property in its original condition. Any improvements not removed within ninety (90) days after the termination of this agreement shall become the property of the Landlord. Landlord may re-enter, 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 the liability for damages.

21) The foregoing remedies shall be in addition to and shall not exclude any other remedy available to Landlord under applicable law.

22) 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.

23) 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 the costs such sum as the court may adjudge reasonable as attorney fees, including attorney fees upon appeal.

24) Any notice required or permitted under this lease shall be given when actually delivered or when deposited in the United States mail as certified mail, addressed as follows:

To Landlord: City of Ontario
444 SW 4th Street
Ontario, Oregon 97914

To Tenant: Snake River Valley Experimental Aircraft Association #837
c/o Cheryl Cruson and Dale Cruson
375 outlook drive
Ontario, Oregon 97914
541-881-6168

or to such other address as may be specified from time to time by either of the parties in writing.

25) Subject to the above-stated limitation on transfer of Tenant's interest, this lease shall be binding upon and inure to the benefit of the parties, their respective successors and assigns.

26) If the Tenant fails to perform any obligation under this lease, the Landlord shall have the option to do so after fifteen (15) day's written notice to the Tenant. All of the Landlord's expenditures to correct the default shall be reimbursed by the Tenant on demand with interest at the rate of 12% per annum from the date of expenditure by the Landlord.

27) In construing this lease, it is understood that the Landlord or Tenant may be more than one person; that if the context so requires, the singular pronoun shall be taken to mean and include the plural, the masculine, the feminine and the neuter, and that generally all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed as of the date and year first above written.

CITY OF ONTARIO, OREGON

ATTEST

Ronald Verini, Mayor

Tori Barnett, MMC, City Recorder

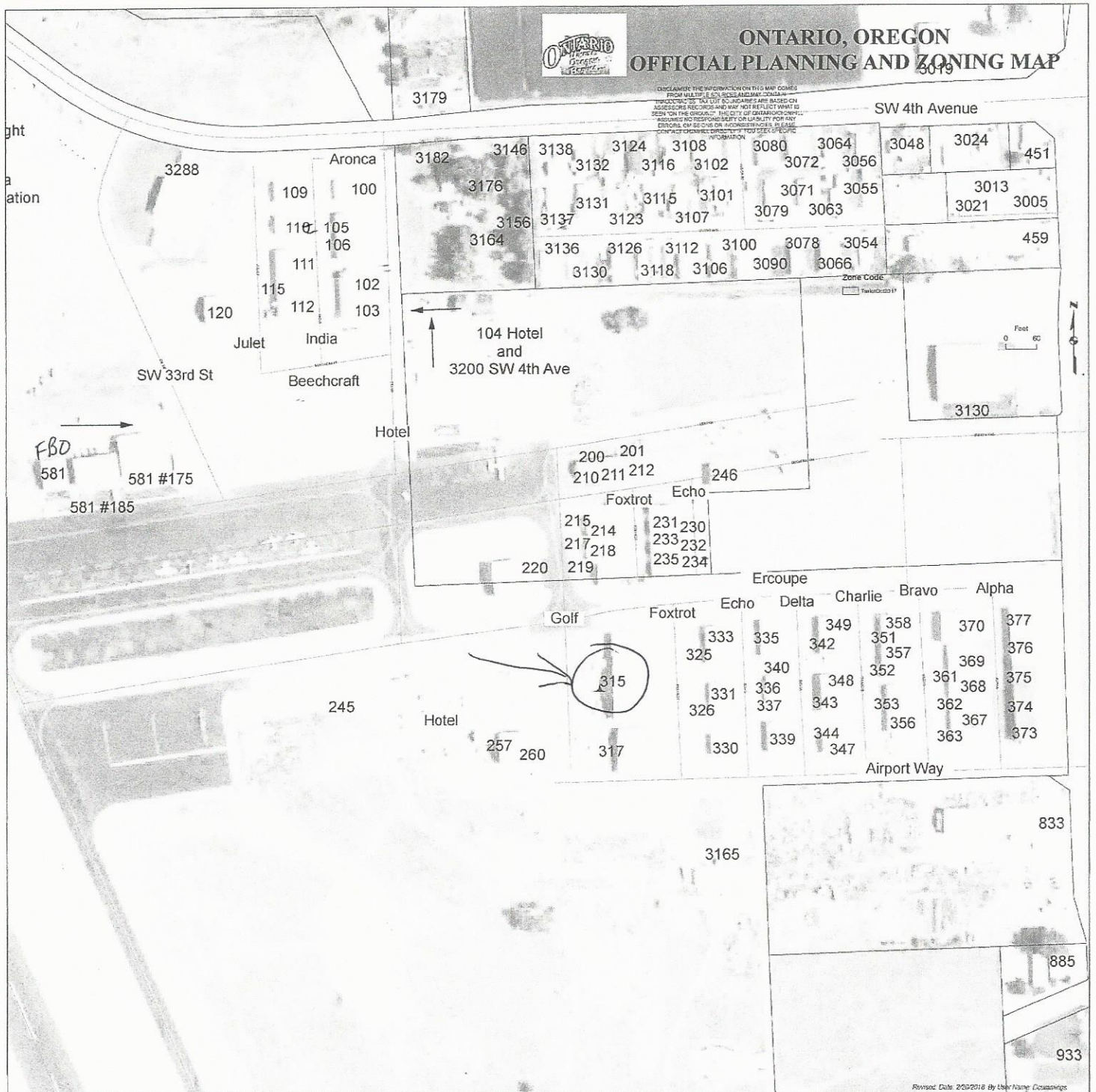
TENANT

TENANT

Cheryl Cruson, treasurer

Dale Cruson, Secretary

Hanger Lease



City of Ontario
Municipal Airport,
Malheur County,
Oregon



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/30/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Field-Waldo Insurance Agencies, Inc. 378 W Idaho Ave Ontario OR 97914	CONTACT NAME: Client D PHONE (A/C, No, Ext): (541) 372-5301 FAX (A/C, No): (541) 372-3069 E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Granite State Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 23809
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COVERAGES **CERTIFICATE NUMBER:** CL1873003767 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	Y		02LX0113950373	05/18/2018	05/18/2019	EACH OCCURRENCE \$ 1,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000						
	MED EXP (Any one person) \$ 10,000						
	PERSONAL & ADV INJURY \$ 1,000,000						
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☐ RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE ☐ OTH-ER ☐
	E.L. EACH ACCIDENT \$						
	E.L. DISEASE - EA EMPLOYEE \$						
	E.L. DISEASE - POLICY LIMIT \$						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Hanger located at 315 Golf.

CERTIFICATE HOLDER**CANCELLATION**

City of Ontario
444 SW 4th St

Ontario

OR 97914

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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BILL OF SALE

1. Sale and Transfer of Hangar. For good and valuable consideration of \$100,000 (subject to adjustment by the parties for the proration of lease and tax payments), the receipt, adequacy and legal sufficiency of which are hereby acknowledged, Rita Lockner, Trustee of the Merle Maine Trust dated March 13, 2013 ("Seller"), hereby sells, transfers, assigns, conveys, grants and delivers to Snake River Valley EAA Chapter #837, an Oregon nonprofit corporation ("Buyer"), effective as of the date below, all of Seller's right, title and interest in and to that certain item of personal property known to the parties as the hangar located at 315 Golf at the Ontario Airport, in Ontario, Oregon (the "Hangar").

2. No Warranties; As-Is. Seller is providing no warranties to Buyer regarding this conveyance. The Hangar is being sold to Buyer "as-is" and "where is" with all faults. Buyer has inspected the Hangar and satisfied itself that the current condition of the Hangar is acceptable. Buyer acknowledges that it will need to make arrangements with the city of Ontario regarding the real property on which the Hangar is situated. Seller's obligations regarding such lease terminate on the date of this Bill of Sale. Buyer further acknowledges that all insurance coverage on the Hangar and any contents expires on the date of this Bill of Sale and Buyer will be responsible for all insurance coverage hereafter.

SELLER

THE MERLE MAINE TRUST DATED
MARCH 13, 2013

By: Rita Lockner
Rita Lockner, Trustee

Date: 3-28-2018

BUYER

SNAKE RIVER VALLEY EAA CHAPTER
#837, an Oregon nonprofit corporation

By: Cheryl Cruson
Name: Cheryl Cruson
Title: Treasurer

Date: 3-28-18



**AGENDA REPORT
NEW BUSINESS
August 9, 2018**

To: Mayor and City Council

FROM: Tori Barnett, City Recorder

THROUGH: Adam J. Brown, City Manager

SUBJECT: APPOINTMENT TO FILL UPCOMING COUNCIL SEAT VACANCY

DATE: August 2, 2018

PROPOSED MOTION:

I MOVE TO APPOINT (STATE NAME OF CANDIDATE) AS A CITY COUNCILOR, BEGINNING SEPTEMBER 1, 2018, AND ENDING DECEMBER 31, 2018.

OR

I MOVE THAT THE COUNCIL EXTEND THE TIME FOR ACCEPTING LETTERS OF INTEREST FROM THE COMMUNITY, AND DIRECT THE CITY RECORDER TO REPUBLISH THE NOTICE.

SUMMARY:

Councilor Tess Winebarger has tendered her resignation from the City Council, effective August 31, 2018, ending her term of service four months early, which will leave a vacancy on the Council for the last four months of 2018.

Staff posted notice for letters of interest from the community, and received four responses to the notice. Letters of interest are attached.

BACKGROUND:

Councilor Winebarger has been accepted into nursing school, necessitating her resignation from service on the Ontario City Council, leaving a span of four months before the end of her regular term of service with the city.

The Council discussed options for the interim Councilor spot, and directed staff to post an advertisement soliciting letters of interest from the community for the temporary appointment.

CURRENT SITUATION:

Staff posed an advertisement for the position in the local media on several different occasions.

The cut-off for accepting letters was Tuesday, July 31, 2018, at 5:00 p.m. Four letters of interest were received from Ontario citizens interested in serving on the Council in the interim capacity.

The letters of interest were received from:

Thomas Jost

Richard Newman

Freddy Rodriguez

Zoila Mason

Letters are attached to this report.

ANALYSIS:

- A. **FINANCIAL** No changes.
- B. **TIMING** It is important for the Council to have seven members seated when conducting city business, so an appointment effective immediately upon the departure of Councilor Winebarger would keep the Council at full capacity.
- C. **POLICY/LEGAL** None.

ALTERNATIVES:

Council could decline to appoint all of the candidates who have submitted letters of interest, and direct staff to re-advertise the opening. This would leave the Council will only six members until the position is filled.

RECOMMENDATION:

Staff makes no recommendation as this is a Council decision.

ATTACHMENTS:

- 1. Council Seat Vacancy - Letter of Request - Richard Newman
- 2. Council Seat Vacancy - Letter of Request - Thomas Jost
- 3. Council Seat Vacancy - Letter of Request - Freddy Rodriguez
- 4. Council Seat Vacancy - Letter of Request - Zoila Mason

received
6-21-2018

21 June 2018

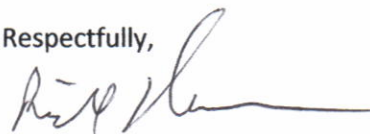
From: Richard Newman

To: Ontario City Council

Subj: Vacant city council seat(s)

1. In reference to the subject line information, I request consideration of the city council to pick me to fill the vacancy.
2. I was born and raised in the City of Ontario off of North Verde Drive. I attended Aiken Elementary, the Middle School and the High School. I graduated from Ontario High School in May 1975.
3. I left Ontario to join the Navy, where I proudly served for twenty years, and then retired.
4. I moved back to Ontario in January 2012.
5. I would like to serve on the city council because I like our town and the people who live here, which is why I chose to return. I believe that our area has a lot of untapped potential, and we need to tap that potential. We must look for more ways to raise money to help our city grow, but keep the tax burden on the people as low as possible.
6. We need to continue to make the state leaders in Salem aware of the unique problems we have here as a border city next to Idaho. Our people have said twice they don't want a sales tax. We need to listen to them. Research needs to be done that will identify new sources of revenue that our people can accept.
7. We need to push the Oregon Department of Transportation for a connection between the south side of East Lane and the east side of SE 18th Avenue for a bypass to get thru traffic off of our residential streets. We need to connect the two parts of North Park Avenue in the Malheur Drive area to help facilitate better movement of people in Ontario.
8. I hope you will give me a favorable pick for the vacant city council seat and I thank you in advance for your consideration.

Respectfully,



Richard Newman



THOMAS A. JOST, JR.
518 NW 14TH ST.
Ontario, OR 97914
541-212-9433
TJOSTJR@GMAIL.COM

03 JULY 2018,

Ontario City Council
444 SW 4th Street
Ontario, OR 97914

Mayor and City Council:

Please consider my name as a replacement City Councilor following the resignation of Councilor Tessa Winebarger.

I have confidence I would be the best selection for this vacancy as I bring history and background to the position that many others may not have. I would bring knowledge regarding the operations of the city, familiarity with the budget and the budget process, and a continued positive working relationship with both the current Council and city staff. I possess the necessary qualifications, skills, strengths, and positive attitude to take on this challenge in working towards making the city a progressive and family-oriented place to live. There are several issues currently facing the city, and I believe I would be an attribute in searching for, and hopefully finding ways and results to contend with those issues, all leading towards the betterment of Ontario.

I felt I was an asset during my time on the Council, which was Jan 2015 through Jun 2017. My resignation from my seat was only due to a call up for military deployment. It was a difficult decision, but a necessary one. I have, however, continued to be invested in the community, stay in contact with city employees, and stay abreast of the current concerns the Council and staff are dealing with.

As I am running for City Council in the 2018 election, I believe taking the seat prior to the election would afford the time for me to re-acclimate myself, get up-to-speed on the daily actions, and prepare me for the next four years of service.

I have the support of my family and my employer to take on this role, but mostly I have the desire to give something back to the city I live in, working towards making it safe, clean, and progressive.

Thank you for your consideration.



Thomas A. Jost, Jr.

received
7/20/18

Freddy Rodriguez
110 NE 3rd St. Unit 5
Ontario, Oregon
97914

To: Honorable Mayor & City Council
444 SW 4th St.
Ontario, Oregon
97914

23, July 2018

Dear distinguished members of Ontario City Council & Mayor,

With an ever-growing passion to commit my best self to the community that has accepted me as its own, I come to you with this letter of interest to assist the illustrious City Council and Mayor in sessions after Council Winebarger's seat vacates. My intent is to serve Ontario City through this 3 month session, possible Council election, and beyond. I haven't even warmed up yet.

My level of dedication, loyalty, and openness to the community/city as a whole is just a fraction of what makes my commitment to Ontario one to acknowledge as worthy of elite civil service. My relentless need to acquire wide-ranging information to apply to decision-making and planning is key to being reasonable to all entities of an equation.

As our city enters a time of financial sacrifices, my proven ability to apply hard decision-making to project management and not only finishing projects under budget, but having the ideological know-how to inflate profits, is vital. I also bring a high level of professional and successfully proven soft skills to administer in communications with community and city officials as tools in overcoming any communicative obstacles.

In the wide scope of committees and non-profits I have selflessly pledged my services to, from Ontario's own groundbreaking Diversity Advisory Council to serving on the Board of Directors of the Stormy Ray Cardholder's Foundation and, my personal favorite, Parks and Recreation Board have all met and highly benefited from my diverse analytical approach to decision-making and social communications yielding results that heed the needs, concerns, and interests of all. It was exciting to engage in such a challenge as was the project of Ontario's first haunted house last year, which I managed and executed while 64% under budget, and was in the neighborhood of 88% profit margin. I was able to deliver this with a concoction of commitment, creativity, budgeting, and team coordination/communications. I am eager to apply these skills again this year by developing a plan with increased results for the Haunted House project, as well as applying it to City strategies. I am also well equipped to endure the social exposure, whether it be good or bad, with my proficient soft skills sharpened as a telecommunications customer service representative and coach/assessor.

Thank you for appropriating time from your busy schedules to review my letter. I also ask that you review the letters I have included from prominent local leaders who I respect and have been fortunate enough to work alongside. If any questions may arise, please contact me. I am at your service.

Sincerely,
Freddy Rodriguez
(541) 212-8306
arlizaola@gmail.com

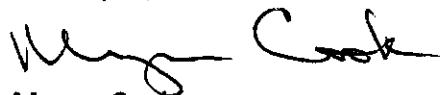
July 13, 2018

To whom it may concern,

I have worked with Freddy Rodriguez on the Friends of Aquatic Center for over a year and during that time I have gotten to know him as a community member and personally. Freddy is a great person to have on our committee he steps up and offers help and executes all he takes on.

One quality that stands out with Freddy is that when any topic comes up he listens to the information and then puts effort into finding all the information and is open to broadening his ideas. For this reason, I feel Freddy would make a great council member for Ontario.

Thank you,



Megan Cook



City of Ontario
Ontario Recreation Department
444 SW 4th Street
Ontario, OR 97914
(541)881-3260

July 16, 2018

To Whom It May Concern;

This letter is in reference to Freddy Rodriguez. Freddy is a member of the Ontario Recreation Department Advisory Board. Freddy has been on the board for a couple of years. During his time spent working with us he has offered a great deal of his time, energy and ideas to enhance the Recreation Department. Last fall Freddy took on the project to offer the community a Haunted House. The Haunted House was held at the old Ontario Aquatic Center and the proceeds went to the Friends of the Aquatic Center. Freddy spent hours of his time volunteering to make the Haunted House a success. He has also volunteered to be in charge of the Haunted House again this fall.

Freddy is a genuine community guy, he believes to have a good community that you have to stand up and help out. He is not afraid to jump in and help wherever help is needed. I have found that he is very committed to whatever he is involved in.

I believe that Freddy would be a great asset to anything that he chooses to do. If you have any questions, please feel free to contact me at 541-881-3260 or debbie.jeffries@ontariooregon.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Jeffries". The signature is stylized with a large loop at the beginning and a long, sweeping underline.

Debbie Jeffries,
Recreation Manager
Ontario Recreation Department



Office of the City Manager
Adam Brown, City Manager
444 SW 4th Street
Ontario, OR 97914
Voice (541)881-3223
Fax (541)889-7121
adam.brown@ontariooregon.org

October 31, 2017

To Whom It May Concern,

I am writing this to provide a letter of recommendation for Alfredo (Freddy) Rodriguez. Freddy joined our community and immediately sought opportunities to give back to his community. The Ontario City Council appointed him to the Parks and Recreation Committee where he has been an invaluable member. This is an unpaid appointment, but Freddy has spent countless hours in service to the Ontario community.

I am aware of his desire to find employment and I am happy to provide a letter of recommendation to any employer seeking Freddy's skills. I have come to know him as someone with great commitment, responsibility, and compassion. I could see him thriving in many different jobs because of his character traits. I would be happy to discuss our experience with him at any time. I can be reached at the above numbers or by cell phone at 541-709-4001.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam J. Brown", written in a cursive style.

Adam J. Brown
City Manager



City of Ontario
Office of the Mayor
444 SW 4th Street
Ontario, OR 97914
Voice (541)889-7684
Fax (541)889-7121
dnavont@msn.com

October 31, 2017

Re: Alfredo Rodriguez

To Whom It May Concern,

I highly recommend Alfredo Rodriguez in his pursuit of employment. The values and ethics that define his personal standards are very important, deep-seeded, and dominant criteria that are highly active and certainly identify Mr. Rodriguez.

The service to our community in his position on the Parks and Recreation Committee has been exemplary. He would be an asset to any company with his enthusiasm and his attention to detail. He has always given an effort of at least 100%, but he continually gives much more.

As Mayor of Ontario, I have the opportunity of meeting and working with many individuals and Mr. Rodriguez is one that stands out as a team player, but he also has the ability to be the team leader. He would be a great asset to your firm in whatever capacity you have available.

Sincerely,

A handwritten signature in black ink, appearing to read "Ronald Verini". The signature is fluid and cursive, with a large loop at the beginning.

Ronald Verini
Mayor

received

July 31, 2018

3:21 p.

To Ontario City Council Members and Mr Mayor,

I would like to introduce myself, give you some insight into who I am and why I would be a great addition to the Ontario City Council. I not only have the desire to become a City Council Member but also the leadership skills and many-faceted abilities that are required to make a positive impact in this position.

I have lived in Ontario for over two decades, married my childhood sweetheart, we have been married for over 20 years. Together we have 4 beautiful children and when I decided to go back to school to get my degree in Education, I knew it would push the limit on my personal capacity and allow me the opportunity to expand into my greatest potential. Those years gave me a full understanding of what it takes to have good time management and still be able to not only stay focused on a goal, but also succeed and rise to the top. I love fitness and am dedicated to Crossfit because I am goal-driven and am never afraid to take on new, interesting, and tough challenges. Over the years we have had several opportunities to move out of this community and have chosen to stay, live here and raise our children in this great community which we love.

As a Bilingual Elementary Teacher at Four Rivers Community School for the last 12 years, I have successfully designed curriculum that meets strict standards, and continually promotes multi-cultural instruction, develops collaborative communication, and directs students to successfully meet achievement and testing standards. I work hard to create a positive and engaging learning environment, and a caring and loving atmosphere for each of our students. I have focused training on creating and leading collaborative groups which are purpose driven and get results through working together and using sustainable communication methods.

If I was privileged enough to be selected to the Ontario City Council, I feel that I could use my leadership, ability to work under pressure and collaborative skills to help with community planning, help move initiatives forward, have an open mind, help bring new ideas, and no matter what the challenge help make our community a wonderful place to work, live and raise our families.

As you can see through the above examples, I believe I would be a great fit for Ontario City Council and have the potential to create a positive impact with this position through my many abilities, and my love and appreciation for our little community. I look forward to doing my part to help Ontario to continue in its growth and momentum toward becoming a more vibrant and prosperous city. I am excited to be asking for you to consider me for this position and grateful to have the opportunity to serve my community in this capacity. I appreciate your time, and thank you for your service to our community.

