

**MISSION STATEMENT: TO CREATE A HEALTHY, SAFE, DIVERSE, AND PROSPEROUS CITY
BY ENGAGING COMMUNITY MEMBERS TO DEVELOP AN ENRICHED QUALITY OF LIFE.**



**COUNCIL MEETING AGENDA
CITY COUNCIL – CITY OF ONTARIO OREGON
TUESDAY, JULY 27, 2021, 6:00 PM, MT
[Zoom Link](#)**

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: Sam Baker _____ John Kirby _____ Ken Hart _____ Michael Braden _____
Eddie Melendrez _____ VACANT _____ Mayor Riley Hill _____

2) PLEDGE OF ALLEGIANCE

This Agenda was posted on July 23, 2021. 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) CONSENT AGENDA

- A) Minutes: City Council Meetings 06-03-2021; 06-15-2021
- B) Liquor License Application: Black Palomino LLC

5) PUBLIC COMMENTS Citizens may address the Council; however, Council may not be able to provide an immediate answer or response. Out 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.

6) PRESENTATIONS

- A) Fire Training Facility

7) OLD BUSINESS

- A) Hangar Incentive Program

8) NEW BUSINESS

- A) Resolution #2021-127: Abstract of Votes - Special Recall Election (Alfredo "Freddy" Rodriguez)
- B) Resolution #2021-125: Airport Security Improvements
- C) Resolution #2021-129: Enterprise Zone Renewal
- D) Public Works Shop: Future Uses

9) DEPARTMENT HEAD UPDATES

- A) Finance: Monthly Report
- B) Airport: Quarterly Report

10) DISCUSSION ITEMS

- A) Business Registrations
- B) Replacement Process for Council Vacancy

11) HAND-OUTS

- A) Check Register June 2021

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.

12) CORRESPONDENCE, COMMENTS AND EX-OFFICIO REPORTS

13) ADJOURN

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

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CITY COUNCIL MEETING MINUTES

June 3, 2021

The scheduled meeting of the Ontario City Council was called to order by Mayor Riley Hill at 6:00 p.m. on Thursday, June 3, 2021, in the Council Chambers of City Hall. Council members present were Riley Hill, Ken Hart, John Kirby, Eddie Melendrez, Michael Braden, Sam Baker, and Freddy Rodriguez.

Members of staff present in person or via telephone were Adam Brown, Tori Barnett, Peter Hall, Terry Leighton, Steven Romero, Kari Ott, Dan Cummings, Larry Sullivan, Al Cablay, Erik Hartley, Paul Woods, James Swank, and Rick Reyna.

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

Riley Hill led everyone in the Pledge of Allegiance.

AGENDA

This Agenda was posted on June 1, 2021. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website www.ontariooregon.org.

HART moved, KIRBY seconded, **TO ADOPT THE AGENDA AS PRESENTED**. Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 7/0/0.

CONSENT AGENDA

HART moved, BRADEN seconded, **TO APPROVE THE CONSENT AGENDA, WHICH INCLUDED A LIQUOR LICENSE APPLICATION FOR JACKSON'S FOOD STORES, INC.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 7/0/0.

EXECUTIVE SESSION

Moved to last item on Agenda; possibly wouldn't be needed.

PUBLIC COMMENT

Marty Justus, Ontario, stated: *Good evening, Mayor and Council. I'm here to express my dismay. I'm going to read a statement. You all have now been provided the evidence that shows the Mayor and Council President conspired to use their elected positions to do me both personal and professional harm. Not only did this behavior occur while I was a sitting member of this Council but has continued after I left. Two elected officials using their elected positions to intentionally besmirch, damage my person, my reputation, and my livelihood. These two individuals hold the two highest elected positions in our city. They represent us to the rest of the county, the state, and the country. Are these they type persons you want our fellow citizens to say you support or respect or hold in high regard? You chose not to take action when I first came to you. Given what has been exposed in the last few weeks, do you still feel the same way? You may not be able to remove them, but you can certainly use your voice to say that their actions were wrong, that their actions have not only embarrassed themselves, but our city, and our governing body. You as individual Councilmen can be clear: their conduct is unbecoming of their office. That their conduct has left a dark cloud over this, and the previous Council and they should resign. I ask you to do this not for me, I ask you to do this*