Sincerely,

Zoila Patricia Mason

219 SW 11th Street
Ontario, OR 97914
208-739-8464
zoila.mason@gmail.com

Zoila Patricia Mason

219 SW 11th Street, Ontario, OR 97914

208-739-8464 zoila.mason@gmail.com

Objective: Ontario City Council

Education: Masters of Science: Eastern Oregon University, June, 2013

Major: Education

Cumulative Grade Point: 3.91

Bachelors of Science: Eastern Oregon University,

Majors: Multidisciplinary Studies and Elementary Education

Cumulative Grade Point Average: 3.89

Bachelors of Arts: Boise State University,

Majors: Bilingual Elementary Education

Cumulative Grade Point Average: 3.8

Teaching

Experience: Preparatory School Spanish/English Language Arts Teacher, Four Rivers Community School
Nov. 2013- Current

- Design curriculum using common core standards to meet the needs of all learners through developmentally appropriate practice
- Apply differentiated instruction models through guided reading, small group, book clubs, one-on-one instruction and student conferring sessions
- Create a positive and engaging learning environment through the use of genre units, reading workshop, writing workshop and collaborative learning groups
- Continually evaluate student outcome and achievement through flexible grouping, small group instruction, one-on-one conferring, assessment, and data analysis
- Practice SIOP methods daily to promote multi-cultural instruction
- Use of RTI model to support all learners at their level
- Collaborate and communicate with parents, colleagues, and administration regularly to best support student needs

Blended 2nd/3rd Grade Spanish Immersion Teacher, Four Rivers Community School 2007 - Nov. 2013

- Design curriculum using common core standards to meet the needs of all learners through developmentally appropriate practice
- Apply differentiated instruction models through guided reading, small group and one-on-one instruction, student centers, and student conferring sessions
- Create a positive and engaging learning environment through the use of thematic units, reading workshop, writing workshop, math manipulatives, and collaborative learning groups
- Continually evaluate student outcome and achievement through flexible grouping, small group instruction, one-on-one conferring, assessment, and data analysis
- Practice SIOP methods daily to promote multi-cultural instruction
- Use of RTI model to support all learners at their level
- Collaborate and communicate with parents, colleagues, and administration regularly to best support student needs

Kindergarten English/Spanish Immersion Teacher, Four Rivers Community School 2006-2007

- Design curriculum using common core standards to meet the needs of all learners through developmentally appropriate practice
- Apply differentiated instruction models through guided reading, small group and one-on-one instruction, student centers, and student conferring sessions
- Create a positive and engaging learning environment through the use of thematic units, reading workshop, writing workshop, math manipulatives, and collaborative learning groups
- Continually evaluate student outcome and achievement through flexible grouping, small group instruction, one-on-one conferring, assessment, and data analysis
- Practice SIOP methods daily to promote multi-cultural instruction
- Use of RTI model to support all learners at their level
- Collaborate and communicate with parents, colleagues, and administration regularly to best support student needs

Licenses/

Endorsements: Professional Teaching License

English for Speakers of Other Languages Endorsement

Middle School Language Arts Endorsement

Professional

Development: National Association of Bilingual Education Conference, 2015
Professional Learning Teams, 2014-2015
Reading/Writing Workshop Design and Planning, 2013-2014
Whole School Data Analysis, 2014
Smarter Balanced Assessment, Technology Training and Strategic Planning, 2014
Oregon Association for Bilingual Education Summer Conference, 2013

Related Professional

Experience: Spanish Assessment Proposal Reviews (ODE), 2014
Spanish Curriculum Development, 2014-2015



**AGENDA REPORT
NEW BUSINESS
August 9, 2018**

To: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Adam J. Brown, City Manager

SUBJECT: GEMINI PROPERTIES BUSINESS LOAN FUND APPLICATION

DATE: August 3, 2018

PROPOSED MOTION:

I MOVE TO APPROVE THE BUSINESS LOAN TO GEMINI PROPERTIES, LLC, FOR \$150,000, AT 5% FOR 10 YEARS, WITH A 1.5% ORIGINATION FEE, WITH THE STIPULATIONS APPROVED BY THE BUSINESS LOAN FUND COMMITTEE.

SUMMARY:

A \$150,000 business loan was applied for by Gemini Properties Holdings, LLC.

BACKGROUND:

Jim and Anita Smith are the partners of Gemini Property Holdings, LLC. They are working to open a fitness center in Ontario. The \$150,000 loan requested will be for improvements to the building in order to open the new fitness center.

The Business Loan Fund reviewed the application information and held two meetings. This resulted in a recommendation by the Business Loan Committee to approve the loan with the following recommendations: Loan will be to Gemini Properties, LLC

Term - \$150,000, 1.5% fee, 10 years, 5% interest

Guarantees from all of the following

- Personal Guarantees from Jim and Anita Smith
- All Body Shop LLC's (besides Emmett)

Applicant responsible for all recording fees including lien releases.

Conditions of the Loan

- The applicant needs to purchase building
- Need an approved building loan from the lender

City loan advancements

- Nothing will be paid unless the building loan closes
- Loan funds will be advanced with invoices presented and approved by Sandy Hemenway, BLF Committee Chairperson
- The loan funds will be paid to vendors

Collateral

- Lien on Ontario building
- Lien on Fruitland Building
- Lien on home
- Assignment on life insurance – Banker's Life (two policies)

CURRENT SITUATION:

After the Business Loan Fund Committee set the stipulations on the loan, Mr. and Mrs. Smith were given a chance to look at the restrictions. On August 1, 2018, Mr. Smith sent an email with some concerns. The following are some of the points of the email which is attached:

1. The applicant was concerned about using the Fruitland property and home for collateral. Mr. Smith was worried that this would prevent refinancing of the buildings.
2. The applicant was concerned about putting a lien on other locations.
3. Mr. Smith was concerned that crossing separate LLC's would "pierce the corporate veil".
4. Applicant believes that personal guarantees alone would accomplish the same.
5. Finally, the applicant believes that the property alone would be sufficient collateral due to the improvements to be done on the building.

The Business Loan Committee was polled and it was decided to send the report to the Council and inform the Council what Mr. Smith requested. Also, there are a few responses to the above points.

1. The city could subordinate to the new lender which wouldn't prevent a refinance.
2. The Committee did not ask for a lien on other locations, only a guarantee from the LLC's.
3. Banks normally use the appraised value or purchase price of the collateral, whichever is less. In this case, the bank would use \$395,000. There is no guarantee that the improvements would increase the value of the building for sale purposes.

ANALYSIS:

- A. **FINANCIAL** The \$150,000 loan would result in \$40,917.60 interest to be added to the business loan fund.

Currently, there is approximately \$500,000 available in the business loan fund.

- B. **TIMING** The applicant is working on getting financing put together and finalized. The sooner a decision is given, it will be better for the applicant.
- C. **POLICY/LEGAL** The Business Loan Fund procedures are established in the most current Resolution #2018-101, which is attached.

ALTERNATIVES:

1. The Council could approve the loan as the BLF Committee recommended.
2. The Council could approve the loan with the stipulations amended as requested by Mr. Smith.
3. The Council could approve the loan with a combination of 1 and 2.
4. The Council could deny the loan.

RECOMMENDATION:

The Business Loan Fund Committee recommends approval of the loan with the attached stipulations.

ATTACHMENTS:

1. Amortization Schedule
2. Jim Smith email
3. restrictions
4. 2018-101 Amend BLF Procedures 01-04-2018

Gemini Properties, LLC

Compound Period : Monthly

Nominal Annual Rate : 5.000 %

CASH FLOW DATA

	Event	Date	Amount	Number	Period	End Date
1	Loan	08/01/2018	150,000.00	1		
2	Payment	09/01/2018	1,590.98	120	Monthly	08/01/2028

AMORTIZATION SCHEDULE - Normal Amortization

	Date	Payment	Interest	Principal	Balance
Loan	08/01/2018				150,000.00
1	09/01/2018	1,590.98	625.00	965.98	149,034.02
2	10/01/2018	1,590.98	620.98	970.00	148,064.02
3	11/01/2018	1,590.98	616.93	974.05	147,089.97
4	12/01/2018	1,590.98	612.87	978.11	146,111.86
2018 Totals		6,363.92	2,475.78	3,888.14	
5	01/01/2019	1,590.98	608.80	982.18	145,129.68
6	02/01/2019	1,590.98	604.71	986.27	144,143.41
7	03/01/2019	1,590.98	600.60	990.38	143,153.03
8	04/01/2019	1,590.98	596.47	994.51	142,158.52
9	05/01/2019	1,590.98	592.33	998.65	141,159.87
10	06/01/2019	1,590.98	588.17	1,002.81	140,157.06
11	07/01/2019	1,590.98	583.99	1,006.99	139,150.07
12	08/01/2019	1,590.98	579.79	1,011.19	138,138.88
13	09/01/2019	1,590.98	575.58	1,015.40	137,123.48
14	10/01/2019	1,590.98	571.35	1,019.63	136,103.85
15	11/01/2019	1,590.98	567.10	1,023.88	135,079.97
16	12/01/2019	1,590.98	562.83	1,028.15	134,051.82
2019 Totals		19,091.76	7,031.72	12,060.04	
17	01/01/2020	1,590.98	558.55	1,032.43	133,019.39
18	02/01/2020	1,590.98	554.25	1,036.73	131,982.66
19	03/01/2020	1,590.98	549.93	1,041.05	130,941.61
20	04/01/2020	1,590.98	545.59	1,045.39	129,896.22
21	05/01/2020	1,590.98	541.23	1,049.75	128,846.47
22	06/01/2020	1,590.98	536.86	1,054.12	127,792.35
23	07/01/2020	1,590.98	532.47	1,058.51	126,733.84
24	08/01/2020	1,590.98	528.06	1,062.92	125,670.92
25	09/01/2020	1,590.98	523.63	1,067.35	124,603.57
26	10/01/2020	1,590.98	519.18	1,071.80	123,531.77
27	11/01/2020	1,590.98	514.72	1,076.26	122,455.51
28	12/01/2020	1,590.98	510.23	1,080.75	121,374.76
2020 Totals		19,091.76	6,414.70	12,677.06	
29	01/01/2021	1,590.98	505.73	1,085.25	120,289.51

Gemini Properties, LLC

	Date	Payment	Interest	Principal	Balance
30	02/01/2021	1,590.98	501.21	1,089.77	119,199.74
31	03/01/2021	1,590.98	496.67	1,094.31	118,105.43
32	04/01/2021	1,590.98	492.11	1,098.87	117,006.56
33	05/01/2021	1,590.98	487.53	1,103.45	115,903.11
34	06/01/2021	1,590.98	482.93	1,108.05	114,795.06
35	07/01/2021	1,590.98	478.31	1,112.67	113,682.39
36	08/01/2021	1,590.98	473.68	1,117.30	112,565.09
37	09/01/2021	1,590.98	469.02	1,121.96	111,443.13
38	10/01/2021	1,590.98	464.35	1,126.63	110,316.50
39	11/01/2021	1,590.98	459.65	1,131.33	109,185.17
40	12/01/2021	1,590.98	454.94	1,136.04	108,049.13
2021 Totals		19,091.76	5,766.13	13,325.63	
41	01/01/2022	1,590.98	450.20	1,140.78	106,908.35
42	02/01/2022	1,590.98	445.45	1,145.53	105,762.82
43	03/01/2022	1,590.98	440.68	1,150.30	104,612.52
44	04/01/2022	1,590.98	435.89	1,155.09	103,457.43
45	05/01/2022	1,590.98	431.07	1,159.91	102,297.52
46	06/01/2022	1,590.98	426.24	1,164.74	101,132.78
47	07/01/2022	1,590.98	421.39	1,169.59	99,963.19
48	08/01/2022	1,590.98	416.51	1,174.47	98,788.72
49	09/01/2022	1,590.98	411.62	1,179.36	97,609.36
50	10/01/2022	1,590.98	406.71	1,184.27	96,425.09
51	11/01/2022	1,590.98	401.77	1,189.21	95,235.88
52	12/01/2022	1,590.98	396.82	1,194.16	94,041.72
2022 Totals		19,091.76	5,084.35	14,007.41	
53	01/01/2023	1,590.98	391.84	1,199.14	92,842.58
54	02/01/2023	1,590.98	386.84	1,204.14	91,638.44
55	03/01/2023	1,590.98	381.83	1,209.15	90,429.29
56	04/01/2023	1,590.98	376.79	1,214.19	89,215.10
57	05/01/2023	1,590.98	371.73	1,219.25	87,995.85
58	06/01/2023	1,590.98	366.65	1,224.33	86,771.52
59	07/01/2023	1,590.98	361.55	1,229.43	85,542.09
60	08/01/2023	1,590.98	356.43	1,234.55	84,307.54
61	09/01/2023	1,590.98	351.28	1,239.70	83,067.84
62	10/01/2023	1,590.98	346.12	1,244.86	81,822.98
63	11/01/2023	1,590.98	340.93	1,250.05	80,572.93
64	12/01/2023	1,590.98	335.72	1,255.26	79,317.67
2023 Totals		19,091.76	4,367.71	14,724.05	
65	01/01/2024	1,590.98	330.49	1,260.49	78,057.18
66	02/01/2024	1,590.98	325.24	1,265.74	76,791.44
67	03/01/2024	1,590.98	319.96	1,271.02	75,520.42
68	04/01/2024	1,590.98	314.67	1,276.31	74,244.11
69	05/01/2024	1,590.98	309.35	1,281.63	72,962.48
70	06/01/2024	1,590.98	304.01	1,286.97	71,675.51
71	07/01/2024	1,590.98	298.65	1,292.33	70,383.18
72	08/01/2024	1,590.98	293.26	1,297.72	69,085.46

Gemini Properties, LLC

	Date	Payment	Interest	Principal	Balance
73	09/01/2024	1,590.98	287.86	1,303.12	67,782.34
74	10/01/2024	1,590.98	282.43	1,308.55	66,473.79
75	11/01/2024	1,590.98	276.97	1,314.01	65,159.78
76	12/01/2024	1,590.98	271.50	1,319.48	63,840.30
2024 Totals		19,091.76	3,614.39	15,477.37	
77	01/01/2025	1,590.98	266.00	1,324.98	62,515.32
78	02/01/2025	1,590.98	260.48	1,330.50	61,184.82
79	03/01/2025	1,590.98	254.94	1,336.04	59,848.78
80	04/01/2025	1,590.98	249.37	1,341.61	58,507.17
81	05/01/2025	1,590.98	243.78	1,347.20	57,159.97
82	06/01/2025	1,590.98	238.17	1,352.81	55,807.16
83	07/01/2025	1,590.98	232.53	1,358.45	54,448.71
84	08/01/2025	1,590.98	226.87	1,364.11	53,084.60
85	09/01/2025	1,590.98	221.19	1,369.79	51,714.81
86	10/01/2025	1,590.98	215.48	1,375.50	50,339.31
87	11/01/2025	1,590.98	209.75	1,381.23	48,958.08
88	12/01/2025	1,590.98	203.99	1,386.99	47,571.09
2025 Totals		19,091.76	2,822.55	16,269.21	
89	01/01/2026	1,590.98	198.21	1,392.77	46,178.32
90	02/01/2026	1,590.98	192.41	1,398.57	44,779.75
91	03/01/2026	1,590.98	186.58	1,404.40	43,375.35
92	04/01/2026	1,590.98	180.73	1,410.25	41,965.10
93	05/01/2026	1,590.98	174.85	1,416.13	40,548.97
94	06/01/2026	1,590.98	168.95	1,422.03	39,126.94
95	07/01/2026	1,590.98	163.03	1,427.95	37,698.99
96	08/01/2026	1,590.98	157.08	1,433.90	36,265.09
97	09/01/2026	1,590.98	151.10	1,439.88	34,825.21
98	10/01/2026	1,590.98	145.11	1,445.87	33,379.34
99	11/01/2026	1,590.98	139.08	1,451.90	31,927.44
100	12/01/2026	1,590.98	133.03	1,457.95	30,469.49
2026 Totals		19,091.76	1,990.16	17,101.60	
101	01/01/2027	1,590.98	126.96	1,464.02	29,005.47
102	02/01/2027	1,590.98	120.86	1,470.12	27,535.35
103	03/01/2027	1,590.98	114.73	1,476.25	26,059.10
104	04/01/2027	1,590.98	108.58	1,482.40	24,576.70
105	05/01/2027	1,590.98	102.40	1,488.58	23,088.12
106	06/01/2027	1,590.98	96.20	1,494.78	21,593.34
107	07/01/2027	1,590.98	89.97	1,501.01	20,092.33
108	08/01/2027	1,590.98	83.72	1,507.26	18,585.07
109	09/01/2027	1,590.98	77.44	1,513.54	17,071.53
110	10/01/2027	1,590.98	71.13	1,519.85	15,551.68
111	11/01/2027	1,590.98	64.80	1,526.18	14,025.50
112	12/01/2027	1,590.98	58.44	1,532.54	12,492.96
2027 Totals		19,091.76	1,115.23	17,976.53	
113	01/01/2028	1,590.98	52.05	1,538.93	10,954.03

Gemini Properties, LLC

	Date	Payment	Interest	Principal	Balance
114	02/01/2028	1,590.98	45.64	1,545.34	9,408.69
115	03/01/2028	1,590.98	39.20	1,551.78	7,856.91
116	04/01/2028	1,590.98	32.74	1,558.24	6,298.67
117	05/01/2028	1,590.98	26.24	1,564.74	4,733.93
118	06/01/2028	1,590.98	19.72	1,571.26	3,162.67
119	07/01/2028	1,590.98	13.18	1,577.80	1,584.87
120	08/01/2028	1,590.98	6.11	1,584.87	0.00
2028 Totals		12,727.84	234.88	12,492.96	
Grand Totals		190,917.60	40,917.60	150,000.00	

Gemini Properties, LLC

Last interest amount decreased by 0.49 due to rounding.



Kari Ott <kott@opgcpa.com>

Business Loan Fund Request - Gemini Properties Holdings-Ontario, LLC

jim@bodyshopfitnesscenters.com <jim@bodyshopfitnesscenters.com>

Wed, Aug 1, 2018 at 9:38 AM

To: Dan Cummings <Dan.Cummings@ontariooregon.org>, Jackie Hansen <jhansen@columbiabank.com>, Sandy Hemenway <shemenway@columbiabank.com>, Betty Carter <carter2@fmtc.com>, Janet Komoto <janetkomoto@gmail.com>, Ronald Verini <dnvont@msn.com>

Cc: Adam Brown <Adam.Brown@ontariooregon.org>, Marcy Siriwardene <Marcy.Siriwardene@ontariooregon.org>, Corinna Hysell <chysell@opgcpa.com>, Kari Ott <kott@opgcpa.com>, Anita Smith <anita@bodyshopfitnesscenters.com>, Matt Frye <matt.frye@fib.com>

Dan and Members of the BLF Committee,

We are so grateful for this program and for your consideration of us for the loan from the BLF. After careful review of the conditions and counseling with our attorney locally and the other in Boise, we have some concerns we'd like to address.

We are accustomed to providing our personal guarantees for any of our business credit. It is a standard practice and a part of doing business. However, to actually lien our properties is far out of the norm – other than the actual property we are renovating with the loan funds. Providing only a personal guarantee would accomplish the same end without tying up our ability to conduct business as usual. We are just beginning an SBA 504 refinance of the Fruitland property. A lien would prevent that from happening. Likewise with our home which we are working to refinance to a shorter term. The committee has also asked to lien our other locations except for Emmett. Here again we have the same issue. We need to be able to purchase new equipment and trade in old units. This would tie our hands and cause us to not be able to maintain the quality facilities that have made us successful. Finally, as we are structured with separate LLC's for each location and for ownership of our properties in order to protect outside assets in the event of a libelous occurrence at one location, we always need to be careful not to "pierce the corporate veil" by overlapping separate entities. This would open the possibility of that. If someone were injured at our Payette gym and won a judgement, it could put all the other assets at risk because of it being used to secure another property.

Long story short – Our personal guarantee alone would accomplish the same end. The city would have the ability to collect against all of our personal assets and business interests in the event of a default judgement on this loan. The liens really are not necessary.

The numbers should actually work using this property alone and the business as security. The current appraised value "as is" is \$575,000. We will purchase the building for \$395,000. Plus the \$150,000 from the BLF. (\$545K total) The improvements made with the BLF funds plus our out-of-pocket investments should bring our appraised value to upwards of \$675K to \$700K or 80% loan to value at the lesser estimated value. Add to that the enterprise value of the business itself which will increase as revenues grow (Our Fruitland location currently has an enterprise value of over \$600K), and there should be

sufficient equity in this property to formally secure the loan, even in a second position with the bank. Also, our loan on the property will be secured by a USDA rural development program. Finally, in a worst case scenario and the gym were to fail, the building has a very strong secondary usage and can be divided back down to 3 or 4 leased units maintaining it profitable enough to satisfy all debt against the property.

I understand the concerns due to the two defaults you have encountered. We are a phoenix that has risen from the ashes. We took a failing company in 2008 and have continued to grow it each year. Ontario was not even on my radar until mid-May when Fit City was evicted. I have actually put two other location plans in other Idaho cities on the back burner in order to give all my attention this project. Please rest assured, we would not consider this move unless we had a very high degree of certainty of success. This is not a guessing game for us. We are very good at what we do and we have a model that will succeed.

We are amenable with all of the other conditions as set forth by the committee. Again, I am incredibly impressed with Ontario for even having this program available. We want to be a part of your wonderful city and contribute to its economic growth and stability. Please let me know if we are able to move forward with this slight change in the conditions.

Respectfully,

Jim

BCC: Lyman Belnap / Reece Hrizuk

Jim Smith

President / CEO

P.O. Box 622

Fruitland, ID 83619-0622

208-414-BODY (2639) ext 800



To Give Loan:

Loan will be to Gemini Properties, LLC

Term - \$150,000, 1% fee, 10 years, 5% interest

Guarantees from all of the following

- Personal Guarantees from Jim and Anita
- All Body Shop LLC's (besides Emmett)

Applicant responsible for all recording fees including lien releases

Conditions of the Loan

- The applicant needs to purchase building
- Need an approved building loan from the lender

City loan advancements

- Nothing will be paid unless the building loan closes
- Loan funds will be advanced with invoices presented and approved by Sandy
- The loan funds will be paid to vendors.

Collateral

- Lien on Ontario building
- Lien on Fruitland Building
- Lien on Home
- Assignment on life insurance – Banker's Life (two policies)



RESOLUTION #2018-101

A RESOLUTION REVISING THE CITY OF ONTARIO BUSINESS LOAN FUND AND LOAN ALLOCATION PROCEDURES ESTABLISHED BY RESOLUTION NUMBER 87-103 AND REVISED BY RESOLUTIONS NUMBER 00-128, 00-133, 2004-140, AND 2017-143

- WHEREAS,** The City of Ontario, by Resolution No. 87-103, dated March 2, 1987, established a Revolving Loan Fund (RLF) for the purpose of providing financing for the purchase of land, buildings, fixed equipment and machinery, research and development, and working capital to eligible small businesses in Ontario; and
- WHEREAS,** The Revolving Loan Fund was revised by Resolution No. 00-128 to simplify the rules and procedures established by Resolution No. 87-103; and
- WHEREAS,** The Revolving Loan Fund was revised by Resolution No. 00-133 establishing the city of Ontario Economic and Community Enhancement Grant Fund derived from fees and interests from the revolving loan fund; and
- WHEREAS,** The Revolving Loan Fund was revised by Resolution No. 2004-140 to provide clarity for the geographic boundaries in which the fund could be spent; and
- WHEREAS,** The Revolving Loan Fund was revised by Resolution 2017-143 to add a new home construction incentive program; and
- WHEREAS,** The City Council finds that the new home construction incentive program should be available only for homes that are not receiving other government subsidies.