for our city, Elected officials should be held to the highest standard. Turning a blind eye to this outrageous behavior only gives these two and future elected officials a passport to carry on with the same shameful behavior. I ask you; do you have the courage to show the leadership that is required of you at this moment? Rest assured no matter what you decide to do, I will not be silenced. You can choose support liars and lies from the dais, and I will continue to tell the truth from where I stand rather it is from my office, my residence or right here in city council chambers. I will make sure that their outrageous and illegal behavior is broadcasted far and wide. Thank you.

Tammy Vogt, Ontario, stated: Mayor Hill, Adam Brown, City Council, hello. My name is Tammy Vogt and I'm a resident of Ontario. I have come here tonight to call for Mr. Rodriguez to resign his position as Councilor for the City of Ontario. A few months ago, Mr. Rodriguez publicly tried to discredit an organization and community-service event that I lead. Community Serve Day as served this city for over a decade, mobilizing thousands of volunteers to care for their neighbors and for the city we call home. This action taken by Mr. Rodriguez, while libelous and egregious, are not why I involved myself in the recall effort. The reasons are greater. It is difficult for me to take this stand tonight, but not as difficult as it has been for those who have experienced abuse at the hands of words of Mr. Rodriguez. Mr. Rodriguez says that the constituents must vote and claims that to resign at this point would circumvent 10,500 citizens. The reality is that when Mr. Rodriguez was voted into office, it was with the votes of 1,147 citizens. Over 500 citizens have now signed a petition declaring their loss of confidence in Mr. Rodriguez's leadership and call for his resignation. If Mr. Rodriguez truly has the heart of the city in mind, he will take this message, save the city thousands of dollars, not to mention time and effort, and do what is best for the city and step down from this position. Mr. Rodriguez claims he is the victim of false information and believes there's no proof to substantiate the claims against him. But the proof is in the testimony of those who have been harmed. The proof is in the restraining order of another victim of domestic abuse. The proof is in the documented history of domestic abuse prior to him coming to this position that was not made aware to the public at the time of his election. The proof has been on public display in this very room and broadcasted to our city. I stand today with these victims; I stand with those who have suffered literally at his hands; I stand with the women in our community, counting myself, who feel unsafe having a man at this level of community leadership with this history of domestic violence. This Pride Month, I stand with Marty Justus. I would stand with him just because he's a fellow citizen in my community, and does not deserve the treatment he has received, but I also stand with him because I call him friend. Those of you who know me, including Freddy, know that I am not an unkind person. I do not take this stand out of hate or malice. Though I am sure he will not believe it, I take this stand out of concern not only for the victims of this abuse and for my city, but even for Freddy himself. It is my sincere hope he will take responsibility for his actions and get the help he needs. I own a home here in Ontario and I've been a citizen of this community for decades. I've raised my family here, and believe Ontario has a great deal to offer; however, the chaos this situation has created is not healthy for our community and is a distraction from the work we need to be doing to create a place more and more people call home. I believe that leadership comes with responsibility, responsibility that should not be taken lightly. I believe that character and leadership go together and speak loudly to the identity of a community. We need to do better, Ontario, we are worth it. Thank you for the opportunity to speak.

Cydney Cooke, Ontario, stated: As most of you know, or a few of you know, I actually voted for a lot of you guys up there, except for Hart of course, and Mayor Hill. You know, I voted on black; I should have put my vote on red, but I'm not a gambler. Anyway, I want to clear up a few facts and that's why I'm here. Yes, I am the Chief Petitioner of the Recall of Freddy Rodriguez. No, I am not single, so there is no way me and Councilman Rodriguez have ever been anywhere alone as his post on his recent social media insinuates. Now that that is out of the way, let's talk some hardcore facts. Domestic abuse is wrong. Restraining orders are proof. Multiple court appearances are proof. Mandatory classes for said behavior is proof. Bullying community members in any way is wrong, but it is even worse when it's coming from a city official that you trusted and put your vote into. And like I said, the only two up there that I did not vote for myself is Riley Hill and Mr. Hart. I pay property taxes in this town, and so I, like any other property owner, should get a say in whose pockets my money goes into, and not into a city leader with these shiny credentials, I'm sorry – City Council President. And to make matters worse, we actually have to pay another \$10,000 to have a formal election to remove him. Hasn't he been in all of our pockets enough? The form of liberalism Mr. Rodriguez is seeking is sought after in Portland and not in the conservative Ontario, where we believe in working boots in the mud every day for hours, and we do not freely give away anything. Please resign, but if not, it's up to



you Ontario. Register to vote and keep watching your tax dollars be wasted every week he remains in office. That goes for you too Councilors and Mayor. That's your money sitting up there beside you. I'm pretty sure you have better ways for it to be spent. Have a nice evening. Vote yes to charter revisions and vote yes to recall Freddy Rodriguez. Have a good night.

Michael Castro-Shrader, Ontario, stated: Good evening everybody. Just a little background. I'm a retired law enforcement officer. I've worked for county, state, fellow government, private sector. I've worked in six different states throughout the country. I've lived in more rural type of environments than more populated areas. I ended up moving into Ontario in the fall of 1989. I bought my first house here in Ontario in 1991, and I still own the house. It's off of SW 11th Street behind Treasure Valley Community College. Basically, it wasn't too long after I moved in, and I'm old-school, I introduced myself to my neighbors to get to know them. I think that's good policy all around. I started having issues with one neighbor in particular. I went to them and talked to them about it several times. Wasn't getting anywhere so I basically told them that I'm going to report it to the City of Ontario because there's ordinances I know. So, I did that. That went on for umpteen times, got frustrated, talked to numerous people in the city, Patrol Officers, Ordinance Officers, some of you know I've been here before the City Council concerning this. This is probably my fifth City Council I've come to since I've moved here in '86, I've lost count. I've gone through now two City Managers, three Police Chiefs, numerous acting, numerous Patrol Officers, Ordinance Officers, and basically the City of Ontario has a problem, has started to improve concerning enforcement of ordinances. And some people may not think that's a big deal and chances are you probably live in a neighborhood or have neighbors who are responsible, respect their neighbors, follow the ordinances, whether it's dogs off leash, barking day and night, loud music day and night, from residents in the bars, weeds, motor vehicle violations, just a whole number of issues. Basically, like I said, I've done everything in my power to try to get the city to actually enforce their ordinances, and with my background, I've worked with all kinds of different local agencies when I lived and worked in these different states and communities at the city level, county level, state level, and I've never seen a city unwilling to enforce their ordinances. I'm not going to get into a lot of detail, but there's all kinds of reasons for that. Some of you probably know that based on some of my past testimony. I have talked with numerous people in the current City Council, as well as some of the city personnel. Based on the last couple years, I think the city is moving in the right direction when it comes to enforcing ordinances. I see some improvements with our Chief Romero and Adam Brown, and I want to congratulate the previous City Council. I know some of you are members from the previous City Council, concerning trying to make changes and make our community a safer place and the quality of life for its citizens. I know a lot of people have brought out and say why can't we bring in people from other, retire here, people raising their families, well part of it is the quality of life. The city does not want to enforce their ordinances. Again, that's changing, but unfortunately based on what I have seen and heard, I keep informed by newspaper as well as what's going on here locally as well as with state issues and federal issues, but the city is addressing civil penalties and things like that and based on what I've seen and heard it sounds like the city is going backwards and wants to throw a lot of stuff that previous City Councils or city staff or Ordinance Officers have done and they were asked to do this by previous City Council, previous Mayors, previous city staff, and basically I'm kind of getting the sense, and you can correct me if I'm wrong, but basically based on what I've seen in the paper and heard is you've got like a dozen or so people who have long-term fines that have been civil fines and they have been warned and informed and it sounds like some people on the City Council want to just give them amnesty and reduce the fines. Well, that isn't fair to the rest of the citizens who actually respect our neighbors and follow the city ordinances and that gives the wrong message to these people. When you address that, I would recommend that you don't make a quick decision on it; you personally look at each individual case and see the particulars what was all involved in it, how long it's been going on, how long they have been warned, why didn't these people respond. Heck, I understand you have one person who acknowledged he got the letter from the city but didn't open it up because he knew, he was afraid, he knew that things were going to get tougher on him. Well, come on, let's be real. You're sending the wrong message. We're supposed to be a nation of rule of law, and I don't mind giving people a warning or two, but why, with what my neighbors and I have had to live with, with some particular neighbors that the city allowed to go on and on, is just outrageous. Basically, I have copies for all the City Council and the Mayor and some significant staff of past things that were addressed concerning various city ordinances and the civil lawsuit situation that the city ended up pursuing to try to present some of these people who continuously ignore and violate the ordinances, whether it's businesses or private landowners or rental owners. So, I'm going to provide a copy to Tori, and she's going to distribute to you after the meeting for those who maybe