NOW THEREFORE, BE IT HEREBY RESOLVED,

The following provisions of this Resolution 2018-101 supersede and replace all prior Business Loan Fund Resolutions:

Section 1. Purpose: The purpose of the City of Ontario Business Loan Fund is to finance projects, located inside or outside the Ontario Urban Growth Boundary, which provide the following benefits within the Urban Growth Boundary: economic and community development, job creation, and/or retention, or enhanced aesthetic appeal of property.

Maximum utilization of the City of Ontario Business Loan Fund is encouraged.

Section 2. Criteria: The following project criteria are priority items of the City of Ontario Business Loan fund:

1. Businesses that are a "qualified business firm" as defined by the Enterprise Zone section of the Oregon Revised Statutes and are located in the Ontario Enterprise Zone;
2. Existing businesses with fewer than one hundred employees;
3. Employment of low and moderate income employees;
4. Making use of skills of displaced or unemployed workers;
5. Assisting in economic diversification;
6. Containing significant owner equity;
7. Maximizing participation by financial institutions and local development groups; or
8. Compliance with City of Ontario required upgrades to on-site landscaping and/or parking improvements for business enterprises;
9. Home Incentive Program: Providing a cash incentive of \$10,000 per unit for construction of new owner occupied single family homes.

Proposed projects meeting some or all of the criteria set forth in this section will be given priority for loan funding. Greater consideration will be given to projects meeting two or more criteria.

Section 3. Ineligible activities: The following activities are ineligible for funding from the City of Ontario Business Loan Fund:

1. Paying off a loan, investment or advance to an employee, officer, partner or stock holder of the firm, or replenishing funds used for such purposes;
2. Investment purposes not related to the business, or business purposes considered speculative; or
3. Firms involving gambling activity.

Section 4. Applications: Applications shall be submitted to the Ontario City Manager. The applications shall contain the following information:

1. How the proposed project meets the purpose and criteria as set forth in this resolution;
2. Information indicating that the project is feasible and has a significant prospect of repayment;
3. A list identifying collateral which is available and will be used to secure the City's interest in the loan, should the loan be extended;
4. Indicating the source and approximate amounts of other funds which will support the project;
5. Written agreement on behalf of applicant, his successors and/or assigns in interest to take necessary steps to maintain the City's security interests until the loan is paid in full; and
6. A separate application form will be created for the Housing Incentive Program.

The City Manager shall review the application for completeness and sufficiency. If the application is deemed complete by the City Manager, it will be forwarded to the Loan Committee. The Loan Committee, after review of the application will make a recommendation of approval, approval with conditions or disapproval to the City Council. The City Council shall make the final decision on each application.

Section 5. Loan Committee. The Loan Committee shall review all applications for loans at least quarterly. The Loan Committee shall be composed of five (5) members, two (2) of whom are City Council members and three (3) of whom are members at large. All Loan Committee members shall be appointed by the Mayor with the approval of the City Council.

Section 6. Loan Terms.

1. Loans shall not be made for amounts so low they are inefficient to administer.
2. Loans will be authorized to qualifying applicants on a first come, first serve basis, subject to the availability of funds within the City of Ontario Business Loan Fund.
3. The Maximum loan term is fifteen (15) years.
4. The interest rate for all loans granted under the terms of this program shall be fixed by the City Council. The rates will generally be fixed at the Prime Rate, as published in the most current edition of the Wall Street Journal, less two percent (2%). However, the lending rate shall be established for all loans at a rate no lower than five percent (5%). Interest shall accrue on a fixed, simple interest basis.
5. All loans shall be subject to a one time loan origination fee which shall be the greater of one and one-half percent (1%) of the principal amount or one hundred fifty dollars (\$150.00).
6. City of Ontario Business Loan Funds should be used to leverage owner equity and other conventional financing of the project, with the Business Loan Fund amounts generally not exceeding thirty-three percent (33%) of the total cost of the project. Under no circumstances should Business Loan Funds be used for working capital.
7. Applicant must provide, along with the application, sufficient evidence of adequate collateral for security of the whole amount of the loan to insure loan repayment.
8. Provided there is adequate security, the monies loaned from the fund may be in a subordinate security position to that of other lenders.
9. Loan proceeds may be used for necessary physical facility expenses including, but not limited to the purchase of land, buildings, equipment or the construction or installation of site improvements.

Section 7. Loan Application: Requests for loan funds through the City of Ontario Business Loan Fund shall be made on applications provided by the City of Ontario.

Section 8. Escrow Agencies: The City of Ontario may require that the repayment of funds be made to a designated independent agent or escrow company which shall serve as an agent for the City in the collection of the loan funds.

Section 9. Repayment of Loan Funds: All revenue received through the repayment of the amount of loans under this program shall be placed:

1. The repayment of principal amounts shall be placed within the City of Ontario Business Loan Fund Account and shall be used to maintain a continuous loan fund.
2. All revenue received from interest on the principal balance of the City of Ontario Business Loan Fund or from interest on the principal amounts of loaned funds shall be allocated:
 - a. First, to replace any principal amounts lost from uncollectable amounts on any outstanding loan granted through the City of Ontario Business Loan Fund
 - b. The remainder to go to the Ontario Economic and Community Enhancement Small Grant Fund which shall be available for distribution in accordance with the policies and procedures as set forth by resolution of the Ontario City Council for public facility projects which enhance the economic stability or general quality of life within the community.

Section 10. Geographical Restriction: All loan funds obtained through the City of Ontario Business Loan Fund must be used on projects inside or outside the Ontario Urban Growth Boundary, which provide benefits within the Urban Growth Boundary as described in Section 1.

Section 11. Housing Incentive Program: The following conditions must be met for projects eligible for the Housing Incentive Program.

- a. Sufficient documentation of funding must be satisfied by the Business Loan Fund Committee to establish ability to pay for the proposed development.
- b. The Housing Incentive application must be completed.
- c. The program is only eligible for new single family, owner occupied homes, greater than 1,600 square feet.
- d. The projects must be complete within 24 months of the application approval.
- e. All projects must be permitted with the City and built by licensed bonded and insured contractors.
- f. Homes must be within the city limits or annexed into the city prior to occupancy.
- g. Incentive funds will be paid out at the certificate of occupancy.
- h. Agreements must be approved prior to permitting & Construction
- i. The City will repay the business loan fund annually by transferring taxes received into the general fund for each property to the business loan fund.
- j. The home project must not be receiving any other governmental funding or subsidy (federal or state loan guarantees or tax credits are excluded).

Section 12. Modifications: The Ontario City Council may review all or part of this resolution and may make appropriate changes as necessary upon Resolution of the City Council.

PASSED AND ADOPTED by the Common Council of the City of Ontario this 4th day of January, 2018,
by the following vote:

AYES: CAPRON, CRUME, VERINI, CARTER, PALOMO
NAYS: NONE
EXCUSED: WINEBARGER, JUSTUS
ABSENT: NONE

APPROVED by the Mayor this 4th day of January, 2018.



Ronald Verini, Mayor

ATTEST:



Tori Barnett, MMC, City Recorder



**AGENDA REPORT
NEW BUSINESS
August 9, 2018**

To: Mayor and City Council

FROM: Adam J. Brown, City Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: RESOLUTION #2018-133: PAID ON-CALL FIREFIGHTERS COMPENSATION

DATE: August 7, 2018

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE RESOLUTION #2018-133, A RESOLUTION ADOPTING THE PAY SCHEDULE FOR THE PAID ON-CALL FIREFIGHTERS

SUMMARY:

Adjustments to the Paid On-Call Fighters Compensation was last done in 2013. With changes to Oregon's minimum wage, some of the city's paid on-call firefighters are making just barely above minimum wage. This proposal is to adjust the wage for the paid on-call firefighters.

BACKGROUND:

A paid on-call firefighter for the City of Ontario is required to complete 40 hours of in-house training as probationary firefighters before they can even respond to calls. Once completed, they continue training every Tuesday night of each week all year. Those trainings last for 2-3 hours. During the probationary year they must complete the 40 hour fire essentials class.

Significant training is required to qualify to become an on-call firefighter. Paid on-call firefighters are compensated based upon the hours they work. The pay rates are as shown in the table below. The most recent change in pay was in 2013. Since that time, minimum wage has increased in Oregon and will continue to increase according to state law.

		Amount Per Hour	
Years	Year	Low	High
Between Raises	1982	\$ 3.35	
	6	1988	\$ 5.00 \$ 7.00

7	1995	\$ 7.50	\$ 9.50
5	2000	\$ 9.50	\$ 9.75
1	2001	\$ 9.75	\$ 10.00
1	2002	\$ 10.00	\$ 10.50
7	2009	\$ 10.50	\$ 11.50
4	2013	\$ 11.50	\$ 12.50
5	?		

CURRENT SITUATION:

The city's paid on-call staff provide coverage year round for all of the city's needs including fire, floods, secondary medical calls, HAZMAT, and search and rescue operations. They are required to pass an annual Physical Agility Test. Much of their time is volunteered without pay. All have full-time employment and respond around and within their normal work hours.

It is also noted by the paid on-call firefighters that they participate in fund raising which has brought in tens of thousands of dollars to purchase equipment for the Department.

Staff is requesting a five-year compensation plan that will adjust each year by \$.50 per hour. Junior firefighter wages will be consistent with Oregon's minimum wage scale.

Position	Current	9/1/2018	7/1/2019	7/1/2020	7/1/2021	7/1/2022
Shift Relief	\$ 15.00	\$ 16.00	\$ 16.50	\$ 17.00	\$ 17.50	\$ 18.00
Firefighter	\$ 12.50	\$ 13.50	\$ 14.00	\$ 14.50	\$ 15.00	\$ 15.50
Juniors	\$ 10.50	\$ 10.50	\$ 11.00	\$ 11.50	\$ 12.00	\$ 12.50

ANALYSIS:

- A. **FINANCIAL** Paid On-Call Firefighters are a cost effective way to protect the city and the surrounding rural community. The amount paid for paid on-call fire-fighters is less than the cost of a full-time firefighter. In 2017, \$80,375 was budgeted for paid on-call support and \$55,389 was spent leaving approximately \$24,984 remaining. This volume has been relatively constant over the past five years at around 31%.

The increase requested is approximately 19% over the course of the next five years. Fulfilling this compensation request will stay within the annual budgeted amount for paid on-call firefighters, which has remained the same for the past three years. No budget amendment will be necessary.

- B. **TIMING** Does not apply.

C. **POLICY/LEGAL** The Council must approve compensation plan changes.

ALTERNATIVES:

Do Nothing - Should the Council choose not to act, the city may see a challenge in filling the 25 paid on-call spots we currently have.

RECOMMENDATION:

The City Manager recommends approval of the compensation plan as shown in Resolution #2018-133.

ATTACHMENTS:

1. RES_WS_Paid



RESOLUTION #2018-133

A RESOLUTION ADOPTING A FIVE YEAR COMPENSATION PLAN FOR PAID ON-CALL FIREFIGHTERS

- WHEREAS,** Paid on-call firefighters are essential to provide cost effective fire protection to the citizens of Ontario and the Rural Fire District; and
- WHEREAS,** No compensation increase has been given since 2003; and
- WHEREAS,** Oregon minimum wage has increased and will continue to increase according to state law; and
- WHEREAS,** Paid on-call firefighters require significant amounts of specialized training to support the full-time fire and rescue staff; and
- WHEREAS,** The Ontario City Council desires to amend the compensation plan by resolution.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council adopts the five-year compensation plan as shown below;

Position	1/1/2018	9/1/2018	7/1/2019	7/1/2020	7/1/2021	7/1/2022
Shift Relief	\$ 15.00	\$ 16.00	\$ 16.50	\$ 17.00	\$ 17.50	\$ 18.00
Firefighter	\$ 12.50	\$ 13.50	\$ 14.00	\$ 14.50	\$ 15.00	\$ 15.50
Juniors	\$ 10.50	\$ 10.50	\$ 11.00	\$ 11.50	\$ 12.00	\$ 12.50

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this ____ day of _____, 20____, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this ____ day of _____, 20____.

Ronald Verini, Mayor

ATTEST:

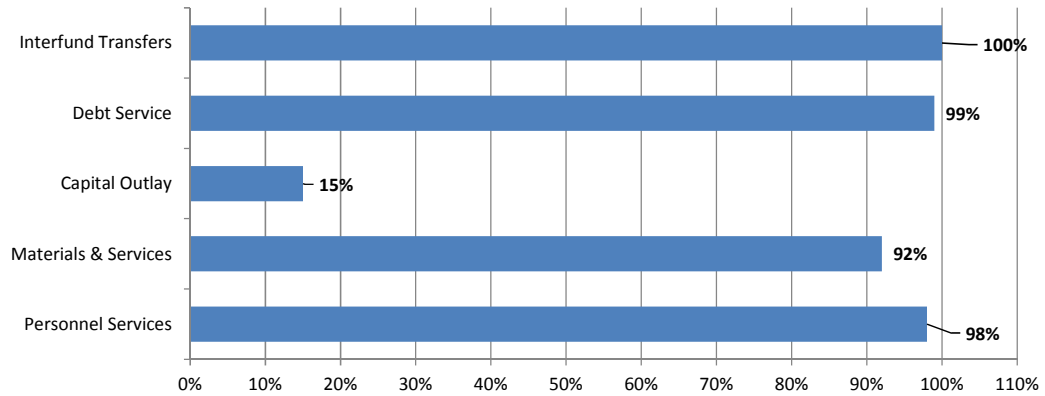
Tori Barnett, MMC, City Recorder

**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT EXPENSE
FOR THE PERIOD ENDED
JUNE 30, 2018**

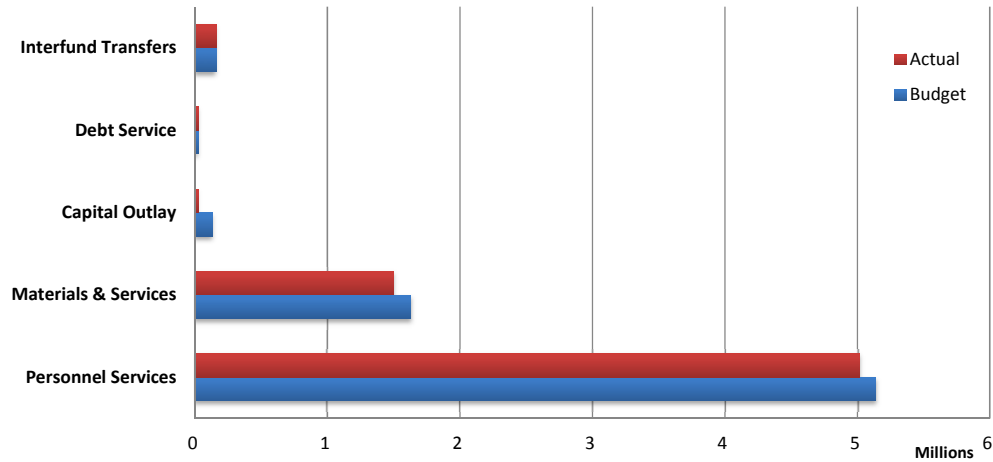
DEPARTMENT	BUDGET	ACTUAL	% EXPENDED	COMMENTS
Parks	279,252	178,831	64.0%	
Recreation	211,129	219,146	103.8%	
Parks & Recreation	490,381	397,976	81.2%	
Fire	1,512,788	1,410,075	93.2%	
Code Enforcement	142,829	125,699	88.0%	
Police	3,306,290	3,361,181	101.7%	need to make an entry to allocate payroll to public safety fund
Police reserves	4,784	4,783	100.0%	
Public Safety Total	4,966,691	4,901,737	98.7%	
Administration	365,910	326,477	89.2%	
City Council	25,791	17,523	67.9%	
Human Resources	98,287	38,187	38.9%	
Business Registration	1,100	423	38.5%	
Cemetery	146,808	128,660	87.6%	
Finance	237,377	234,345	98.7%	
Technology	110,774	92,024	83.1%	
General Government Total	986,047	837,638	84.9%	
Community development	171,751	144,238	84.0%	
Community Development	171,751	144,238	84.0%	
Administrative Overhead	331,175	299,042	90.3%	
Other Total	331,175	299,042	90.3%	
Operating Transfers Out	127,910	127,910	100.0%	
GENERAL FUND TOTALS	\$ 7,073,955	\$ 6,708,541	94.8%	
YTD BUDGET BENCHMARK			100.0000%	 5.2%

**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT EXPENSE
FOR THE PERIOD ENDED
JUNE 30, 2018**

% Expended by Category



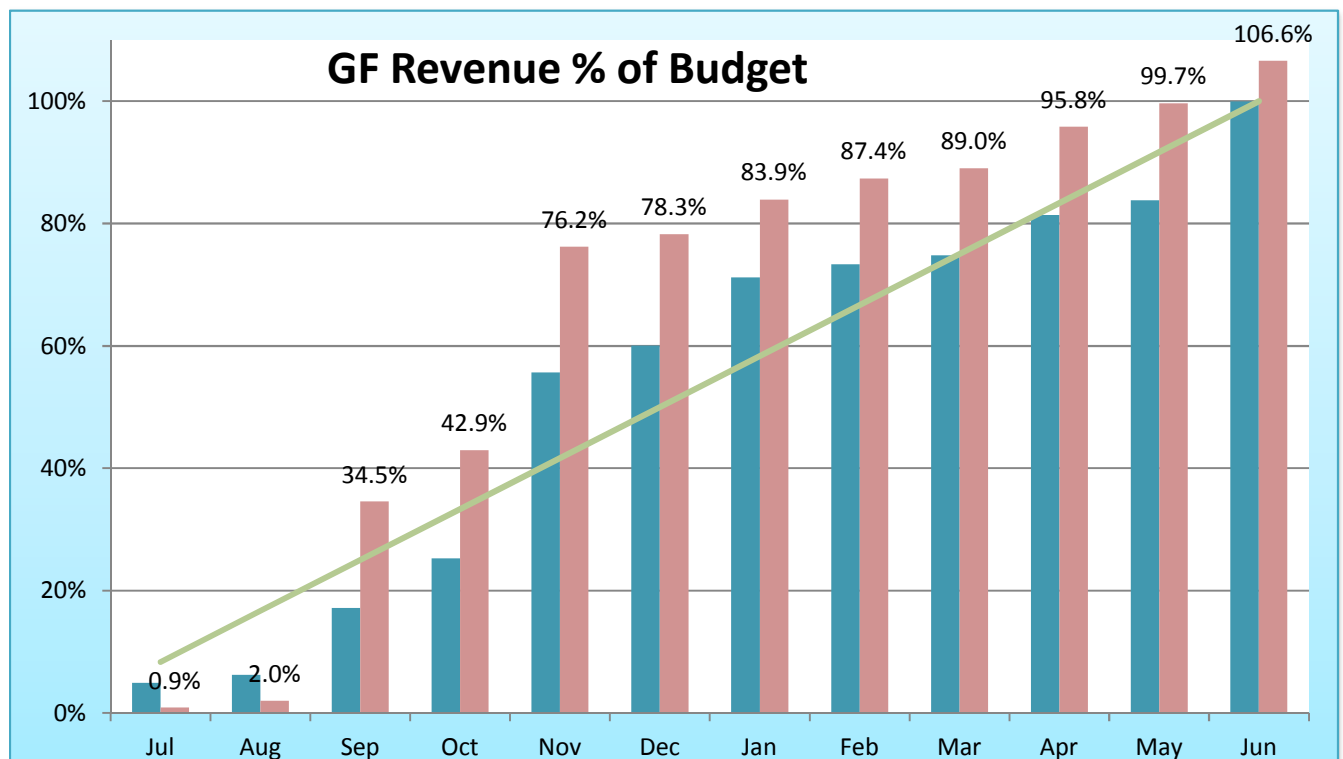
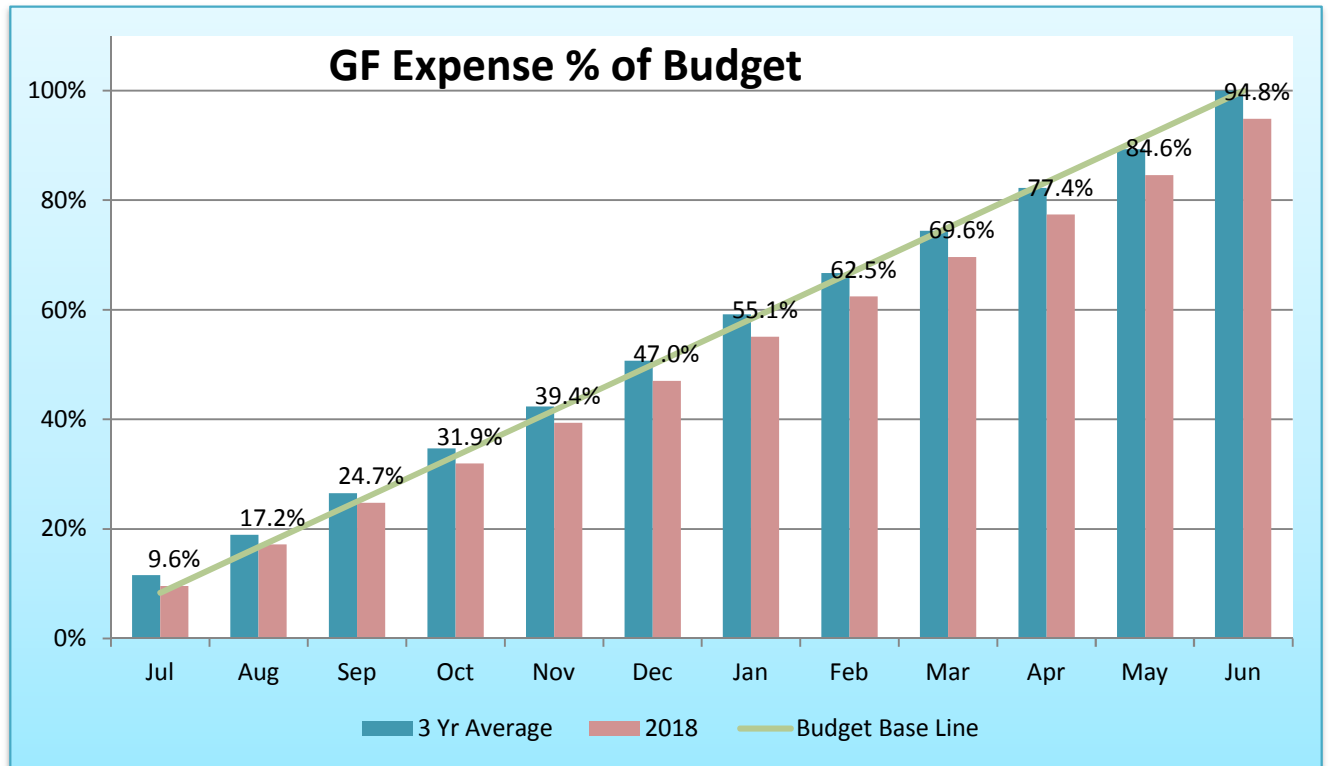
Budget to Actual by Category