hadn't seen those in the newspaper and I recommend you read those to get refreshed of what the history is, what the staff has done in the past in the city. I haven't always agreed with different people but based on what I've seen in the last couple years, I think the city's going in the right direction when it comes to be more serious about enforcing the ordinances. I implore you to really think hard and support the people concerning that. I wouldn't rush the decisions concerning significant matters with the charter revision when it comes to public safety and that and considering the amnesty you're considering, I think the City Council and the Mayor really need to look at each case individually and do some research or ask. I'm sure you've asked the City Manager, maybe the Police Chief, what the background is, the particulars. But I think you need to look at each case and if it's obvious that these people have been warned and just ignored it and allowed it to happen, just giving them amnesty or just a slap on the wrist is not going to help matters.

Mayor Hill reminded everyone to keep their statements to three minutes.

Samuel Castonguay, Ontario, stated: *Members of the Council and Mr. Mayor, good to see you here tonight. I'm here to just acknowledge that this wonderful town that we live in resides on the ancestral territory of the Northern Piute and Western Shoshone Bannock tribes. I sit on the Park Committee who gives recommendations to you guys, and we've had this conversation. We really feel like we'd like to incorporate this into our meetings. It's become very commonplace around the nation in public meetings or private. It's simple acknowledgement at the beginning of the meeting to acknowledge the ancestral territories. It's the least we can do in the position that we live in in this wonderful nation. We pledge the flag at every meeting that we attend, and we have regular things that we do. I think that this is by far one of the least things we can do for the indigenous peoples that still reside among us today. They are not a dead people, they are living people around us, and on reservations. So that's all I really had to say, but I would really encourage the City Council to adopt some formal language before somebody asks you to. Do it on your own before somebody comes and says hey you need to do this. As a Park Committee member, I'd like to adopt language ourselves and the Committee has asked me to just simply come to you guys to let you know we're having the conversation and will take recommendations from City Manager Brown after this. Thank you. Have a good evening.*

Mayor Hill jumped to item 11B on the Agenda, Status of North Dorian Drive LID, as there were individuals present who wished to speak on the issue.

Status of North Dorian Drive LID: Mr. & Mrs. Gehrman

Dan Cummings, Community Development Director, presented.

There was a septic system failure for a property owner, Paul and Stacey Gehrman, who resided on Dorian Drive. The city's ordinance stipulated they had to annex into the city to hook into the city sewer and water system. At the director of the current Council, staff had been directed to not issue any deferments unless necessary to remedy any half streets. Dorian Drive was brought before Council for staff review to research how to get Dorian Drive improved. Normal process was that when one property owner needed or wanted to improve their section of street, staff attempted to contact all property owners to see if there was interest in joining an LID. In an LID, the city would get the funding, had the road improvements constructed, and everyone would be apportioned their share. On this project, it was split into two sections: North Dorian Drive from Idaho North, and Dorian Drive South from Idaho to SW 4th Avenue. If a majority on one side or the other, it could be broken out. If both sides were interested, the entire street would be done. In contacting the property owners, a majority of them said no, and many were in the audience that evening to speak directly to Council; however, they were also there in support of the Gehrman's. The value that the Public Works Engineering Department put on the project was \$555 a running foot, with a total project cost of \$2.284M, divided amongst the property owners. Some areas were pretty substantial in cost. Many saw the need for the project, but no one wanted to do it under an LID. There was also the possibility of a private LID which would keep the costs lower. Some were there to speak, but he'd also received two letters which he'd provided to Council.