**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT REVENUE
FOR THE PERIOD ENDED
JUNE 30, 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	3,941	3.9%	budgeted \$100,000 playground grant
Recreation	74,900	78,754	105.1%	
Parks & Recreation	176,800	82,695	46.8%	
Fire	133,622	154,851	115.9%	Hazmat revenue payments caught up abatement revenue higher
Code Enforcement	10,998	35,079	319.0%	
Police	203,625	195,831	96.2%	
Public Safety Total	348,245	385,761	110.8%	
Interest	20,000	41,019	205.1%	Interest rates keep raising Quarterly payments
State Revenue Sharing	128,500	93,758	73.0%	
Administrative Services	497,148	497,148	100.0%	Less Misc. revenue
Other General Revenues	12,055	6,912	57.3%	
Property Taxes	3,395,459	3,638,208	107.1%	Cable One payment left
Alcohol Bvg License & Fee	173,500	166,863	96.2%	
Cigarette tax	14,530	12,981	89.3%	
Marijuana tax	32,679	34,103	104.4%	
Franchise Fees	1,634,300	1,611,751	98.6%	
Business Registration	1,700	2,130	125.3%	
Cemetery	45,500	42,650	93.7%	
General Government Total	5,955,371	6,147,522	103.2%	
P&Z Hearings	1,500	12,070	804.6%	
Application Fees	-	450	#DIV/0!	
Community development	1,500	12,520	834.6%	
Operating Transfers In	2,784	2,784	100.0%	
Transfer Total	2,784	2,784	100.0%	
GENERAL FUND REVENUE TOTALS	\$ 6,484,700	\$ 6,631,281	102.3%	
YTD BUDGET BENCHMARK			100.0%	 2.3%

**CITY OF ONTARIO
GENERAL FUND
FOR THE PERIOD ENDED
JUNE 30, 2018**

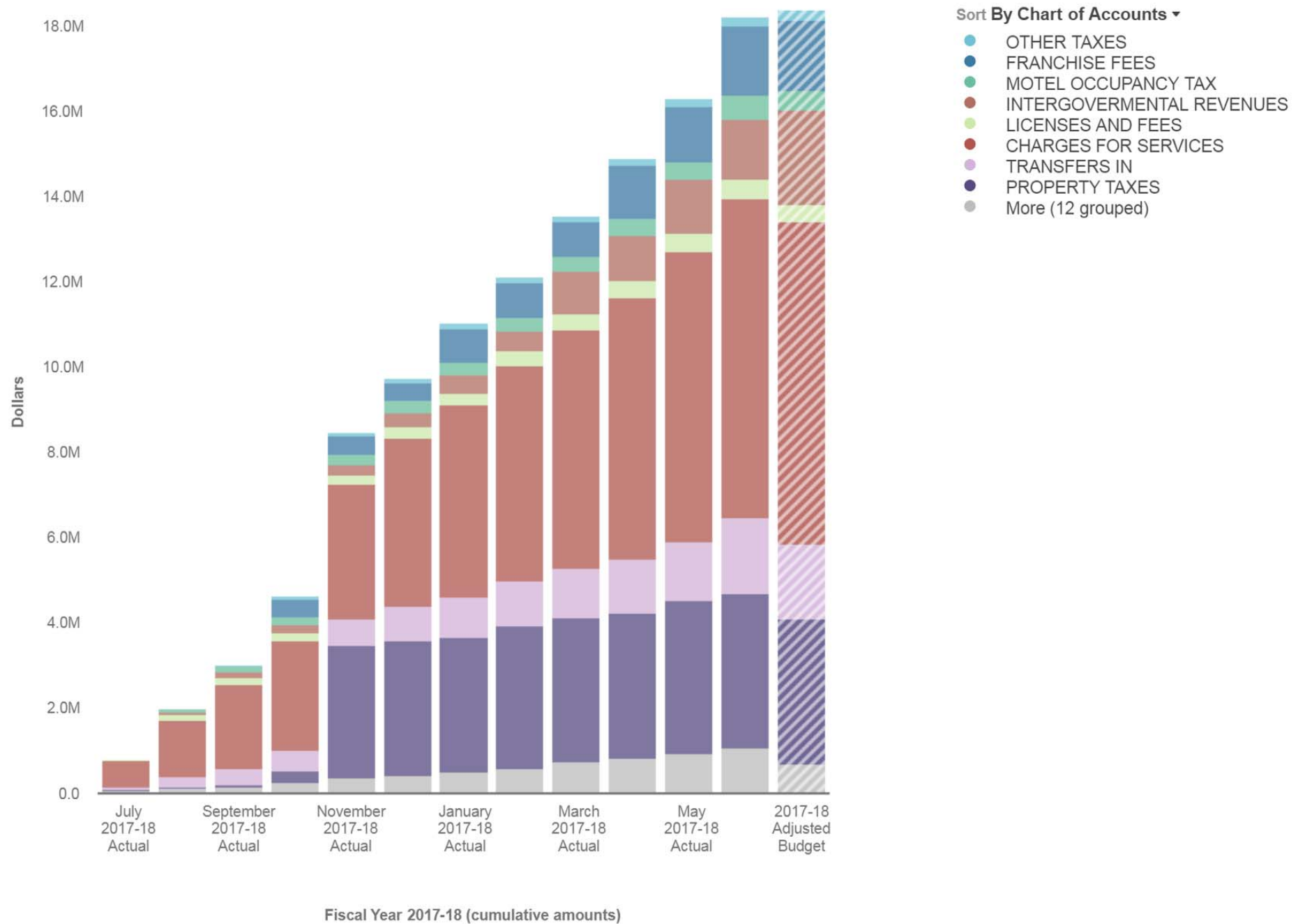


**CITY OF ONTARIO
OTHER FUNDS - DEPARTMENT EXPENSES AND REVENUE
FOR THE PERIOD ENDED
JUNE 30, 2018**

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	1,173,219	1,033,868	88.1%		1,173,219	797,383	68.0%
027 Building Fund	388,600	274,920	70.7%		388,600	426,071	109.6%
030 Capital Projects Fund	719,893	305,393	42.4%		3,343,956	3,691,871	110.4%
031 SDC Fund	202,001	-	0.0%		202,001	288,811	143.0%
035 Debt Service Fund	61,433	61,276	99.7%		142,330	139,363	97.9%
045 Street Fund	2,160,861	1,887,572	87.4%		2,160,861	2,064,029	95.5%
050 Trust Funds	586,072	446,547	76.2%		741,012	815,429	110.0%
055 Reserve Funds	905,863	31,865	3.5%		1,959,484	2,202,957	112.4%
060 Revolving Loan Fund	516,977	24,920	4.8%		516,977	572,726	110.8%
065 Aquatic Donation Fund	25,814	-	0.0%		25,814	25,814	100.0%
105 Water Fund	3,277,875	2,743,548	83.7%		4,054,788	4,246,116	104.7%
110 Sewer Fund	3,558,196	2,923,990	82.2%		4,313,783	5,120,339	118.7%
115 Storm Sewer Fund	212,324	93,652	44.1%		599,123	596,507	99.6%
120 Airport Fund	100,882	87,957	87.2%		100,882	124,544	123.5%
125 Aquatic Fund	623,297	76,608	12.3%		623,297	261,586	42.0%
YTD BUDGET BENCHMARK100.0%							

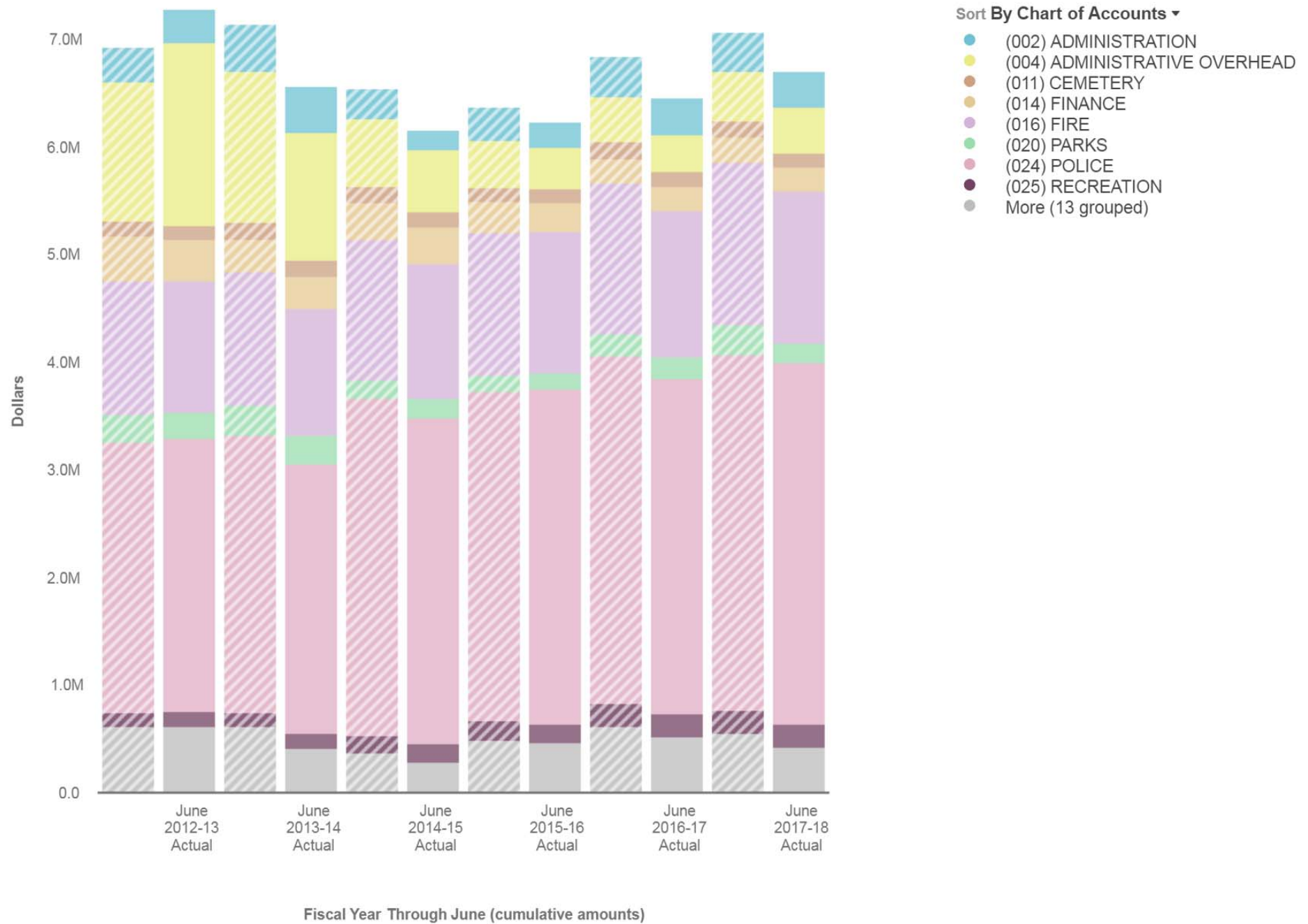
Monthly Budget to Actual

General Fund Revenues



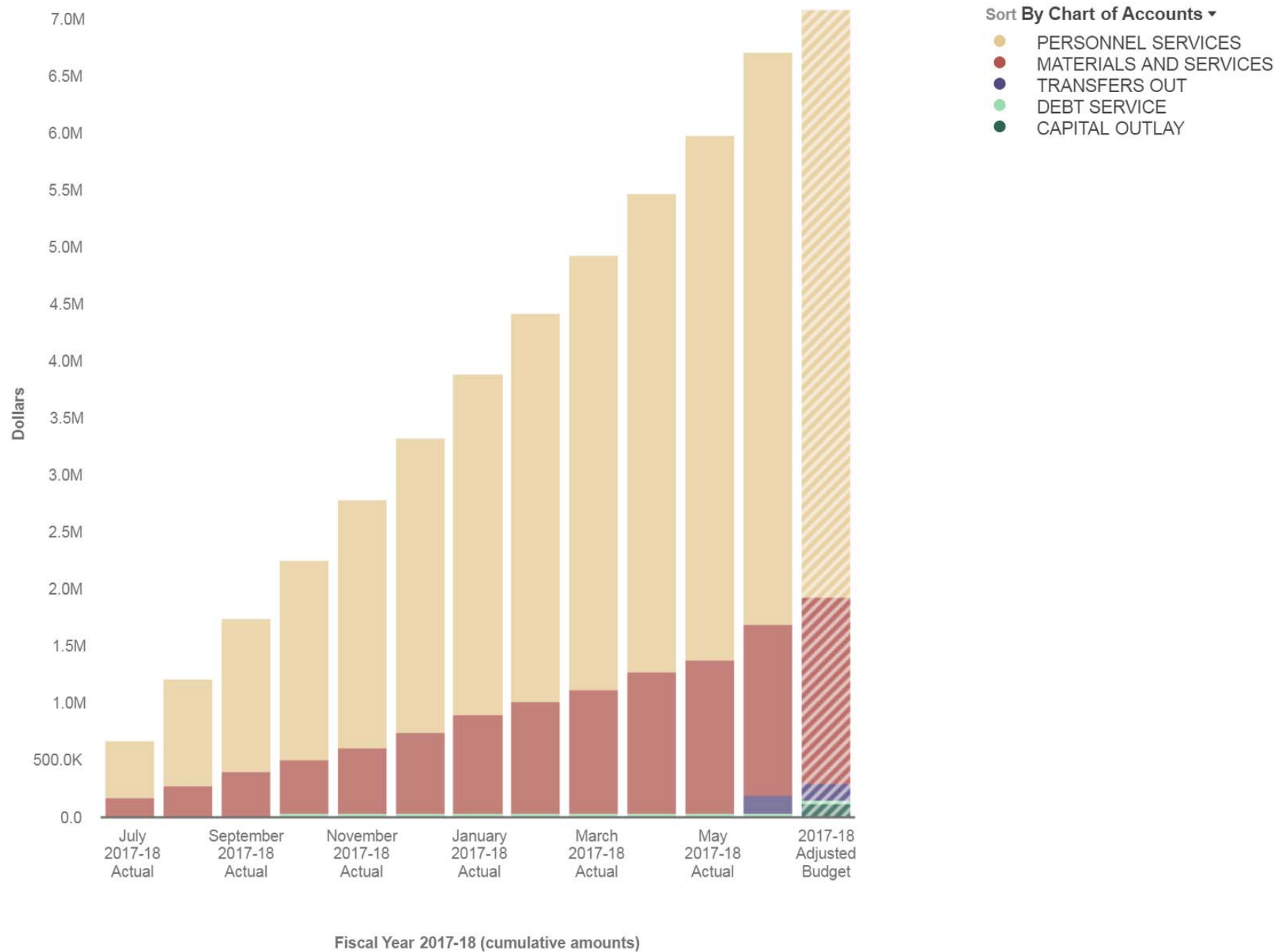
Monthly Budget to Actual

General Fund June 2018 budget to Actual



Monthly Budget to Actual

General Fund June YTD 2017-2018





Annual Report



July 2017-June 2018



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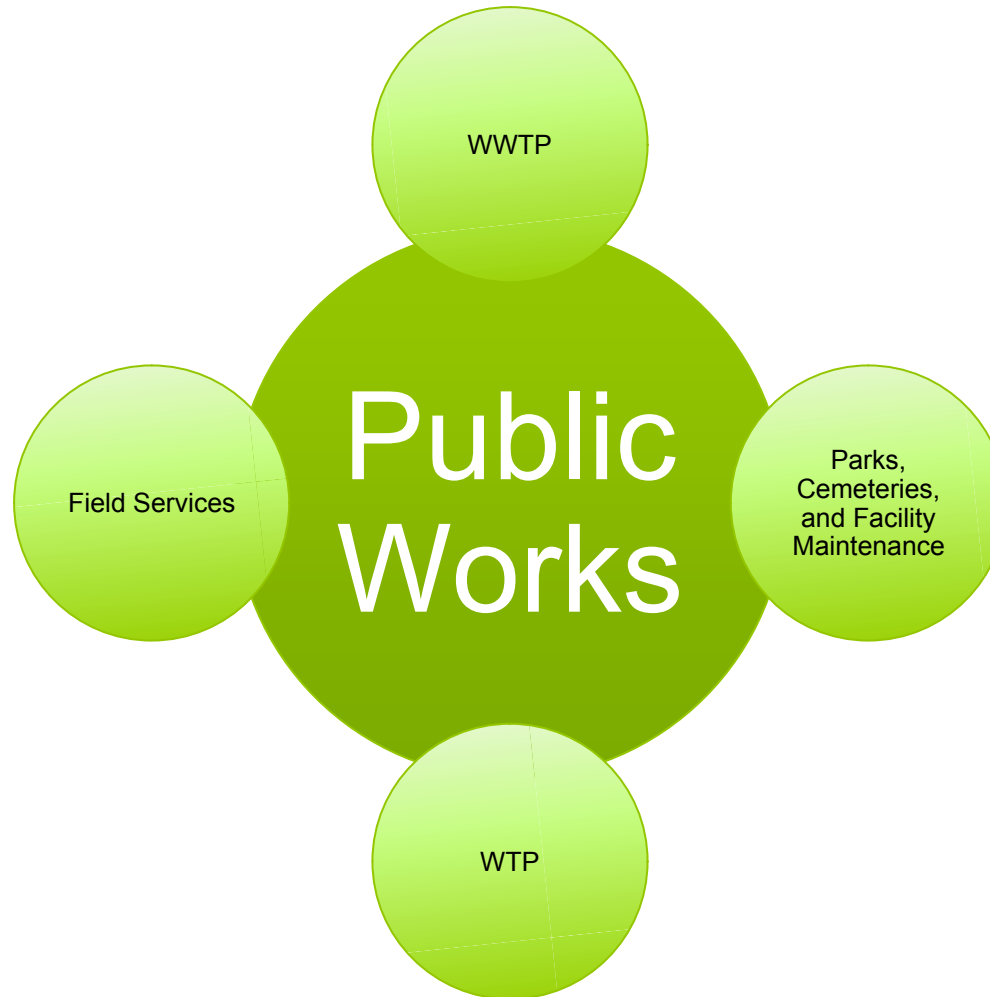


1

Annual Report Presentation

Public Works Department

What is Jacobs?



Street Department



2017-2018 Street Department Projects:



- 🌿 Chip Seal
- 🌿 Fall Clean up
- 🌿 Painting and Hot tapping Crosswalks
- 🌿 Crack Seal
- 🌿 Annex Parking Lot Construction
- 🌿 East Idaho Tree Project





Fall Leaf Clean-up

Annex Parking Lot Construction



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Hot Taping Crosswalks

Field Services: Collections & Distribution



Right: Cleaning sanitary sewer lines

Bottom: Roof installation on new Well 17 building



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Annual Report Presentation

2017-2018 Collections & Distribution Projects:



- Well 17 Piping and well house
- All catch basins cleaned
- Cleaned 107,470 ft. of sewer pipe.
- Two rounds of lead and copper sampling
- Lowerlift bypass for electrical upgrade
- Replaced damaged Verde Irrigation Pump





Cleaning sewer

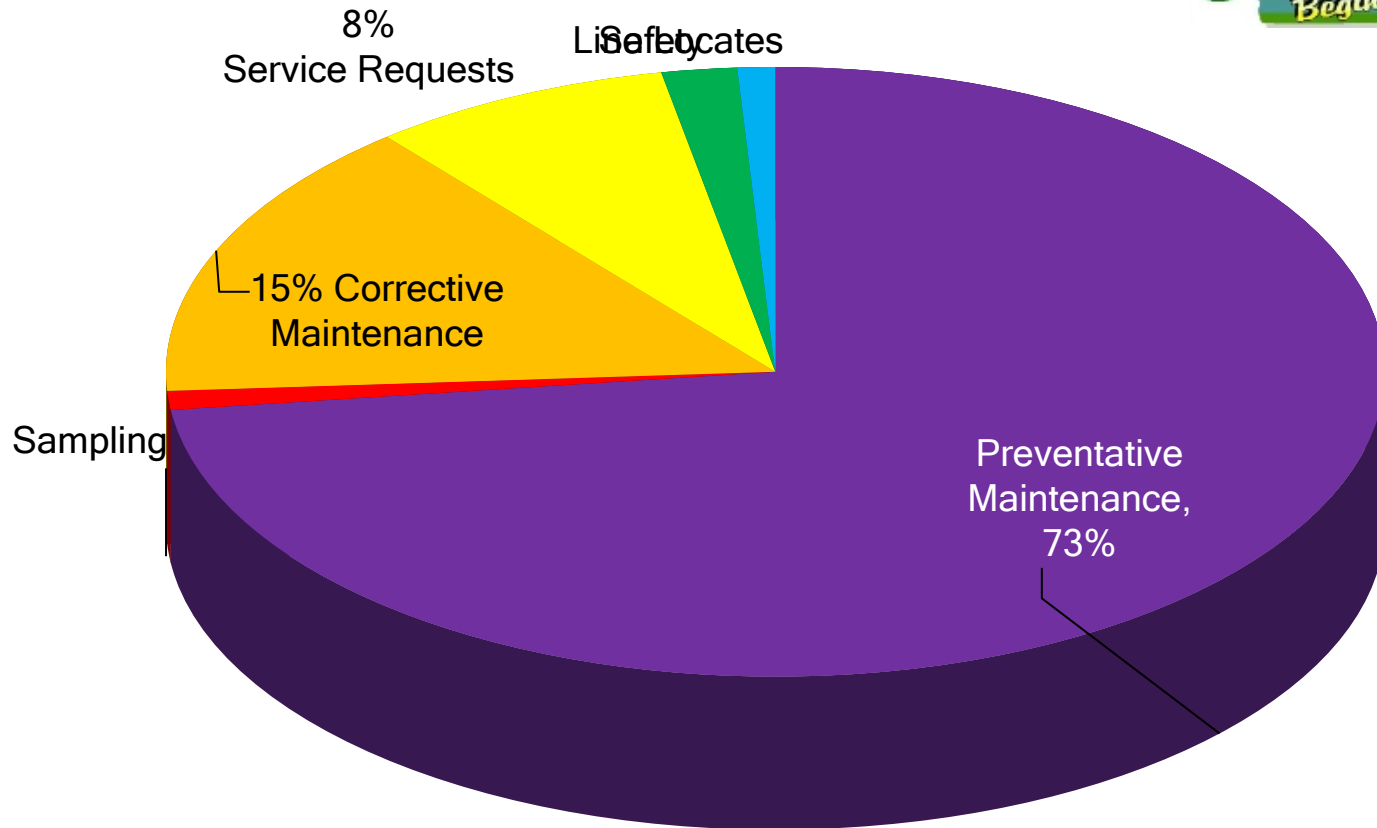
Fire hydrant repair



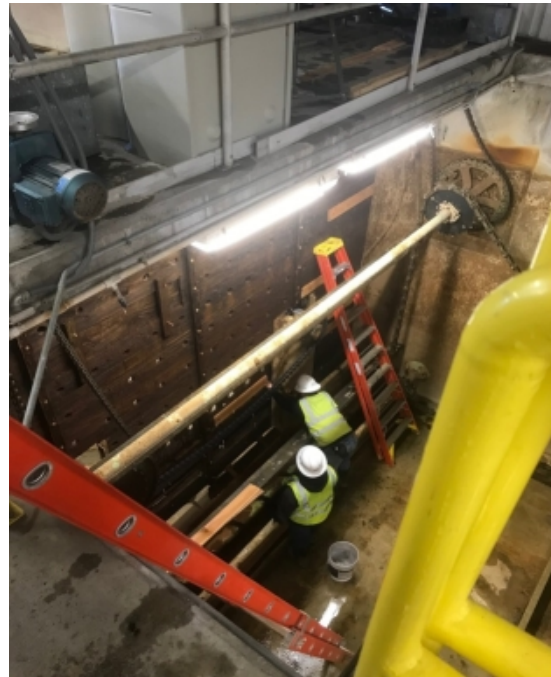
New Verde Irrigation Pump

Work Orders by Work Order Type

July 2017 - June 2018



Water Treatment Plant



2017-2018 Water Treatment Plant Projects:

- New bearings and chains in flocculation basins
- Rebuilt rehab pump in Well 16
- New paddles installed in mixing chamber flights
- New check valves installed in river pumping stations





Cleaning flocculation basin



Installing new flights

Cleaning drying beds

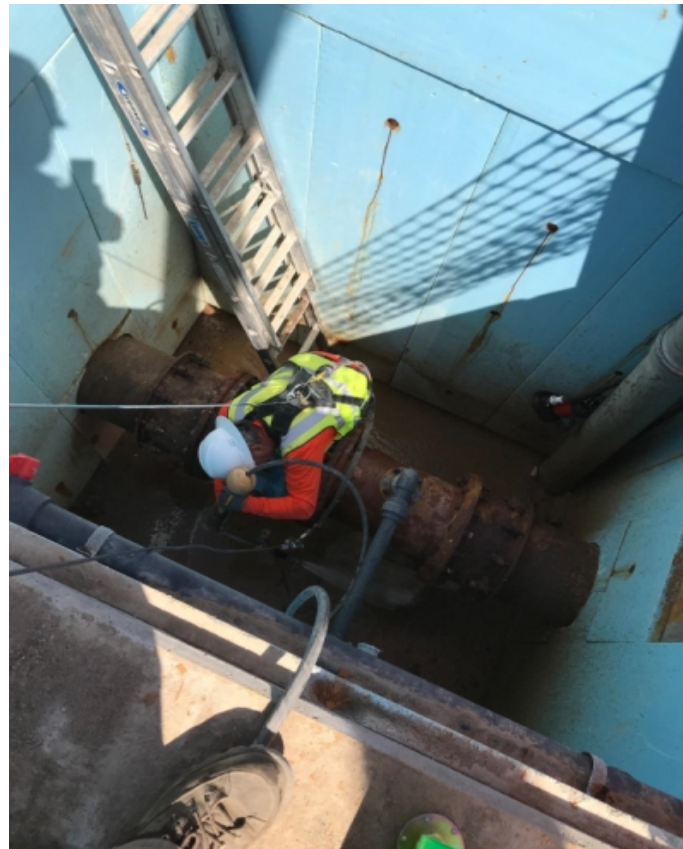


Waste Water Treatment Plant



2017-2018 Waste Water Treatment Projects:

- Additional Arsenic sampling for NPDES permit
- Replaced auger with belt system for solid waste discharge



Receiving septage load



Inspecting Contact Chambers



Winterizing Skyline filters



Parks and Cemetery Department



2017-2018 Parks and Cemetery Projects:



- ❧ Tree removal at Lion's Park
- ❧ Eclipse preparation and clean up
- ❧ Memorial Day preparation and clean up
- ❧ Planted trees at Beck Kiwanis park
- ❧ Tree trimming
- ❧ Sprayed herbicide at Golf Course





**Left: Spraying at
Golf Course**

**Bottom: Tree
trimming at
Beck Kiwanis
Park**



Mowing at Lion's Park



Facility Maintenance Department



2017-2018 Facility Maintenance Projects:



- ❧ Replaced broken glass door at City Hall
- ❧ Replaced glass door at Aquatic Center
- ❧ Carpet in Council Chambers was replaced
- ❧ Updated control computer for City Hall's HVAC System
- ❧ New furnace for WWTP
- ❧ Replaced tile in men's restroom at City Hall
- ❧ Installed camera system at 8th Ave. lift station



Broken glass on backdoor at City Hall



Maintenance on HVAC system



**Camera system at 8th Ave.
lift station**



Engineering Department



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Annual Report Presentation

2017 -2018 Engineering Department Projects:

- ❧ Issued 52 Right of Way permits
- ❧ Received Sustainability Practice Award
- ❧ Solicited bids for sidewalk project on N. Park
- ❧ Updated GIS coordinates
- ❧ Negotiated NPDES Permit
- ❧ SRCI Wastewater contract
- ❧ Midblock Crosswalk design
- ❧ Sanitary sewer line replacement bid
- ❧ Chlorine Analyzer bid
- ❧ Wash Arm bid





**Discussing
parts needed
for Wash Arm
Project**



**ODOT and
Engineering
staff
discussing
safe routes to
school**



JACOBS®

“Where the road to success is always under construction.”



City of Ontario Community Development Yearly Report 2017-18 FY

Presentation by
Dan K. Cummings
August 9, 2018



Planning & Zoning Department Stats 2017-18FY



22 Land Use Actions

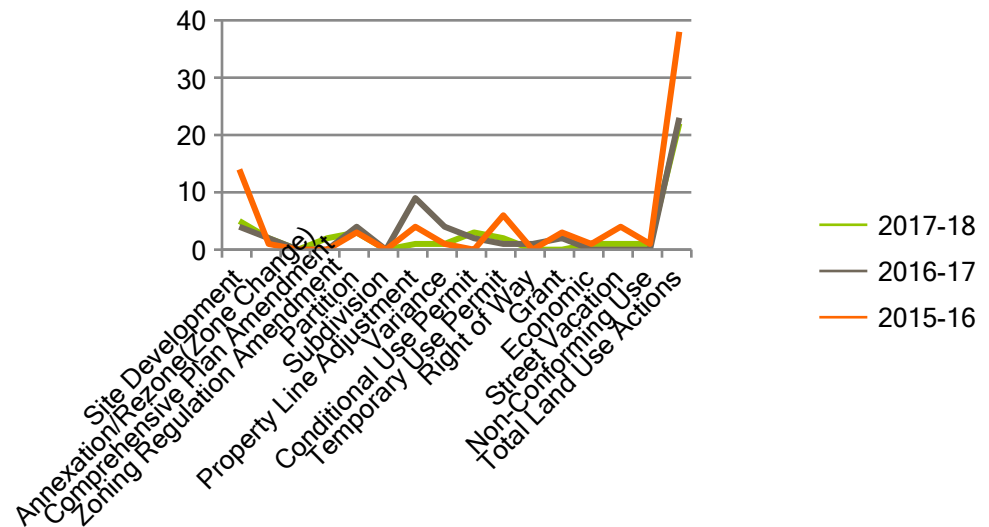
- ↻ 3 Conditional Use Permits
- ↻ 5 Site Development Permits
- ↻ 1 Non-conforming Use Permit
- ↻ 3 Partition
- ↻ 2 Temporary Use Permits
- ↻ 2 Annexations
- ↻ 2 Zone Code Amendments
- ↻ 1 Street Vacation
- ↻ 1 Economic
- ↻ 1 Property Line Adjustment
- ↻ 1 Variance

\$3,991.95 Total Fees

Planning & Zoning Department Stats 2017-18FY



Land Use Action Permits	2017-18	2016-17	2015-16
Site Development	5	4	14
Annexation/Rezone(Zone Change)	2	2	1
Comprehensive Plan Amendment	0	0	0
Zoning Regulation Amendment	2	0	0
Partition	3	4	3
Subdivision	0	0	0
Property Line Adjustment	1	9	4
Variance	1	4	1
Conditional Use Permit	3	2	0
Temporary Use Permit	2	1	6
Right of Way Grant	0	1	0
Economic Street Vacation	1	0	4
Non-Conforming Use	1	0	1
Total Land Use Actions	22	23	38



Building Department Stats

Permit Fee Comparison



2015-16 Mechanical Permits and Fees Issued

Mechanical Permits Issued	167	
Total Mechanical Fees		\$20,801

2016-17 Mechanical Permits and Fees Issued

Mechanical Permits Issued	175	
Total Mechanical Fees		\$20,409

2017-18 Mechanical Permits and Fees Issued

Mechanical Permits Issued	229	
Total Mechanical Fees		\$34,177

Building Department Stats

2017-18FY



2015-16 Structural Permits and Fees Issued

Structural Permits Issued	95	
Total Structural Fees		\$142,137

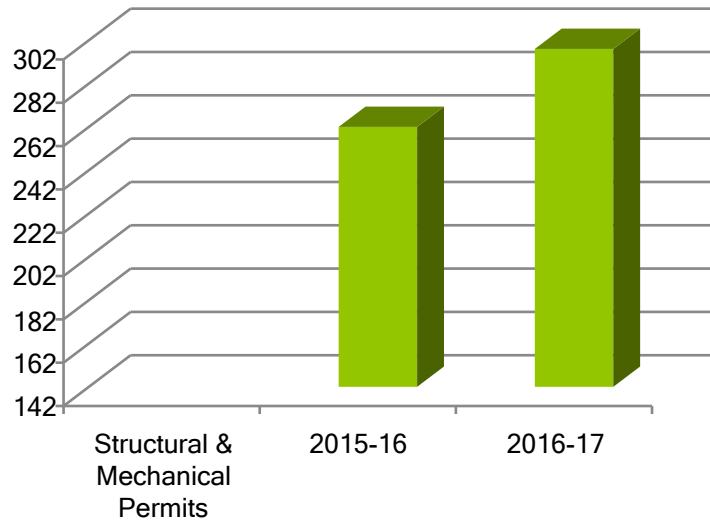
2016-17 Structural Permits and Fees Issued

Structural Permits Issued	123	
Total Structural Fees		\$142,443

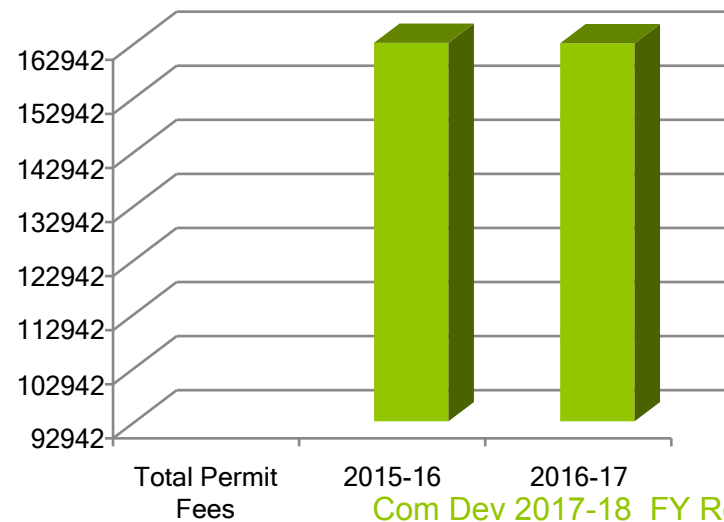
2017-18 Structural Permits and Fees Issued

Structural Permits Issued	184	
Total Structural Fees		\$285,205

Building Department Stats 2017-18FY



■ Series1



■ Series1

Com Dev 2017-18 FY Report

Revenue Breakdown of Building Permits 2017-18FY



Fruitland Fees	\$148,990
State Fees	\$20,129
Misc Fees	\$1,080
Building Department Revenue	\$148,990
Total Permit Fees	\$319,189

Com Dev 2017-18 FY Report

Economic Development Department Activity 2017-18FY

Economic Activity

- 🔗 Project Glass
- 🔗 Project Clean
- 🔗 Project BuildOnt
- 🔗 Project PWGrid
- 🔗 Project Rite
- 🔗 Project SSHill
- 🔗 Project Westpark
- 🔗 Project OntAir
- 🔗 Project Indigo II
- 🔗 Project One-1
- 🔗 Project Splash
- 🔗 Project H2MKRes
- 🔗 EPA Brownfield Grant Program
- 🔗 Malheur County Reload Facility and Industrial Park
- 🔗 Airport Commercial & Private Hanger Facility
- 🔗 Project Hardin
- 🔗 Project Affordable Sun
- 🔗 Project Hemp
- 🔗 Project Vet
- 🔗 Project Incentive



Economic Development
Department Activity
2017-18FY

2017-18 FY
Economic activity in
Ontario



Com Dev 2017-18 FY Report



Economic Development Department Activity 2017-18FY

Economic activity going
at the Fairgrounds



Com Dev 2017-18 FY Report



BOARD OF DIRECTORS

Meeting Agenda

August 8, 2018 – 7 am

City of New Plymouth Council Chambers, 301 N Plymouth Avenue, New Plymouth, ID

1. Call meeting to order Chair Patrick Nauman
2. Introduction of attendees
3. Approval of July 11th minutes
4. Financial update - Sandy Hemenway, Treasurer
5. Set Annual Meeting October/November evening meeting
Oct 4, 23-25, 30, Nov 1, 13, 27, 28
6. City and Community Highlights
Fruitland, Payette, Ontario, New Plymouth, Nyssa, Weiser, Vale
7. County Highlights
Payette County, Washington County, & Malheur County
8. Executive Director Report
 - i. Projects & activities
9. Round Table Discussion
10. Adjourn

Calendar of EVENTS

August 3, 2018	1-3 pm Onion Decorating Contest, Malheur County Fairgrounds
August 8, 2018	SREDA Monthly Board Meeting – New Plymouth, ID
September 5, 2018	SREDA Monthly Board Meeting – Weiser Senior Center
October 3, 2018	SREDA Monthly Board Meeting – TBD
October 7-9	OEDA Annual Meeting, Klamath Falls, OR
October 17	SW Idaho Manufacturers Day, Nampa, ID
November 6-8	IEDA Annual Meeting, Boise, ID
November 15-18	Baja 1000 – Kit vacation
Oct/Nov	SREDA ANNUAL Membership meeting – TBA
December 4-7	Economix Site Selectors, Nashville, TN

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



City of Ontario
Diversity Advisory Committee
Minutes
June 14, 2018
Ontario City Hall 5:30 pm to 6:30 pm

1. Roll Call / Introductions

Attendance: Paul Cheney, Cydney Cooke, Janet Komoto, Jeaneth Mendoza, Alfredo Rodriguez, Maria Romera,

Absent: Osbaldo Gonzalez

Staff: Adam Brown, City Manager

2. **Purpose:** The committee reviewed the chartering resolution of the Diversity Advisory Committee.

3. **Review Open Meetings and Public Records Laws:** The City Manager gave a brief introduction and training on open meetings and Public Records Law.

The committee asked if they could have a future meeting on Roberts Rules of Order and a more in depth discussion on Open Meetings and Public Records Laws.

4. **Introduction to Local Government:** The City Manager gave a presentation on Local Government 101.

5. **Appoint Chair and Vice Chair of Committee**

Janet Komoto nominated Alfredo Rodriguez to serve as Chair. Motion was seconded by Maria Romero. Vote was unanimous to appoint Alfredo Rodriguez to serve as chair.

Jeaneth Mendoza nominated Maria Romero to serve as Vice-Chair. Motion was seconded by Paul Cheney. Vote was unanimous to appoint Maria Romero as Vice-Chair.

Maria nominated Jeaneth Mendoza as secretary. Motion was seconded by Paul Cheney. Vote was unanimous to appoint JeanethMendoza as Secretary.

6. **What is our role and scope of work? What will we be doing?**

Although the committee is full, the committee talked about groups that were unrepresented on the committee. Groups such as Veterans, homeless, and LGBTQT were mentioned.

Janet Komoto would like to see an Asset map. Gustavo from Euvalcree has an asset map and volunteered to share it with the committee at a future meeting. The committee would like to see the community assessments done by both Euvalcree and the city for strategic planning.

They would like to look into homeless efforts by hearing from Angie Uptmor

Paul Cheney said he would like to identify events to let people know the committee exists. Also he would like to increase awareness quickly so that the wheels get turning quickly.

Paul Cheney would like us to look at mission and action priorities.

Alfredo Rodriguez wants to make sure we address all the demographics.

7. **Establish Meeting Schedule:** Meeting will be held on the second Tuesday of each month.
8. **Adjournment:** The meeting adjourned at 6:40

MALHEUR COUNTY COURT MINUTES

July 11, 2018

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

Also present was Larry Meyer of the Argus Observer and public member Kristin Schoorl.

SECOND PUBLIC HEARING - FORMATION OF ONTARIO RECREATION DISTRICT

Present for the second and final public hearing to consider the formation of the Ontario Recreation District were: Mary Jo Evers, Megan Cook, Matt Mejia, Andrew Peterson, Mary Ann Peterson, Harvey Hatfield Jr., Bob Boyd, Toni Davila, Eric Evans, Ontario Mayor Ron Verini, and Ontario City Manager Adam Brown. Notice of the hearing was published in the Argus Observer on June 24, 2018 and July 4, 2018 and posted at Ontario City Hall, Ontario Community Library, Ontario Justice Court, and the Malheur County Courthouse.

Judge Joyce opened the hearing and asked for an update from Ms. Evers.

Mary Jo Evers: So since we last met we've tried to address some of the questions that you guys came forth with as to how the assets would be transferred and if we aren't able to get grant funding for that second six months of this fiscal year, where are we going to get the funds for that; and so the city was gracious enough to do a letter of intent lining out that they intended to do a MOU with the district, similar to what was done with the library district and also that they would loan funds in the event that the district would need them. So that was two of the major questions last time that we can answer.

Judge Joyce: So that's your answer.

laughter

Judge Joyce: Okay. So, proponents, testimony.

Mayor Verini: Well the city is a proponent of the

Judge Joyce: Okay

Verini: and if you'd like for me to read the letter

Commissioner Wilson: I've read it

Verini: You already did?

Commissioner Wilson: Yeah

Commissioner Hodge: Yeah, we got it, did you see it?

Judge Joyce: Yeah, I saw it right now.

Megan Cook: I'd just like to remind, I guess, that, you know, this is coming about because the city is closing the rec department. So this is only to take care of those kids that aren't going to have anything to do after December 31st. And so, the importance of that is immense, it effects all the children within Ontario and the surrounding area as well.

Judge Joyce: Okay. Other proponents?

Kristin Schoorl: I'll speak up. I work for the school district so I would just as a proponent support your arguments that the kids definitely do need this in our community.

Judge Joyce: Okay.

Toni Davila: I think people are worried about the crime rate in Ontario and surrounding areas. And I'm wondering what's going to happen to the crime rate if we lose sports. I mean, what are these kids going to do? Graffiti's already all around, I mean, breaking and entering, trespassing, all that other stuff so you go taking away sports, crafts, and other extracurricular's, I mean, it's not going to help anything.

Judge Joyce: Okay.

Bob Boyd: The last time I think Megan was here, there was a letter, you read some letters, and so this is the same as what I wrote before, but, I mean, I've lived here all my life and it's a different town, and we are losing the good young families that made us a vibrant town before, and there are families who will leave if something's not done. And once that trickles then it makes it more difficult for us, it makes it more difficult to provide services, it makes it more difficult to have a tax base, it's just one step of many that are needed to rebuild a town where young families want to stay. We have the business district and so on, but as far as city, it's not there. We have too many people that, you know, are choosing to live in Fruitland or elsewhere that work in Ontario; we're losing those families. My grandkids are in town and we take them to Roaring Springs, that's a big trip for them, but I'm thinking okay,

what else? They're at an age where they could go to a splash park, well we don't have, we're building a splash park; Fruitland has two. And city rec has got to be more than soccer and, Larry - is Dan your cousin or brother?

Commissioner Wilson: Dan is my cousin.

Boyd: He used to swim in that pool all the time.

Commissioner Wilson: Yep

Boyd: My mom, the senior citizens aerobics that they had, how we lost that is just a tragic to our town; we don't have a golf course. It's going to be difficult to get things, I don't think we can ever get it back the way it was, but we've got to start making some type of effort or, you know, we're going to be completely lost and everybody will benefit around us at our expense. So I guess that's being a proponent.

Judge Joyce: Okay. Others?

Andrew Peterson: Just to say that I'm a proponent and my wife and I are proponents. For the sake of kids we'd like to see something done.

Judge Joyce: So, last call proponents? First call opponents? Any opponents in the room? We have a letter here, I think that will go into the, it will go into the record. So Don did you want to address that?

Commissioner Hodge read the written comments received from Ed and Evelyn Sayers. (The written document was received by Court staff on June 27, 2018.)

June 27, 2018

Malheur County Court

Recreation District Written Comments

We are residents of Malheur county and the Ontario school district but not Ontario city. We would like you to make two changes to the proposed Recreation Tax measure.

1. The measure should not be based on the school district but on the city. There were three possible boundaries. The most logical boundary is the city of Ontario since that is where those most likely to use the recreation activities are located. But we assume this was not chosen because the agricultural property tax base was needed. But the entire county was not chosen with all its agricultural tax base because as was mentioned in the paper, the county turned down the library district tax so let's not try this again. So, to get as much tax bases as possible (ignoring who would actually benefit from it), the school boundary was chosen. This makes sense for those trying to get the most taxes but not for those that will have to pay the taxes.

2. The tax rate is too high. The cost to run the district was quoted as \$123,720 but the expected taxes to be raised with the 55 cents per \$1,000 assessed value would be \$600,000. So only 20% is needed to actual support the recreation district. The rest (over \$450,000) is extra and would be used to get the aquatic center up and running. And after that the rate "could" drop. Our proposal is lower the tax rate to 15 cents per \$1,000. If not, then the title of the measure should be changed to say it is for the aquatic center and to support the recreation district. AND the measure should be rewritten to say the rate WILL go down after the aquatic center is up and running.

Please read and consider these comments at the July 11th meeting since we cannot attend.

Ed & Evelyn Sayers, 3950 Arabian Drive, Ontario OR 97914

Judge Joyce: Other opponent testimony? Other opponent testimony? Hearing none - summary? Mary Jo?

Evers: Please vote yes. (laughter)

Commissioner Wilson: Well we kind of have a chance to rebut this too if you so choose.