Councilor Melendrez asked for an explanation on what an LID was.



Mr. Cummings stated it was a Local Improvement District, where the city borrowed the money at a low interest rate, who then had the street constructed, with a majority of the property owners willing to join in and willing to pay their share of the project. Under the action, the property owner could have up to 20 years to pay their portion of the debt. It was costlier to have the city do the project because it would then involve prevailing wage and other fees. It was much less expensive to do the construction under a private contract.

Councilor Melendrez stated in the letter submitted by property owner Sammy Castonguay, it was asked why the work wasn't done when the street was originally constructed. Could he answer that, something about a DIA.

Mr. Cummings a DIA, a Deferred Improvement Agreement, was what the Gehrman's might ask for regarding their project. If they signed a DIA, it meant they would pay their share if and/or when the remaining street was done. In Mr. Castonguay's letter, he asked why the city didn't force completion of the street when initially constructed with the water and sewer lines, at that time the only way to do that would have been to form an LID. No one could expect the developer to install it all. The reason there was water and sewer there was because it was necessary to get to their development. The city had an ordinance that for public safety reasons an LID could be forced and after construction could assess the property owners their share. Ontario has chosen not to force people unless there was an emergency.

Councilor Melendrez asked about the situation with the Gehrman property.

Mr. Cummings stated that was based on a statement from the State of Oregon DEQ, which was handled by the Malheur County Environmental Health for all septic tanks and issues. The state rule was that if a property was in the Urban Growth Boundary and were within 300 feet of a city sewer, you had to hook up. City code read that if you hooked into city services, you had to annex into the city. The sewer line ran directly in front of their property. That caused the state law to kick in and the county had to enforce it, causing the city to enforce it. Anyone within that 300-foot area had no choice. The state did not waive that.

Councilor Melendrez asked what happened if no one wanted the LID, or a private build? Was it then forced?

Mr. Cummings stated the sewer was there and if they didn't agree to hook up, they wouldn't have a septic system. The state would not waive, so the home would become condemned for being unsafe because there was no septic system. The Gehrman's had already hooked into the system and had signed the documents to be annexed into the city. This current action was dealing with the road construction in front of their home. Council had directed staff to not waiver on developing half streets. He was seeking direction from the Council on how they wanted to proceed.

Councilor Kirby stated there were several scattered pieces of property in that area that were not annexed into the city.

Mr. Cummings agreed there were parcels that were still in the county mixed in with those annexed into the city. Everything South of Idaho was in the city, and only four on the other side were not in the city.

Councilor Melendrez stated that once done, some of those costs like \$57K, \$81K, were those the property owner shares of the project?

Mr. Cummings stated yes. One high cost was \$163K, which belonged to Gary Woods, and Charles Oakes' was \$172K. On the south side, there were property owners who would have to dedicate right of way, or with an LID it would be purchased and assessed back. One property had a carport that would be lost. Overall, in his opinion, the LID was out.

Councilor Melendrez asked if the property value would improve with the street improvements.



Mr. Cummings stated some might. Some people knew they would eventually be responsible for installing a street, but many did not. Hopefully, sellers informed buyers of that potential cost and might reduce the cost of the property because of that.

Councilor Hart asked the group to consider doing a private LID and could the city pay a substantial portion of those costs because it benefited not only the property owners, but the overall City of Ontario. Would that cost be a lien on the property?

Mr. Cummings stated for the city to do any portion, it would have to be broken down into two separate pieces of the project because city money could not be mixed with private money.