Evers: So the \$0.55 was based in order to get the pool up and running in three years and once you, you have the ability to go below that rate, so once it's set at that rate it's, that's why it was chosen and then we've already gone over why the boundary was chosen, because there are a lot of people that are in the 8C boundary but not in the city district boundary that use the rec district. I don't have a problem adding, I believe that it's in the description on the measure that it would correct the Aquatic Center, bring the Aquatic Center back, so I don't see the, needing to change the ballot title.

Judge Joyce: Any other comments? So if there's no other comments then we will go into the closure of the public hearing and then no comments can be taken after that without reopening the hearing. So, I just want to make sure since you spent this much time getting here that you are able to speak.

Adam Brown: As a matter of order, the amendment to the petition, can that be able to be changed after the signatures have been received on that language?

Judge Joyce: That's a legal question.

Evers: The SEL801 wasn't, this was a different process, so that wasn't agreed before the signatures were done; it was an advisory only petition and not an official petition, so I think that allows it to be changed.

Ms. Williams: Right.

Evers: The other thing that's come up, sorry, I just remembered this, was compression. And I had said that it wasn't an issue and that there was one district like the library had \$779 of compression. The school district also has compression but when the school district, when the state calculates your funds, they say, okay, the school district's going to get 22 million dollars less the (inaudible - coughing in background) that we get and that equals what the state's going to send us. So if we had more compression and the school district was compressed down and got less taxes that means we would get more dollars from the state that would fill that gap. So it would actually bring more state dollars in is what I'm saying. That's why it wasn't an issue that I thought was relevant.

Judge Joyce: Other comments? So, if we're ready, we will close the public hearing and deliberate. No objections? So we have before us the Order for Election of the Ontario Recreation District, GO-06-18, by title only, the matter coming before the Malheur County Court on July 11, 2018 for the final hearing upon the order approving formation of the Ontario Rec District, Order GO-05-18, and it appearing to the court that the election is required pursuant to ORS 198.801(3) because the formation includes a permanent tax rate limit for operating taxes for the proposed recreation district. So it takes a motion.

Commissioner Wilson: You made the motion last time.

Judge Joyce: I did?

Commissioner Wilson: I thought it was you.

Judge Joyce: Oh okay, well I'll make it again, I'll make the motion. Is there a second?

Commissioner Hodge: I'll second.

Judge Joyce: Second. Deliberation. Comments. All in favor - aye.

Commissioner Hodge: Aye.

Judge Joyce: Opposed?

Commissioner Wilson: Aye.

Judge Joyce: One opposed. Okay.

Judge Joyce and Commissioner Hodge signed Order GO-06-18: Order for Election of Ontario Recreation District. See instrument # ****

The letter of intent submitted by the City of Ontario and referred to at the beginning of the hearing was as follows:

July 10, 2018

Malheur County Commissioners

Re: City of Ontario Letter of Intent

Dear Commission Members:

If the formation of the Ontario Recreation District is placed on the November 6, 2018 ballot and approved by the voters, the purpose of this letter is to express the intent of the City Council to enter into a formal intergovernmental agreement with the Board of Directors of the Ontario Recreation District to accomplish the following:

1. Convey to the Ontario Recreation District the real property owned by the City of Ontario upon which is located the Aquatic Center, Ontario recreation office, skate park, tennis courts and proposed splash pad, following the same procedure and format used to convey the Ontario Library real property to the Ontario Library District in 2009.
2. Make every reasonable effort to assist the Board of Directors to locate funding sources for the Ontario Recreation District until the District begins receiving property tax revenues in 2019, including, if necessary, extending temporary bridge loans to the District upon request of the District.

Undoubtedly there will be other issues that arise that will need to be addressed in an intergovernmental agreement with the Ontario Recreation District. The City of Ontario is committed to the success of the Ontario Recreation District and will negotiate in good faith on any other issues that arise.

This letter was unanimously approved by the City Council during a special meeting on July 9, 2018.

Very truly yours,

Ronald Verini, Mayor

Pat Caldwell from the Malheur Enterprise joined the meeting.

COURT MINUTES

Commissioner Hodge moved to approve Court Minutes of June 20, 2018 as written. Commissioner Wilson seconded and the motion passed. (Judge Joyce was not present on June 20, 2018.)

Commissioner Hodge moved to approve Court Minutes of June 27, 2018 as written. Judge Joyce seconded and the motion passed. (Commissioner Wilson was not present on June 27, 2018.)

ENTERPRISE ZONE - FROERER FARMS

Commissioner Hodge moved to approve Froerer Farms and Malheur County Enterprise Zone Agreement for Oregon Enterprise Zone Extended Abatement. Commissioner Wilson seconded and the motion passed unanimously. The City of Nyssa has signed the Agreement as they are also a sponsor of the Enterprise Zone. The agreement sets forth the agreed upon provisions for a five-year tax exemption for Froerer Farms Inc. See instrument [#2018-2615](#)

Commissioner Hodge moved to approve Resolution No. R18-13: A Resolution Approving the Enterprise Zone Application for a Five-Year Tax Exemption on New investments for Froerer Farms Inc. Commissioner Wilson seconded and the motion passed unanimously. See instrument [#2018-2616](#)

AMENDMENT - IGA #153131

Commissioner Hodge moved to approve Sixth Amendment to Oregon Health Authority 2017-2019 Intergovernmental Agreement for the Financing of Mental Health, Substance Use Disorders, and Problem Gambling Services Agreement #153131. Commissioner Wilson seconded and the motion passed unanimously. The amendment awards funds for Respite Services for one client at McNary Respite Place. A copy will be returned for recording.

PURCHASE AND SALE AGREEMENT - NYSSA INDUSTRIES

Commissioner Hodge moved to approve Purchase and Sale Agreement between Malheur County and Nyssa Industries Inc. Judge Joyce seconded and the motion passed. Commissioner Wilson abstained as he has an interest in Nyssa Industries. The property is approximately 78 acres and the purchase price is \$394,650. The property is for the reload facility and will be purchased from funding as set out in House Bill 2017.

OLCC APPLICATION

Commissioner Hodge moved to approve Oregon Liquor Control Commission (OLCC) Liquor License Application for American Eagle Truck Stops LLC/Nadiya Alibhai at 5945 US Hwy 30, Huntington. Judge Joyce seconded and the motion passed unanimously.

RESOLUTION - GUARANTOR MALHEUR COUNTY DEVELOPMENT CORPORATION

Commissioner Hodge moved to approve Resolution No. R18-15: In the Matter of A Resolution Approving Video/Poker Distributions in the amount of \$200,000 within the Malheur County Economic Development Budget to secure/guarantee a line of credit with Umpqua Bank to the Malheur County Development Corporation in order for the Corporation to develop the Treasure Valley Reload Center and receive reimbursement from the Oregon Department of Transportation under State Agreement No. 32574; and Authorizing Malheur County to be a Guarantor. Commissioner Wilson seconded and the motion passed unanimously. See instrument [#2018-2618](#)

BURN BAN

Commissioner Hodge moved to approve Order No. GO-09-18: Order Prohibiting Outdoor Open Burning in Unincorporated Areas of Malheur County Located Outside a Fire District. Commissioner Wilson seconded and the motion passed unanimously. The ban begins July 14, 2018. See instrument [#2018-2619](#)

APPEAL HEARING - TRENDWELL WEST INC.

Present for the hearing to consider an appeal of the Planning Commission decision denying Applicant, Trendwell West Inc., a conditional use permit for an oil and gas exploration well in the exclusive farm use zone were: Interim Planner Jamie Willet and Applicant's Attorney Seth King from Perkins Coie LLP. Planning Department File No. 2018-03-04. Notice of the hearing was published in the Argus Observer.

Judge Joyce opened the hearing and stated: Now is the time for the public hearing before the Malheur County Court on Trendwell's application for an exploration gas and oil well. This is an appeal from the Planning Commission's decision denying the application. Please sign in and when called to speak please state your name, address and title for the record. There is not a time limit for testimony. All testimony and questions shall be directed to or through the Court and not to staff or directly to witnesses.

Judge Joyce asked if any members of the Court needed to abstain and if so to state the reason. There were none.

Judge Joyce asked if any Court members had any conflicts of interest to disclose. There were none.

Judge Joyce asked if any Court members had any bias to disclose. There were none.

Judge Joyce asked if any Court members had any ex parte communications, including any site visits, to disclose. Commissioner Wilson stated he had gone to the property area that morning but had not spoken with any one.

Judge Joyce asked if anyone objected to any of the Court members hearing the application. There were none.

Judge Joyce asked if anyone challenged the Court's jurisdiction to hear the matter. There were none.

Judge Joyce stated: Oregon land use law requires several items be read into the record at the beginning of this hearing. I will now read these items: The applicable substantive criteria upon which the application will be decided are found in Oregon State laws and rules as well as local code provisions, which are specifically set out in the Staff Report. Testimony, arguments, and evidence presented must be directed toward these approval criteria or other criteria in the Malheur County Comprehensive Plan or the Malheur County Code that the speaker believes to apply to the decision. The failure of anyone to raise an issue accompanied by statements or evidence sufficient to afford the Court and the parties an opportunity to respond to the issue will preclude appeal to the Land Use Board of Appeals (LUBA) on that issue. An issue that may be the basis of an appeal to LUBA must be raised no later than the close of the record at or following the evidentiary hearing. Such issues must be raised and accompanied by statements or evidence sufficient to afford the County Court decision makers and the parties an adequate opportunity to respond to each issue. The failure of an applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the County Court to respond to the issue precludes an action for damages in circuit court.

Judge Joyce reviewed the order of proceedings. The applicant will be allocated time for presentations. The applicant will also be allowed time for final rebuttal. All others wishing to testify will be allocated time. The order of testimony will be: staff report; testimony in favor/proponent; testimony in opposition/opponent; neutral testimony; staff comments; applicant/proponent rebuttal; opponent rebuttal; any further question from the Court; closure of the public hearing at which time no public testimony can be heard; and deliberation or take matter under advisement.

Judge Joyce asked for a Staff Report.

Interim Planner Jamie Willet: Staff Report Planning Department File No. 2018-03-014

Judge Joyce: Can you state your name for the record?

Ms. Willet: Jamie Willet. Conditional use application for exploration for oil and gas. Planning Commission date April 26, 2018. Owner of record is Green Spruce LLC, 101, Mission Street Suite 505, San Francisco, California. Applicant is Trendwell West Incorporated, 10 East Bridge Street Suite 200, Rockford, Michigan. Proposed Action: Conditional use approval for exploration for oil and gas in an Exclusive Farm Use pursuant to MCC Title 6, Chapter 6, Conditional Uses 6-3A-3(E)(1). Property Identification is Tax Lot 300, Township 19 South, Range 46 East, Map 19S4613, Malheur County Reference Number 9453. Property Location and Directions: Go south from Cairo Junction on Highway 20-26 to Gem Avenue. Turn west and go approximately one-half mile to proposed well site on the left.

Commissioner Wilson: That should be one and a half miles

Ms. Willet: Okay

Commissioner Wilson: they're the directions in the packet

Ms. Willet: Okay. Zoning is exclusive farm use. The parcel size is 37.06 acres. The parcel use has 36.20 acres of water rights. Surrounding use is farm land with buildings and structures. Access would be from Gem Avenue. Sanitation Requirements: None required. Fire Protection: The proposed action is within the Nyssa Fire Protection District. Natural Hazards: None known. Water Rights: 36.20 acres and no know history. General criteria, conditional use criteria is stated - do you want me to read through all that? No? And then we have proposed conditionals of approval.

Judge Joyce: Does that conclude your staff report?

Ms. Willet: I believe so, yes.

Judge Joyce: Okay, testimony in favor, proponent.

Applicant's Attorney Seth King: Good morning Judge Joyce and Commissioners. My name is Seth King, I'm an attorney at Perkins Coie, and if you need me to read the address into the record I can. *(Staff determined the address was provided in the file.)* I'm here from Portland and I'm here on behalf of the Applicant and Appellant who's Trendwell West Inc. They are based in Michigan, they regret they were not able to be here today, they were here for the Planning Commission meeting but weren't able to make it out for this one, so you're stuck with me for today. Appreciate the opportunity to address you today. We request that you reverse the Planning Commission's decision and grant the appeal and approve the application. I think you've seen our appeal submittal there, we've raised five different appeal issues, and I'm going to just focus on the first one today, because I think that really resolves all of the issues. In a nutshell what we discuss in the first appeal issue is that the type of use that's at issue here, which is exploration for oil and gas, is allowed by right under state law and as a result it can't be subject to additional county regulations and then certainly doing what the Planning Commission did here which was applying those additional county regulations to deny the use would not be allowed. So, recognize it's not a particularly satisfying thing for me to tell you that or for you to hear that; I'm sympathetic that you want to have local control over this type of use but the state statute dictates what the uses allowed by right are on exclusive farm use land and this is one of those types of uses. Just to explain to you a little more detail under ORS 215.283, the state legislature has set out two different categories of uses on exclusive farm use land. The first category is set out

in subsection one of that statute and those are considered to be uses that are allowed by right and counties are required to allow those, they can't be classified as conditional uses, they can't be subjected to additional local criteria that are more stringent than the state law. The type of use here is listed in that subsection one, it's in 215.283(1)(f), which says the following uses may be established in any area zoned for exclusive farm use, and then that's, operations for the exploration for and production of oil and gas. So the problem that happened here was that because their use is allowed by right it can't be subject to the additional county conditional use process, which is what the Planning Commission applied here. As a result we would ask that you determine that the use is allowed by right and reverse the Planning Commission's decision. If it were listed under subsection two of the statute it could be treated as a conditional use and the county could subject it to additional regulation. This just isn't a type of use that falls under that subsection two. We think this issue is dispositive of the appeal and there isn't a need to further address the specifics of the Planning Commission's decision, but our remaining appeal issues did explain why we thought the Planning Commission erred in its specific application of the criteria; I think we will just rely on our written submittal of those points. And, I think we that I'm, that would conclude my presentation. I'm happy to answer any questions you might have about the nature of the law and the issue or exactly what my client's proposing.

Judge Joyce: Any other testimony in favor? Opponent testimony?

Kristin Schoorl: I have some concerns, again, I've been here before regarding

Mr. King: Thank you.

Ms. Schoorl: appropriate uses of exclusive farm EFU zoned ground

Judge Joyce: You have to state your name for the record

Ms. Schoorl: oh I'm sorry, Kristin Schoorl.

Judge Joyce: Okay, continue.

Ms. Schoorl: What concerns me is I think, I'm familiar, I commute on Gem Avenue to work everyday so I have to go by the property. Again we've got, you've got a piece of ground that is currently in farm production, it's zoned EFU, you're talking about putting industrial development in here that will impact water quality. There's a lot of residences right there. I farm. If that was going indoor next to me I'd be extremely concerned about the water quality, the drilling, what types of chemicals you're using to drill, waste. Another issue we have to face, Gem Avenue I think we are all aware is an extremely narrow road, you're talking about a lot of truck traffic, so again, we've got to talk about the impact to the citizens who live here; an outside entity (inaudible) owns the property, Trendwell West obviously, you know, they're out of state, so it's the locals who are going to should the burden of any kind of environmental impacts, be it traffic, noise, waste disposal, at any rate, and again I think we need to think about what is the future of our farm ground here in Malheur county. I could see if it was out away from a in a more residential area but it's not, there's several homes in that area. So again, just as someone who lives near the area, commutes everyday on Gem Avenue it concerns me.

Judge Joyce: Does that conclude your testimony?

Ms. Schoorl: Yes it does, thank you.

Judge Joyce: Okay, other testimony in opposition? Neutral testimony? Public agency testimony? Staff comments?

Commissioner Wilson: When do we address if we have any questions?

County Counsel Stephanie Williams: It will be after staff comments

multiple talking to answer Commissioner Wilson's question

Commissioner Wilson: okay, sorry I didn't mean to interrupt.

Judge Joyce: Staff comments - hearing none applicant proponent rebuttal

Commissioner Wilson: did you have something

Ms. Williams: I've been in contact with Mr. King after the

Judge Joyce: oh, sorry

Ms. Williams: commission hearing and also with our DLCD representative and they do agree, DLCD, I've also spoken with DOGAMI, that it's an outright permitted use and it should not, there's also case law that indicates that the county should not be applying its conditional use permit criteria to a single exploration well, and that actually DOGAMI is sort of the gatekeeper of the environmental and construction of the exploration well. And I just want to remind the Court that this is a hearing based on the record before the Planning Commission, you're really not supposed to take any new evidence. I just wanted to state that on the record.

Commissioner Wilson: Thank you.

Judge Joyce: Other proponent rebuttal.

Mr. King: Thank you Judge Joyce and Commissioners. For the record, Seth King for the applicant on rebuttal. Appreciate the comments that we heard there. We think that this is very low impact operation and as Ms. Williams stated, it is subject to an extensive permitting process through the state, the Department of Geology and Mineral Industries, and the applicant will be required to obtain permits from them, work through all of that process. There are extensive requirements about what has to happen before any drilling could occur, about how the drilling's conducted, about how the site, if no

oil or gas were found, how the site needs to be restored. So there are a number of different requirements there that the applicant would be subject to and we think that will lessen the impacts even more so on the neighborhood. We didn't hear any opposition that refuted my interpretation of the law that this is allowed by right under state law. Again, we'd ask that you reverse the Planning Commission and grant the appeal and application and I'm happy to answer any questions.

Commissioner Wilson: A thing that might help too is, I don't live too far from there, in your operations, its Exhibit 4, basically you're saying you're agreeing to on this exploratory drilling and setup and all that and how you're, no fracking is going to be involved

Mr. King: That's correct

Commissioner Wilson: it explains it pretty thoroughly that the, what DOGAMI, or that department of gems and mining or, what they require out of you and it sounds like, you stated in this that you guys are going to adhere to that, so

Mr. King: That's correct

Commissioner Wilson: so that kind of, after reading all of that it answered, and you just reiterated that so that kind of answered any concerns I had.

Commissioner Hodge: One question, when I read in here that, I think its 125,000 gallons of water is it that's involved which is, but it sounds like it's a closed system and it just circulates within itself?

Mr. King: That's correct. I think that its, 105,000 is the number that

Commissioner Hodge: or maybe its 105,000, 2500 barrels, whatever that equates out to and its all supplied off premises, it comes in in tankers or something?

Mr. King: Yes, I think that's right, it's going to be, it will be trucked to the site.

Commissioner Hodge: So it's all off site water that comes in

Mr. King: Correct

Commissioner Hodge: and it's all in an enclosed system that stays enclosed

Mr. King: Correct

Commissioner Hodge: Okay.

Commissioner Wilson: We had a deal on a swimming pool and the average swimming pool is about 10,000 gallons, so, I don't know how much a truck holds but it'd be like 10 swimming pools, so it's not like, I guess they just truck it in and

Commissioner Hodge: But it sounds like, is that 105,000 gallons, is that over the length of the project, if it takes a couple weeks to do this drilling or three or four weeks or whatever the case may be?

Mr. King: My understanding is that's over

Commissioner Hodge: that's a minimum probably

Mr. King: It's my understanding that's their, what their typical experience has been for other sites. They have a site not too far away in Idaho and it's my understanding that's over the life of the drilling.

Judge Joyce: Other testimony?

Commissioner Wilson: I didn't have any other questions.

Judge Joyce: No questions?

Commissioner Hodge: None from me.

Judge Joyce: Okay, opponent rebuttal?

Mr. King: Thank you

Ms. Schoorl: Again, Kristin Schoorl for the record, again its just per county, the simple county code that's on the Malheur County website, you know, it's still on land that is currently in farm production, so, you know, I mean I appreciate you stating the state code and law but at any rate it's still concerning to me that we're taking productive farm ground out of production to do industrial development. You know I mean I have a solar farm in my backyard which is fine, but I mean again its, our area's becoming very industrial and just as a farmer and land owner that, the flavor of the county is concerning to me, what are we wanting to achieve long term

Judge Joyce: Thank you. Any further questions from the Court?

Commissioner Wilson: I don't have any.

Commissioner Hodge: None from me.

Judge Joyce: So, no public testimony can be heard after this point when we close the public hearing. So hearing none, we will close the public hearing and deliberate.

Ms. Williams explained that staff did not have a proposed order at this time so the Court would need to make tentative findings of fact and then subsequent findings and an order would be prepared; or the Court could take the matter under advisement and deliberate in a public meeting at a later time. Commissioner Wilson confirmed with Ms. Williams that as it is an outright permitted use the Court could stipulate in its Order that the applicant adhere to DOGAMI's requirements; and any process pass the exploratory process would require further permitting, mostly through DOGAMI; and that DLCD has confirmed the exploratory process is an outright allowed use. Commissioner Hodge stated he agreed with Commissioner Wilson.

Commissioner Wilson moved to tentatively adopt the findings set forth in Trendwell's narrative. Commissioner Hodge seconded and the motion passed unanimously.

Commissioner Wilson moved to tentatively grant the appeal and reverse the decision of the Planning Commission as the exploration for oil and gas on exclusive farm use land is an outright permitted use under state law. Commissioner Hodge seconded and the motion passed unanimously.

An Order and Findings will be prepared for the Court's consideration at a future Court meeting.

JOHNSON APPEAL

Commissioner Hodge moved to adopt the findings and order affirming the decision of the Planning Commission for the Brett and Kathryn Johnson matter; Order No. GO-08-18: In the Matter of Appeal of Planning Commission's Decision Approving a Conditional Use Permit for a Non-Farm Dwelling and a Non-Farm partition by Brett and Kathryn Johnson for Property Located in the EFU Zone - Tax Lot 600, Section 23., T. 20S., R.46E., Map 20S4623, Reference Number 18759. Judge Joyce seconded and the motion passed. Planning Department File No. 2018-03-007.(The hearing on this matter was held June 27, 2018; Commissioner Wilson was not present for the hearing.) See instrument [#2018-2614](#)

Ms. Schoorl left the meeting.

INTERVIEWS - PLANNING DIRECTOR

The Court discussed possible dates for interviews for Planning Director and requested interviews be scheduled for July 18th if possible.

IGA WITH MALHEUR MEMORIAL

Sheriff Brian Wolfe met with the Court and presented an IGA with Malheur Memorial for medical services in the jail. Commissioner Hodge moved to approve Intergovernmental Agreement for Medical Services in the Malheur County Jail with Malheur Memorial Health District. Judge Joyce seconded and the motion passed. (Commissioner Wilson abstained as he is a board member of Malheur Memorial.) The agreement expires June 30, 2019. Malheur Memorial will provide a physician or physician's assistant who will, along with an LPN or MA, make regular sick call visits to the Jail of 1/2-day visit consisting of four hours per week. The amount of compensation to Malheur Memorial for the services is \$7,500 per month. See instrument [2018-2623](#)

Ms. Williams left the meeting.