Stacey Gehrman, Ontario, stated: *My name is Stacey Gehrman and I reside at 2150 Antiquity Way, Ontario, Oregon. At present my husband and I are in the throes of annexing to the city. This is because our septic drain field failed, and Oregon State law says we must annex. I'm here because this isn't just about our situation. I am here to speak on behalf of the citizens who reside on Dorian Drive and whose property has frontage on that street. The city proposes to widen Dorian and the Planning and Zoning requires the residents who own frontage property to pay for the paving, sidewalks, curbs, and gutters. The reasoning behind this, presented by only one of the city council members, is that the street is unsafe due to a short stretch of open irrigation ditch. To my knowledge there has never been an accident on this street, or accidents involving the ditch. If anything, it keeps what traffic there is from going any faster than they do. If there have been accidents, we would like to see the police reports. One of the property owners with an open ditch utilizes the ditch as intended to drain the flood irrigation he uses to irrigate and maintain his pasture. Covering the ditch will keep him from enjoying the use of his property. If special pipe is used to allow him to continue to use the ditch as intended, he will be expected to, again, bear the cost, and his property is in the county. We feel this is especially unfair to him. The city proposed a Limited Improvement District (LD) which ostensibly would help the residents pay for this required construction. However, the cost quoted was \$500 per running foot which is simply not affordable. The letter outlining the LID was only sent to, as I understand it, 3 people on Dorian who happen to own the most frontage. The problem is that this huge cost will affect all those who must pay for their frontage whether it is 100 feet, or more or less. 100 feet of frontage will cost \$50,000. Some residents are on fixed income and the past year has been extremely hard on businesses, so owners are compromised financially. It takes time for recovery to occur for both businesses and private individuals. This is a time of economic and financial stress. If the property owner can't pay the costs of the construction, then the city places a lien on the property which results in interest which compounds and the property quickly becomes unsaleable. In the face of economic adversity, the city may be forcing people out of their homes and there are few if any places to buy or rent if they are even able to sell because of the additional cost to owning a home with frontage on Dorian. There is also another consideration. Drainage for city run off water has suddenly become a concern. The Environmental Protection Agency has stated that cities can no longer drain run off into irrigation canals and the irrigation companies have sent letters to the City of Ontario saying this will no longer be allowed. Ontario has done this for, I think, as long as the city has had run off. At present the city has no plan as to how they will handle this situation. As I understand the city will have to provide a settlement pond similar to a sewage pond and provide processing for the runoff water. If Dorian is paved from NW 4th Ave to SW 4th Ave it will keep the drainage from sinking into the ground as it does now and create a drainage problem. Because Waterford Estates subdivision had installed sidewalks, curbs and gutters and had put a drainage system in place when it was developed, the other side of the street is supposed to mirror the appearance for standardization in the city. This is again complicated by the lack of a city drainage plan going forward. Or perhaps that is why the cost is so high; and we as property owners pay the price. In talking with our neighbors on both North and South Dorian I was also reminded that one of the reasons Dorian was not widened when the Dorian Place, Waterford Estates, and Wellsprings were put in was that the city did not want Dorian to become a thoroughfare as it is a residential neighborhood. The city did not want it to become a route to the Yturri Beltline but wanted Verde to be that access. Dorian is still a residential neighborhood and the neighbors do not want the street widened. Doing so will make it more problematic for them to access the street from their driveways, creating a safety hazard. It also turns it into a thoroughfare which is used more by people other than the immediate neighbors and as such 14 property owners of whom 2 are still in the county, and I understand there might be another one, would be made to bear the cost of the project which is used by many more citizens. There's a list of all the citizens on Dorian attached to your copy. An*