FAIRGROUNDS UPDATE

Fairgrounds Manager Lynelle Christiani met with the Court and provided a monthly update. 4200 individuals attended various events held at the fairgrounds facility in June; and there were 227 walk-ins at the office. Ms. Christiani will also be tracking incoming phone calls. The caretaker position continues to be an issue; there have been several individuals in the position but none stay. (The contract with Euvalcree expired June 30, 2018 and was not renewed.) Several individuals are assisting on a part-time basis. The buildings under repair/construction are supposed to be completed by July 21. The wash rack project is still in process. SRCI's work crew recently painted in the sheep barn and did some mowing. The pickup recently broke and Ms. Christiani inquired if there was another that could be loaned to the Fair; it was suggested that Ms. Christiani visit with Road Supervisor David Tiffany. Carnival passes for the Fair will go on sale on Monday, July 16th; the Fair is July 31-August 4.

ROAD DEPARTMENT - GRADER

Road Supervisor David Tiffany met with the Court and discussed possibly purchasing an all-wheel drive grader. The grader is a 2015 John Deere 772GXT with 2177 hours; and the price is \$229,400. The Road Department's 2002 Volvo could be traded in with a trade allowance of \$20,000; or it maybe possible to sell it through other avenues. The Court had no objections to the purchase and directed Mr. Tiffany to work with Ms. DuBois on the matter. Commissioner Hodge noted that if it is decided to finance the purchase he would assist with contacting the financial institution(s).

COURT ADJOURNMENT

The meeting was adjourned.

MALHEUR COUNTY COURT MINUTES

July 18, 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 Larry Meyer of the Argus Observer.

FIRST PUBLIC HEARING - ORDINANCE NO. 216

Judge Joyce opened the first public hearing for consideration of Ordinance No. 216: An Ordinance Relating to a Tax Imposed on the Sale of Marijuana Items that are Sold in the Unincorporated Areas of Malheur County by a Marijuana Retailer that Holds a License Issued Under ORS 475B.105; and Referring the Ordinance to the Voters for Approval. Notice of the hearing was published in the Argus Observer and Malheur Enterprise. The purpose of the ordinance is to establish a 3% tax on the retail sale of marijuana items in the event Ordinance No. 210 (prohibits activities related to marijuana) is repealed at the November 6, 2018 election. Two hearings on the ordinance will be held; and the ordinance will be referred to the electors of Malheur County at the election on November 6, 2018. No public comments were received. Judge Joyce closed the hearing. The next hearing is August 8, 2018.

Ms. Williams noted that Planning and Zoning rules also need developed in the event Ordinance No. 210 is repealed at the November 6, 2018.

COURT MINUTES

Commissioner Hodge moved to approve Court Minutes of July 11, 2018 as written. Commissioner Wilson seconded and the motion passed unanimously.

LETTER OF SUPPORT - COMMUNITY IN ACTION GRANT APPLICATION

The Court signed a letter of support for Community in Action's (CinA) grant application for a USDA Section 533 Housing Preservation Grant. If received, the grant funds will provide additional rehabilitation efforts within the housing repair program. See instrument #[2018-2683](#)

CROSSING PERMIT

Commissioner Hodge moved to approve Crossing Permit #41-18 to Idaho Power Company to install an inline pole with bank of transformer and service across the road for two shops on Enterprise Avenue #662. Commissioner Wilson seconded and the motion passed unanimously. The original permit will be kept on file at the Road Department.

PURCHASE AND SALE AGREEMENT - FARMER

Commissioner Wilson moved to approve Purchase and Sale Agreement between Malheur County and James and Margaret Farmer. Commissioner Hodge seconded and the motion passed unanimously. The property is approximately 290 acres and the purchase price is \$3,019,900. The property is for the reload facility and will be purchased from funding as set out in House Bill 2017. See instrument #[2018-2681](#)

SUPPLEMENTAL BUDGET

Commissioner Hodge moved to approve Supplemental Budget Resolution No. R18-16: In the Matter of Fiscal Year 2018/2019 Supplemental Budget by Resolution Under Local Budget Law ORS 294.471. Commissioner Wilson seconded and the motion passed unanimously. The purpose of the supplemental budget is to allocate funds that were received but not anticipated when the adopted budget was prepared. Funds are Aquatic Invasive Species Boat Inspection reimbursement funds from the Oregon State Marine Board in the Boat License Fund; and Veteran Suicide Awareness and Prevention Funds from the Oregon Department of Veterans' Affairs in the CVSO Expansion Fund. See instrument #[2018-2684](#)

Ms. Williams left the meeting.

Mr. Meyer left the meeting.

EXECUTIVE SESSION

Executive Session was called in accordance with ORS 192.660(2)(a) - Employment of Public Officers, Employees and Agents with Judge Joyce presiding with Commissioner Hodge and Commissioner Wilson present. Also present was Administrative Officer Lorinda DuBois and Stephanie Wilkins. No decisions were made during or following the session.

EXECUTIVE SESSION

Executive Session was called in accordance with ORS 192.660(2)(a) - Employment of Public Officers, Employees and Agents with Judge Joyce presiding with Commissioner Hodge and Commissioner Wilson present. Also present was Administrative Officer Lorinda DuBois and Angelene Mendez. No decisions were made during or following the session.

EXECUTIVE SESSION

Executive Session was called in accordance with ORS 192.660(2)(a) - Employment of Public Officers, Employees and Agents with Judge Joyce presiding with Commissioner Hodge and Commissioner Wilson present. Also present was Administrative Officer Lorinda DuBois and Jamie Willet. No decisions were made during or following the session.

EXECUTIVE SESSION

Executive Session was called in accordance with ORS 192.660(2)(a) - Employment of Public Officers, Employees and Agents with Judge Joyce presiding with Commissioner Hodge and Commissioner Wilson present. Also present was Administrative Officer Lorinda DuBois and Inga Williams via Skype. No decisions were made during or following the session.

EXECUTIVE SESSION

Executive Session was called in accordance with ORS 192.660(2)(a) - Employment of Public Officers, Employees and Agents with Judge Joyce presiding with Commissioner Hodge and Commissioner Wilson present. Also present was Administrative Officer Lorinda DuBois and Lonnie Bezona. No decisions were made during or following the session.

The meeting recessed for lunch.

EXECUTIVE SESSION

Executive Session was called in accordance with ORS 192.660(2)(a) - Employment of Public Officers, Employees and Agents with Judge Joyce presiding with Commissioner Hodge and Commissioner Wilson present. Also present was Administrative Officer Lorinda DuBois and Eric Evans. No decisions were made during or following the session.

PLANNING DIRECTOR VACANCY

The Court requested the Planning Director vacancy be put on the agenda for its next meeting, August 1, 2018, to discuss performance measures for the position.

COURT ADJOURNMENT

The meeting was adjourned.



SREDA Board Meeting
Nyssa City Council Chambers, Nyssa, Oregon
July 11, 2018

Board & Members – Andy Oyervides, Adam Brown, Rick Watkins, Patrick Nauman, Jeff Williams, Randy Griffin, Craig Jensen, Bob Komoto, Matt Frye, Cathy Yasuda, Marla Roberts, Jim Maret, Ron Verini, Larry Hogg, and Nate Marvin.

Guests – Susan Barton, Blas Gueren, ML Vida

Staff - Kit Kamo, Executive Director for SREDA

1. Call the Meeting to Order: Chairman Patrick Nauman called the meeting to order at 7:05 am. Patrick thanked Nyssa officials for hosting today's meeting in the council chambers.
2. Introductions of Attendees: Chairman Nauman then thanked everyone for coming to today's meeting at the Nyssa City Hall. Multiple communities were once again represented and the turnout was very good. We then went around the room and everyone present introduced themselves and the business or entity they were representing.
3. Approval of June 6, 2018 Board Minutes: Chairman Nauman asked if everyone had a chance to read and review the June 6, 2018 board minutes that were sent out to everyone. Next, chairman Nauman then asked if anyone had any questions or corrections on the minutes. Hearing none, Chairman Nauman asked for a motion to approve the minutes. Jeff Williams made a motion to approve the minutes as presented and printed, seconded by Andy Oyervides. The motion passed unanimously.
4. Financial Update: Treasurer Sandy Hemenway presented the financial report information. Sandy went over in detail the financial handouts for the month of June 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 \$23,497.50 in our ICB checking account, \$40,587.51 in our Money Market account for a total checking and savings balance of \$64,085.01 at the end of the month on June 30th. Income for the month was all from private sources which Sandy reviewed in detail. She then reviewed various line item expenses in detail providing the group with explanations. After Sandy's detailed 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 financial report as presented, seconded by Craig Jensen. The motion passed unanimously.
5. City and Community Highlights:
 - a. Fruitland: The Fruitland City Administrator Rick Watkins informed the group about a couple of new businesses which have located in Fruitland. Eight new building permits also were issued within the last month and there are other new subdivisions in the works. Mr. Watkins then discussed the new Seven Rivers retail development which is in the works and once



completed will house both retail and business space of over 9,500 sq. feet. Mr. Watkins then discussed the city's master plan for the parks and trails plan which consists of multiple facets.

b. Payette: Payette Councilman Craig Jensen began by stating the city council just approved a new subdivision development plate. Also Panic Plastics is a new business that will be moving into the old Teton building. The council is also working on the city budget for next year. Currently Payette has the lowest levy rate in the last thirty years. Also the city hotel feasibility study, required in order to locate a new hotel in Payette, is moving forward. Craig also said a group has cleaned up the greenway which is now in much better shape. Laura Gross then discussed the Payette Farmers Market.

c. Ontario: Mayor Ron Verini said the city is moving forward thinking outside the box. Additional revenue fees will be coming in also. The Mayor did state the city has stopped funding for the recreation department and that a citizens group will have this on the ballot in November for a city wide vote whether to tax and fund the recreation department or not. An important issue is how do we move the city forward and attract businesses.

The Mayor then said there will be two ballot measures to vote on in November for marijuana dispensaries. The mayor also said the direction of the city will change over the next three to four years. The Veterans Advocates of OR/Ida building is being rebuilt and will house an event center once completed. The city splash pad is moving forward too.

Ontario City Manager Adam Brown said the city is working on a new project at the old golf course which may house a new business. Mr. Brown also said the new aviation program with TVCC is doing well as enrollment is increasing. Also the new grass runway recently completed will be named after a young man everyone knew and liked at the airport, Cash Troyer. A naming event date will come soon. Lastly, the city is working on a community center in the old Presbyterian Care Center building which could house between 50 to 60 folks once completed.

d. New Plymouth: No one was present from the City of New Plymouth so now report was given.

e. Nyssa: City Manager Jim Maret discussed many events going on in Nyssa. Currently Thunder Egg Days is in full swing and Nyssa is the Thunder Egg capital of the world. There will be daily events going on which were covered in detail. Many things to enjoy in Nyssa. Water treatment plant has been a big project since April 2017, now nearing completion by the end of August 2018. Reload facility is moving right along. Mayor Maret just returned from a trip back east to review other running facilities. This is an exciting project. Goods can be shipped back east very quickly. New businesses in town which the Mayor reviewed. The city also updated the boat docks on the Snake River which was damaged two winters ago during the winter.



f. Weiser: Councilman Larry Hogg provided an update on the West 9th Street Bridge which is now ready for paving. The city is also beginning resurfacing on the east end of Park Street. A large storage building is being built at the airport which is a huge upgrade. Councilman Hogg then discussed the Fourth of July festivities explaining many details. Patrick Nauman then discussed the street cruise which will be held the first week of August. Patrick also discussed the weekly Wednesday night event downtown with multiple vendors displaying goods. The city's farmers market starts next month.

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

6. County Highlights:

a. Payette County: No one from Payette County was present so no report was provided this month by Payette County.

b. Washington County: The County is working on its annual budget for next year and trying to address a recycling program. The county road department is working hard on bridge repairs throughout the county. Also, the Washington County fair will be held the last week of July and the first week of August in Cambridge.

c. Malheur County: No one from Malheur County was present so no report was provided by Malheur County.

7. Executive Director Report: Executive Director Kit Kamo's report for July 11, 2018 is as follows:

Project Silver Leaf – submitted green field sites in New Plymouth and Fruitland with rail shortline access to Site Selectors; no buildings met their requirements.

Project Mac – Canadian company looking for farmers and oil processing sites. Connected company with Idaho Hop Growers, Idaho Dept. of Ag., Oregon Ag., local hemp grower from Ontario, and others.

Project Martial Arts – BRE project; newer business in Fruitland that wants to get more involved in the community.

Project Neighbor – New crop should be harvested in October or November after cold spell. Will do the open house then. Looking for cow or dairy operations that will be interested in organic feed. Connected with Commissioner Nate & Commissioner Kirk for feeding operations.

Project Thelma – New and innovative down town business opportunities. Sent follow up.

Project Red Rock – Connected to Angel investor groups; scheduled follow up meetings.

Project Soup – Looking at sites in Weiser & Fruitland; conference calls; U of I working with them to do their feasibility study.

Project Dance – Business that needed a new location. Looking in the Ontario area. Suggested connections. Needs about 2,500 sq. ft.

Project Ripper – Another organization that is losing their space in a Payette Church. Would like 6,000 sq. for their operations. They provide quilts and other items to a large number of nonprofit



organizations as well as all the fire departments and police departments. Operated as a volunteer club. Must be moved out by January 2019.

Project Tetra – DONE/WON! Complete! Wahoo! Formerly Project Panic that had selected property in Caldwell, but ended up needing a building ASAP. Will locate in the old Teton building in Payette. Thanks to Andy Oyervides, city personnel, the building owner, and others who have helped make this project work out! It truly takes a team.

Other:

Malheur County Onion Growers ONION DECORATION CONTEST AUGUST 3, 2018 from 1 – 3 p.m. during the Malheur county Fair! Enter your decorated onion(s) or come and decorate at the fairgrounds. Judging at 3 p.m. with famous, honorary judges! Categories and CASH prizes for all ages. Please come and have fun in Onion Country! We have had fancy floral onion arrangements, onion space ships, onion dinosaurs, onion animals, onion people, and onion whatever you can think of! Open to our imagination. Onions and craft items will be available on Friday afternoon for those creating their master pieces onsite.

Letter of support for TVCC and their grant application for the Step Up training and employment program. This project will enable food stamp recipients to become certified in a higher paying career.

Our office has moved across the hall in the Oregon Trail building while the Career Technical Center is being rebuilt. We are hoping that within the next 18 – 24 months we will be back in our regular office space.

Recently I attended the Oregon Economic Development Association training on Recruitment as a guest speaker from rural Oregon along with Jill Miles from Business Oregon. I was thrilled when we received notification that our segment received the highest ratings from the class attendees for the daylong event.

Intermountain Gas has invited us to participate on their IRP Advisory Committee. Must reply by July 13th? Would like Board's feedback.

Attended numerous community events in June as well as several ribbon cuttings, etc... We have quite a few projects of varying sizes that continue to move forward!

Don't forget that our August meeting will be August 8, 2018, Wednesday at 7:00 a.m. in New Plymouth at the City Hall with lovely breakfast treats from the Senior Center!

8. Round Table Discussion:

Cathy Yasuda with TVCC said the college summer quarter is now underway and that both summer and fall enrollment right now are looking good. Cathy then discussed the new CTE building and currently they are waiting for EDA approval for the architectural firm. The college



is very excited to get this much needed project underway. Currently, the college plans to break ground in January or February of 2019 with project completion May of 2020.

Bob Komoto then mentioned the annual Kiwanis Club chicken barbeque which is the third Thursday of the month. Also, please remember the Alive after Five Event at the Cultural Center which have been having very good attendance. Bob then mentioned several other community events.

ML Vida, Energy Trust of Oregon, discussed their programs and what is available for energy upgrades in Oregon. Please feel free to contact them or you call Kit and she can get you more info.

Larry Hogg then said the new DL Evans bank building being built in Fruitland is going up well and should be completed in September on schedule. Also, the annual Bob McKinney golf tournament is upcoming which provides a full tuition scholarship to TVCC. Please participate in this fun event.

City Manager Jim Maret then told the group about the new Turning Leaf subdivision in Nyssa. It now contains five new houses which are all selling as fast as they can be built.

Craig Jensen then mentioned that Payette has a proposal for a new assisted living center and that on Wednesday July 18 at 4:00 p.m. in Fruitland will be the ribbon cutting for the new Misty Respite House.

Patrick then mentioned that demolition work has now begun on the old Riddley's building with possible ground breaking on the new building by August 1st.

9. Adjournment: Chairman Patrick Nauman then adjourned the meeting at 8:01 a.m.

Patrick also informed the group that the August SREDA meeting will be moved back one week. The meeting will be held in New Plymouth, ID at City Hall beginning at 7:00 a.m.

Calendar of Events

August 8, 2018	SREDA Monthly Meeting - New Plymouth, ID
September 5, 2018	SREDA Monthly Meeting – TBD
October 7-9, 2018	OEDA Annual Meeting – Klamath Falls, OR
October 17, 2018	SW Idaho Manufacturers day – Nampa, ID
November 6-8, 2018	IEDA Annual Meeting – Boise, ID
November	SREDA Annual Membership meeting, TBA

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

Minutes prepared by Randy Griffin, SREDA Secretary

July 24, 2018

Ontario Visitors & Convention Bureau
% John Breidenbach
444 SW 4th St.
Ontario, OR 97914

Dear Ontario V & C Board:

Thank you so much for your generous grant award to Treasure Valley Community College and our New Student Orientation Session planned for this fall. As we reported we have totally revamped our Orientation Session to be more interactive, high energy and informative for both our new students and their families.

Your grant will enable us to showcase the very best of the college and our community and to provide a warm Ontario welcome to our new students and those who are coming to Ontario from out of the area. I'm excited about our focus on financial literacy and how we are engaging local businesses to help in providing useful and relevant information and advice to our students in managing their money, financial aid and helping to stay on budget and out of debt.

Thanks again for your contribution to our project. We look forward to having you be a part of our event and to also report on the outcomes and results from our orientation session and how your funds were utilized.

We look forward to fall quarter and all our new students and their families who will be coming from near and far.

Best Wishes,



Cathy Yasuda
Executive Director

Board of Directors

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Changing Lives and Endowing Dreams

The Treasure Valley Community College Foundation exists to improve the quality of life for TVCC students.



Jacobs June 20 – July 26 2018 Report



July 2018

Prepared by JACOBS for
CITY OF ONTARIO/PUBLIC WORKS DEPARTMENT

Monthly Business Review

PUBLIC WORKS DEPARTMENT

CONTENTS

FIELD SERVICES: STREETS AND COLLECTION/DISTRIBUTION SUMMARY.....2-4

WATER TREATMENT PLANT SUMMARY.....5-6

WASTEWATER TREATMENT PLANT SUMMARY 7-8

PARKS AND CEMETERY SUMMARY9

FACILITY MAINTENANCE SUMMARY.....10

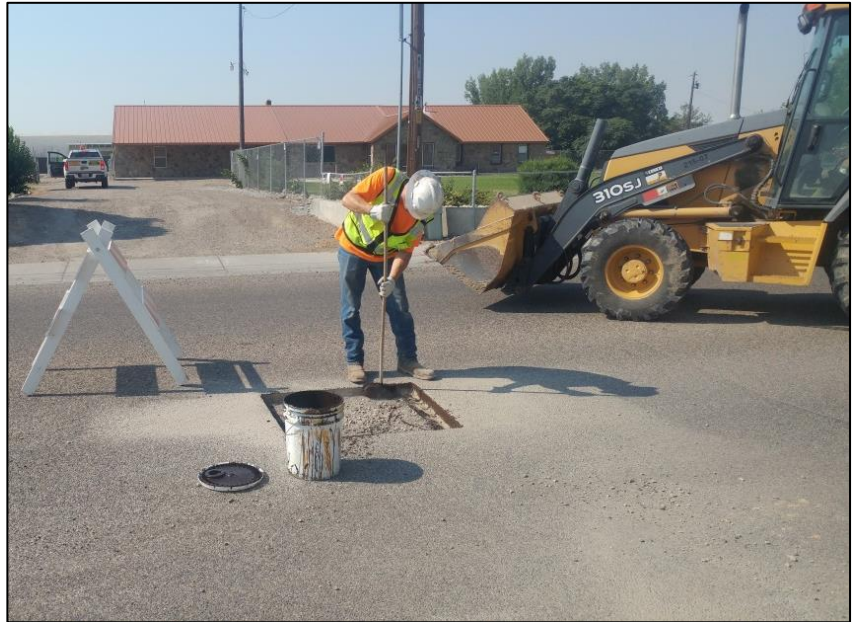
ENGINEERING DIVISION SUMMARY.....10-11

APPENDIX.....12-14

FIELD SERVICES: STREETS & COLLECTION/DISTRIBUTION SUMMARY

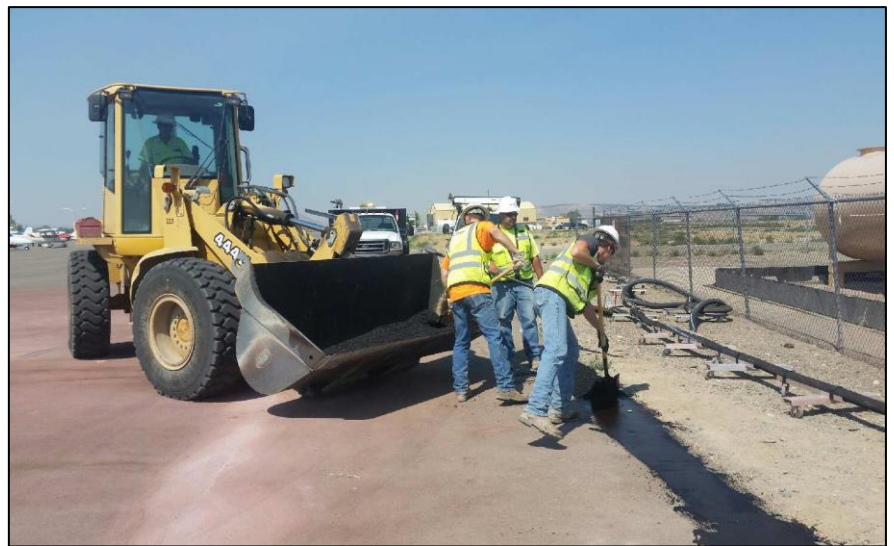
ACTIVITIES JUNE 20 – JULY 26:

- Completed work on Annex parking lot. Painted and installed the parking blocks for the stalls.
- The lower lift station electrical upgrade was completed and is now fully operational with a new motor control center and programmable logic controller.
- Painted cross walks throughout town. This is a work in progress, which will take a few weeks to complete.
- Painted City Hall parking lots.
- Hot taped crosswalk bars and arrows throughout the community. This is a work in progress.
- Started working on the drainage swell at the Annex parking lot.
- Swept the down town area and underpass on 7/20/18.
- Picked up garbage on E. Idaho every other week.
- Sewer cleaning continues throughout the City.
- Applied herbicide to city right of way.
- Performed weekly vehicle, equipment, lift station, and building inspections.
- Water maintenance – leaking setters, broken angle stops, and broken boxes were repaired through-out town.
- Cleaned 2 lift station wet wells – Malheur and Murakami lift stations.
- 2 new water services were installed. (1- 1" and 1 – ½")
- 25 water services were turned on per customer request.
- 17 water services were shut off per customer request.