option for the City of Ontario would be to delay this widening project until the undeveloped properties are developed at which time the costs would be spread upon the houses being built as was done in Waterford Estates and other subdivisions in the city. Here I'd like to inject something else. If you look around this city, you look at the Tuttle Subdivision, at NW 4th, and Dorian, back in there, that developer was not required to put in the sidewalks, gutters, curbs. They just weren't, and that's why all these people are hanging out all down Dorian because that developer was not made to do his part. And that happened on down the street, too. If you look at the subdivisions around this city, there are many where the developers were not held to account. I understand that we want to do better, but I'm just saying, there are precedents all over this city. It should also be put on hold until the drainage plan for the city as a whole is determined so the taxpayers won't incur further expense in replacing newly installed concrete and paving as changes are made. Hopefully, in future some grant monies will become available for city infrastructure as it was in the past and some of Ontario's problematic streets like Alameda Drive, which has open ditches on both sides and no sidewalks south of Alameda School on either side of the road and there's a school there and others can be addressed in an equitable way. In regard to our own small section of 91 feet which I was told would cost \$45,500, and I understand that has gone up now, I hope you will agree that this is an exorbitant amount for a property owner to pay. We use our property only as a residence. If the project is delayed, we hope that our small section can be delayed also or that we can have time to find what the cost of a private contractor will be and that it would be possible to give that money to the city to be used in the future when the street is widened at no further cost to us. And I would like to point out that in my discussions with neighbors up and down the street, and I've noted the ones that I wasn't able to speak to personally, that they, none of them knew that they would be liable for this kind of cost. Many people said oh I figured they'd widen that street sooner or later, but they didn't know that they, what was that, \$2.8M for this street, amongst 14 property owners, some of them who are on limited income and disability? I'm sorry, but there's a lot of things in the city code, but unless you use the city code for light reading, you're not going to know this stuff. Things like *** law where if your house burns down and your streets not paved and your street doesn't have sidewalks, then the insurance company says I'll pay you for your house that burned down, and then, oh my gosh, you've got another \$100K to fix the street. People don't know. Thank you. Signed by: Paul and Stacey Gehrman, 2150 antiquity Way; Rich Trimble 60 North Dorian (He is in the County and uses the ditch for irrigation run off); Deb Hill and Janet Pook 190 North Dorian; Ron Cornett 194 North Dorian; Wes and Doris Atkinson 276 North Dorian; Ned and Janet Enyeart 2189 NW 2nd Avenue; Ana Leos 2185 NW 3rd Avenue; Larry Matsumura 141 South Dorian; Charles Oakes 33 South Dorian; Sammy Castonguay 41 North Dorian; Dean and Vicky Solterbeck 182 South Dorian; Zac Mills - property next to Solterbeck's which is used as storage area and is fenced in. Unable to reach Martha Snyder at corner of Idaho and Dorian. 2A97 W. Idaho Avenue; Unable to reach Mr. and Mrs. Fry - they are still in the county; and unable to reach owner of property on corner of Dorian and SW 4th Avenue formerly used by Steve's Hometown Motors.)

Mr. Cummings stated under an LID, it took a simple majority, over 51% of the people. That's why when he contacted the property owners, he looked at the largest piece of property. It was not the number of people; it was the front footage. If 51% or more of the street frontage landowners wanted an LID, they could force it to occur.

Mr. Sullivan stated according to city code 8-2-5, it read, in part: Written remonstrances of the owners of two-thirds (2/3) of the frontage of the property to be specially affected by such improvement can defeat the proposed improvement. That meant it would take 2/3 of the owners of the current footage if somebody wanted the LID and had more than 1/3 of the front footage, they could force everyone else to participate in an LID. However, it seemed for this action, there was clearly more than 2/3 of the owners of the front footage who were opposed to the LID. Therefore, the Council has no right to force anyone to participate in an LID. The only issue for the Council would be whether to require the Gehrman's to build out their half street now or allow them to defer it.

Mayor Hill stated it was now an issue for Council discussion.

Wes Atkinson, Ontario, stated: I live on Dorian. By the way, it's nice to meet you Mr. Mayor, since I only live about a block away from you and I've been there for three years. I guess the biggest concern that I have on this is the property owner is the one who is still liable for the street, the sidewalk, the curbs, that's what I understand. And I sit there, because I'm retired, and I sit there every day and I must watch 150 cars go down Dorian, probably 70% of those cars



are out of state cars. I don't know why, and this is where I'm confused, why am I, a homeowner on Dorian, responsible to build and maintain a street for out of state vehicles. Anybody have an answer to that?