Top: Crew preparing patches for new asphalt.

Bottom: Jacobs crew paving around catch basin at BLM.



FIELD SERVICES: STREETS & COLLECTION/DISTRIBUTION SUMMARY

ACTIVITIES JUNE 20 – JULY 26:

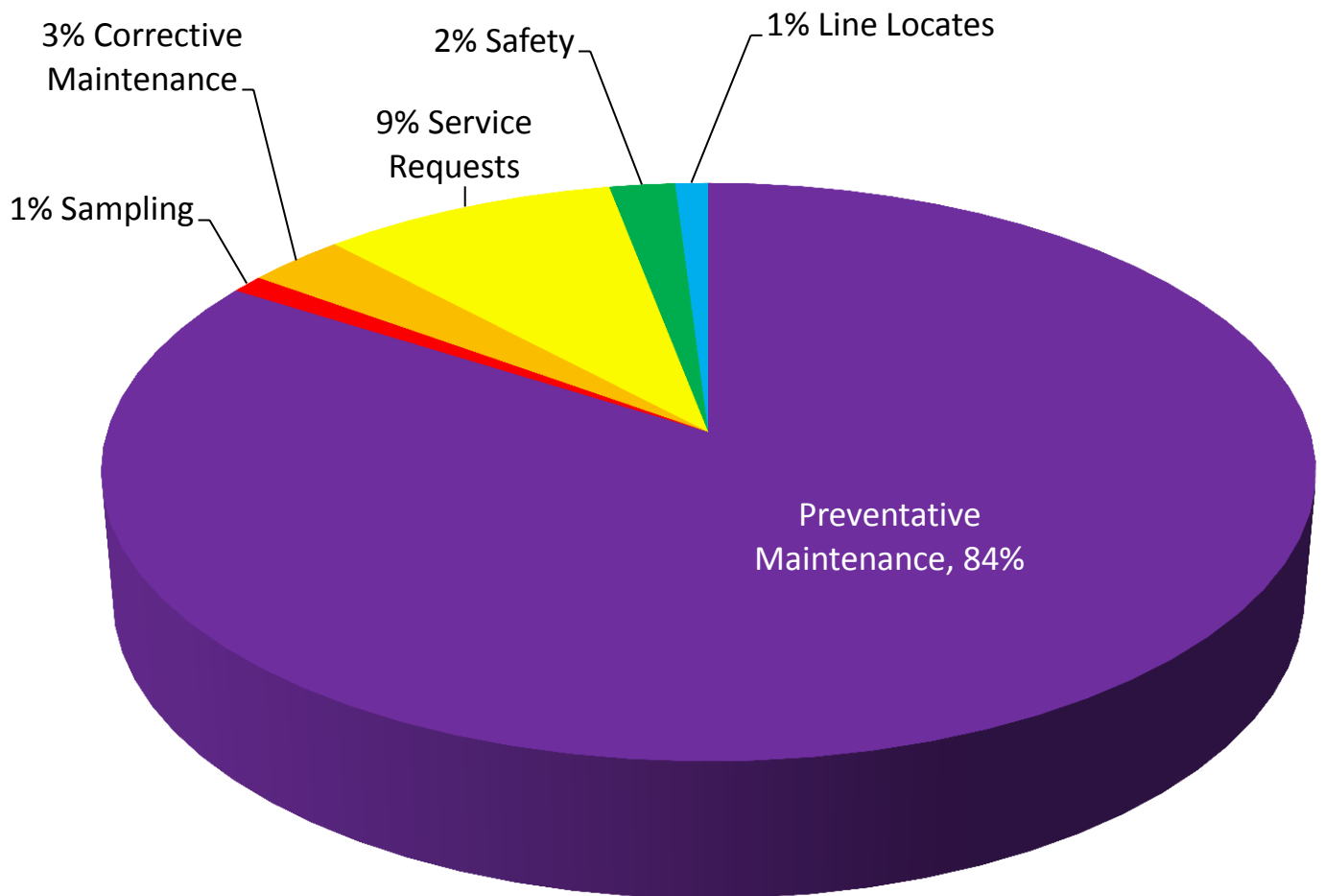
- 29 water services were read-only on/off per customer request.
- 3 water services were checked for consumption issues.
- 37 water services were turned on for payment received.
- 4 water services were checked to verify leaks had been repaired by customer.
- 5 water services were shut off due to leaks, per customer requests.
- 15 water services were checked for leaks per customer request.
- 7 water meters were changed out for not functioning.
- 56 water meters were shut off for non-payment.
- 16 services were checked to verify locked off for non-payment.
- 79 utility locates were completed.



SunRoc paving parking lot at Annex building.

FIELD SERVICES: STREETS & COLLECTION/DISTRIBUTION SUMMARY

**Work Orders
June 20 – July 26
Actual Hours by Work Order Type**



WATER TREATMENT PLANT SUMMARY

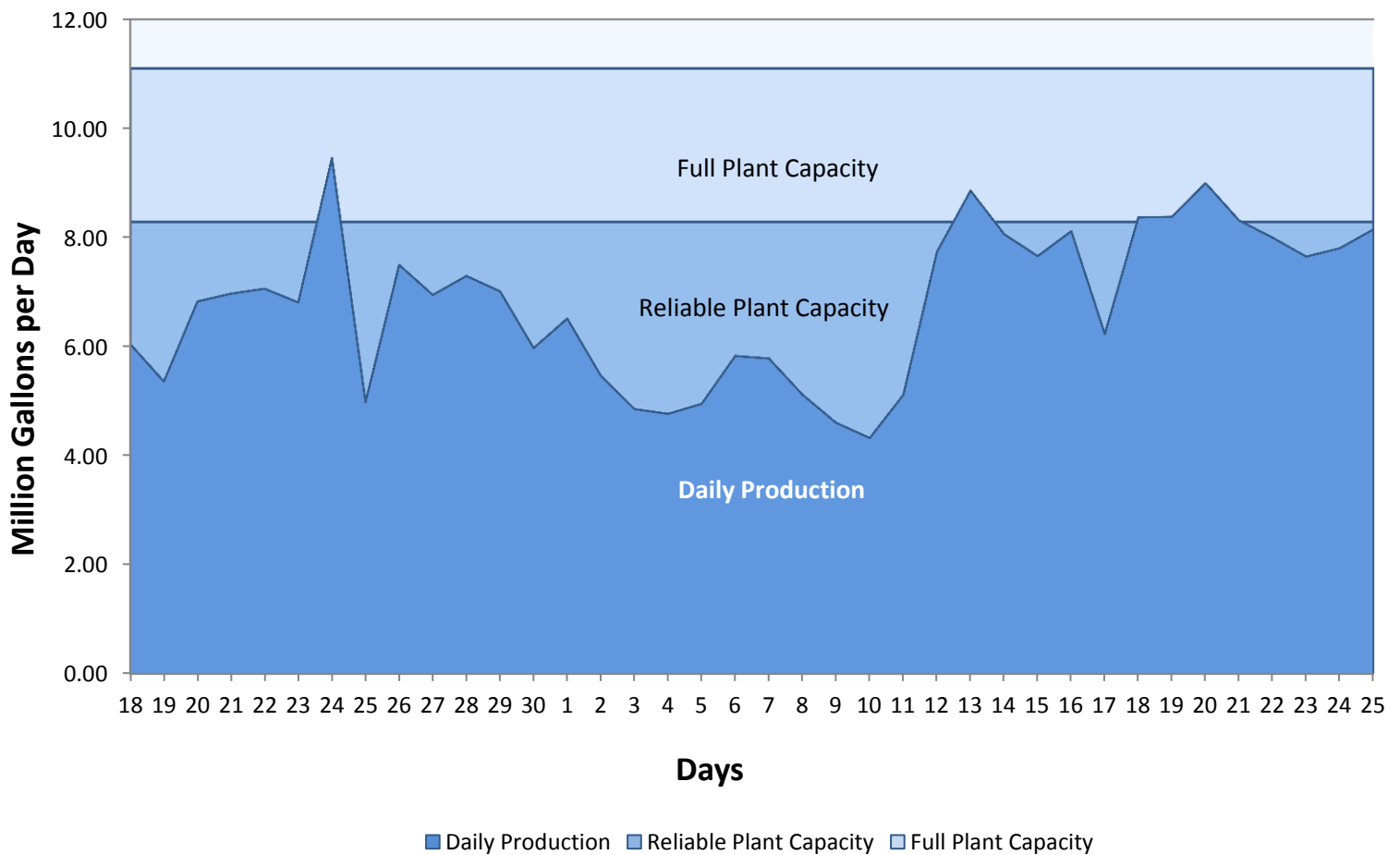
ACTIVITIES JUNE 20 – JULY 26:

- Continued standard maintenance throughout the system.
- Operations are good. River raw water supply is stable and good treatment has resulted.
- One staff member attended a leadership training in Denver.
- Two staff members attended a maintenance training in Portland.
- Water demand is increasing as irrigation season begins again and warmer temperatures increase.
- We experienced a second failure in a union on our new chlorine chemical feed system, it appears to be a design issue, we have a new part ordered and have been in contact with the manufacturer to understand and correct the failure of this particular union.
- Heinz was off line from June 28 thru July 11 for mid-summer maintenance and repairs.
- Sampling has begun for blue green algae in raw water supply from Snake River, this testing is mandated by the State of Oregon and may require additional testing and potential Water Advisory notices.

WATER TREATMENT PLANT SUMMARY

ACTIVITIES JUNE 20 – JULY 26:

Demand vs. Availability



WASTEWATER TREATMENT PLANT SUMMARY

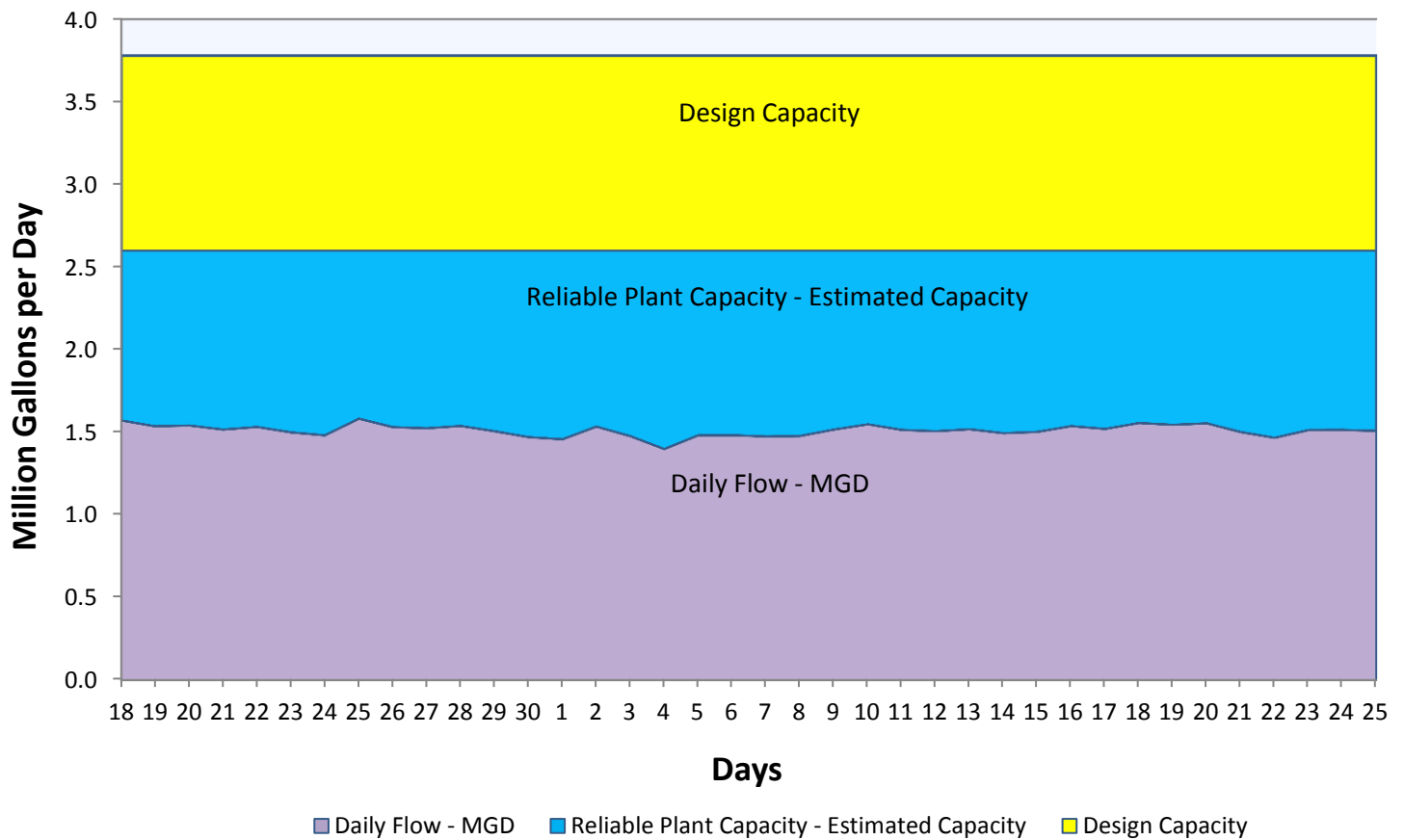
ACTIVITIES JUNE 20 – JULY 26:

- Normal operations, plant is operating well.
- Plant effluent now fully diverted to Skyline Farms as per permit requirements.
- Crews continue with regularly scheduled maintenance as tracked by our maintenance management system.
- We are working through some communication issues at the Skyline farm, it will require some further troubleshooting to address the problem, a level sensor on the pond is not working properly.
- Worked on aeration basin mixers and trouble-shooting problems.
- Infrared analysis on all electrical panels located at water, wastewater, lift stations and water pumping stations. We had an in house electrician do the work.

WASTEWATER TREATMENT PLANT FLOWS

ACTIVITIES JUNE 20 – JULY 26:

Wastewater Treatment Flows



PARKS AND CEMETERY SUMMARY

ACTIVITIES JUNE 20 – JULY 26:

- There were 7 burials at Evergreen Cemetery and 0 at Sunset Cemetery.
- Sprinkler systems at Parks and Cemeteries has been run a longer due to the heat.
- Golf Course was sprayed for weeds.
- Poured a new cement pad at Lion's Park to put a donated buddy park bench on.
- Completed regularly scheduled maintenance on irrigation systems in both cemeteries and parks.



Top: Jacobs employee working on new cement pad for Buddy bench at Lion's Park.

Bottom: Parks Department removing bushes at Skate Park.



FACILITY MAINTENANCE SUMMARY

ACTIVITIES JUNE 20 – JULY 26:

- Insurance inspector inspected boiler at Aquatic Center and air compressor tanks at all City of Ontario Sites; they all passed the inspection.
- Replaced a heater at the Golf Course Club House.
- Replaced the AC unit at the Water Treatment Plant.

ENGINEERING SUMMARY

ACTIVITIES JUNE 20 – JULY 26:

- Right-of-way permits issued: 1
- Attended a development meeting for repurposing of existing business.
- Attended a development meeting for new change of use at existing business.
- Attended a development meeting for a new business.
- Attended a development meeting for an expansion of an existing business.
- Attended a development meeting for the consolidation and relocation of an existing business.
- Received Surge tank for Splash Pad Project.
- Continued coordinated with vendor for Wash Arm project (low bidder).
- Solicited bids for City Hall remodel; no bids were received. Currently planning to revise plans and resolicit bids.
- Solicited bids for mid-block crossings. Received one bid that was higher than budgeted. City attorney indicated it was acceptable to begin negotiating with that bidder.
- National Pollutant Discharge Elimination System (NPDES) – Attended July council meeting (12th). Presented NPDES Variance Application task order.
- Continued work on SRCI cost allocation and worked with DOC staff.
- Worked with PW staff on SRCI Lower Lift Station improvements.
- Splash Pad – Continued supporting Lena Gandiaga and the team regarding pool project design and construction. Reviewed restroom and site civil packages.
- Lions Shelter – Worked with insurance to finalize insurance claim amount.
- Skyline Farm – Coordinated with contract farmer.
- Began work on Water Master Plan with Anderson Perry – Continued scoping effort.
- Responding to questions from Warrington regarding sewer and water project for this year.

ENGINEERING SUMMARY

ACTIVITIES JUNE 20 – JULY 26:



**Road Runner Towing off- loading surge tank
at Aquatic Center.**

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

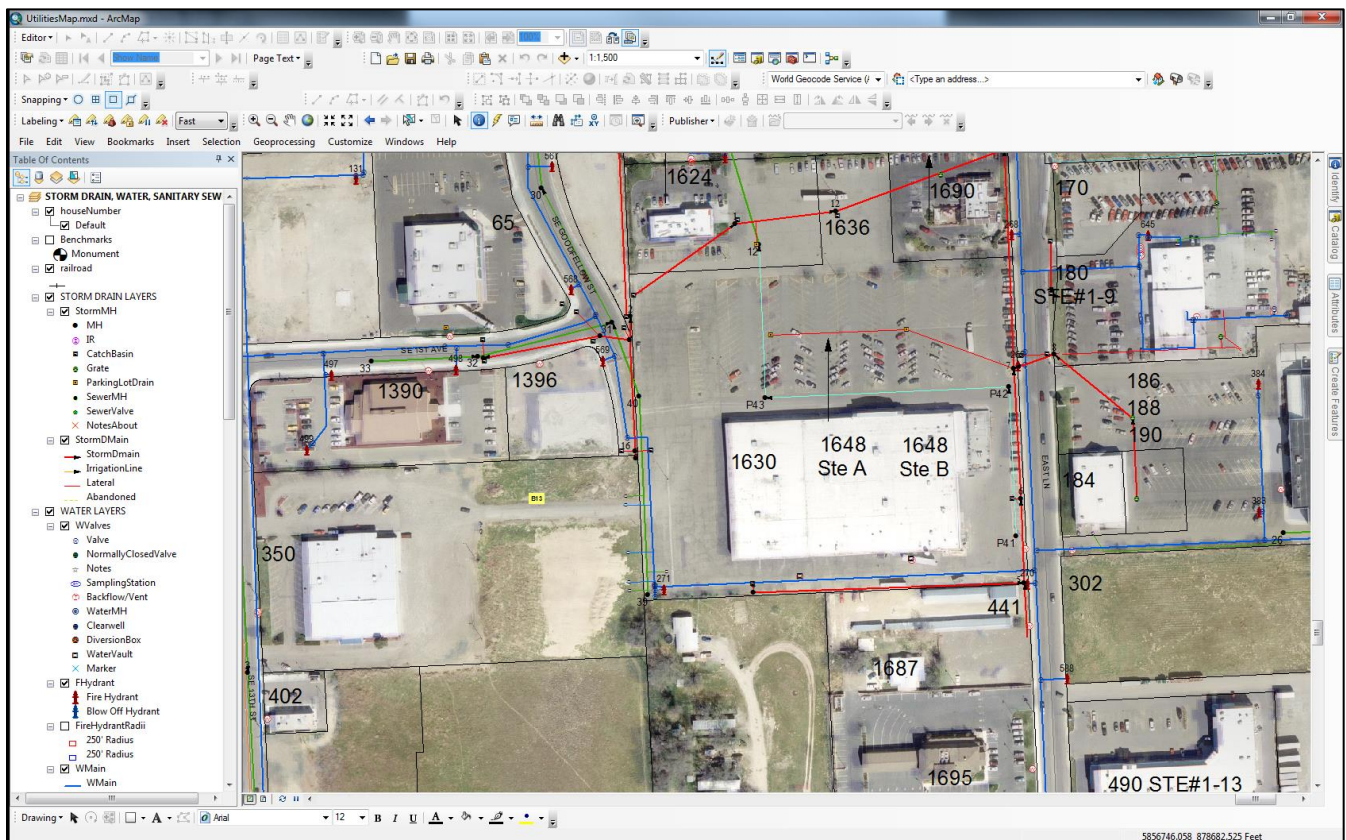
PARKS DEPARTMENT

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.





July 2018 ACTIVITY REPORT



July 2018



Emergency Medical:

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

CITY	157
RURAL	15

2 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	26	4	0
RURAL	14	9	3

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

TOTAL CALLS FOR MONTH

CITY	183
RURAL	29

FIREFIGHTER TRAINING:

6/26/18 Traffic incident management with ODOT

7/3/18 Legal and Illegal fireworks and their dangers

7/3/18 Dealing with Death, the family of our patients and us as well

7/12/18 Fire sprinklers, Commercial and Residential

7/14/18 Portable cascade air system

7/17/18 Water supplies using municipal water systems

7/24/18 Master streams

7/25/18 Life Flight and burn injuries



July 2018



PERMITS ISSUED:

City Open Burns 5

City Burn Barrels 1

Rural Open Burns 20

Rural Burn Barrels 6

INSPECTIONS:

6/25/18 Kenworth truck repair final

6/27/18 St Al's final

7/5/18 Papa Murphy's pizza final

7/12/18 Kraft Heinz underground water supply

7/19/18 Malheur County fairgrounds, fire alarm and sprinklers, kitchen hood suppression system and fire hydrants

7/24/18 Four Rivers School follow up and Kitchen hood

COMMUNITY INVOLVEMENT:

7/4/18 Four Rivers community foundation hosted a breakfast and a community safety fair at the fire station.

7/25/18 Spirit Ride ceremony with participation from OF&R, OPD, OSP, TVP ODOT and Road runner towing to remember all the emergency responders that are killed or injured while responding or working at incidents on the highways.





July 2018



Summary of Calls of Interest:

City Incidents:

298 NE 1st street: Americold Lithium batteries on a charger shorted out and exploded and caught on fire.

949 N. Oregon: Apartment fire with a fatality, no other units damaged.



225 NW 4th ave: House fire with 6 occupants that was started by electrical wiring.



Rural Incidents:

3701 Morgan ave: This is a couple hundred acre grass fire of Vale's we mutual aided on.



July 2018

Butte and Foothill: This is a large grass fire that was on many different agencies ground, BLM, Vale RFP, and no man's land. This was started by a shooting accident. Many agencies responded Vale fire, Vale BLM, many aircraft,



Hwy. 201 and Hyline: This is a large grass fire threatening many houses caused by fireworks. We had assistance from Payette fire and New Plymouth fire.

Hwy 201 north of Cairo Junction: Plane crash in wheat field. The plane was destroyed but the pilot only had bruises and scrapes.

1046 Railroad: Vale Hay fire we mutual aided with water supply.

1724 Cox Rd. Payette: This is a large two story house that was fully involved and also had many cars around it burning as well. Many agencies mutual aided on this fire.