Mayor Hill stated he shared everyone's sentiments. Being a developer, they typically had to install everything so everyone in the subdivision would have shared in the cost. For it to fall to one person because the city hadn't forced the developer to complete it all, he understood the frustration.

Mr. Atkinson: *The other thing is, I'm going to step out from behind the podium for just a moment and show the Council something, then I'll step back. But in my case, my wife's case, I looked hard at this thing, \$67,760. Does anybody see \$67,760 in my pocket? It's not tonight, it's not tomorrow, it's not next year either. My next question is: where do we go with this? The only way I can see is even after forming a tax, the city or it's going to have to be in the form of toll road, but not where these few homeowners share this burden for a throughfare that's not a throughfare. My God, it really only goes from 4th to 4th; it doesn't go across town. It's just a short distance. No, I'm not for it; never will be. I guess that's about all I have to say. I thank you guys for your time.*

Paul Gehrman, Ontario, stated: *My wife and I been there on that property for 31 years. Regarding it being unsafe, in the 31 years that I've lived there, I have never seen a vehicle in the ditch. The only place I've seen an accident are right at the t-intersection at the distribution box for the irrigation company, and another one into a fence on the brick house that's on the corner. Those are the only two accidents I've seen. I worked for OSP for 40 years and I was up and down that street for a long time. We've already put out our money for over 600 feet of sewer line and water line to our house. We also installed a fire hydrant on our property which helps not only our house, but also our neighbor. We're trying to help. Thank you.*

Mayor Hill stated this would be brought back to the next Council meeting.

Larry Kitamura, Ontario, stated: *Thank you Mayor and Councilmen. I live in Ontario. I was born in Ontario at Holy Rosary Hospital; it was called in 1959. I farm, along with my brother Rick, and we rent this property for Murakami Farms since 1986 and it's the south end of the airport. For years, they rented 12.6 acres from city and the same rent from 1986 to the time they expanded the airport. When they extended the airport, Alan Daniels, son of a doctor, local doctor, and I talked to him. I removed the fence line and some cement ditches we were irrigating on to help the airport. I thought this is a great thing. I'm all for Ontario. Adam Brown's first year here in 2016, he said I'd like to get some rent for that land, and I said okay, no problem, I want to support Ontario. I didn't realize what I was signing; it was a mistake. Murakami had an agreement with the city. All that's gone now. That's fine because I signed the lease. I'm here to ask for more time. I got a summons in March, if I didn't get out, if I did a default, they were going to sell my equipment on the property of 12.5 acres, they were going to sell it and it was going to cost me to remove it. So here I am at Charles Oakes' law office about some other matters, and I said Charles, I need help on this summons. He goes, I'm not a litigator, I'm a state tax attorney. I go, I don't want a litigator, I don't want to fight this, I just want to make it right. You know Adam Brown and Mr. Sullivan? He goes yes, I get along with them. I go good, let's get me some time. Earlier this year, I thought I had time until end of July. I need the end of the season. I want to take care of our crops. I have over 2,000 acres that we farm and we're short help. I came here dirty not out of disrespect; I'm running out of time. I just need more time. I'll be out there, but please don't sell my equipment and put me into default. When I talk about Ontario, I said you like Tater Tots, ya, look at Ore-Ida, that's Ontario, Oregon, that's where I'm from. I used to raise potatoes for them. I'm proud of Ontario, I want to see Ontario succeed. Please help me. I need time to move our equipment.*

Mayor Hill stated Mr. Kitamura had "end of season"; please define that.

Mr. Sullivan stated there was an active lawsuit concerning this issue. Mr. Oakes represented himself to him that he was representing Mr. Kitamura. The Council had held two executive sessions dealing with working out a settlement and he had given Mr. Oakes a written agreement for that settlement which he'd never responded to. Before negotiating directly with Mr. Kitamura, he needed to contact Mr. Oakes to confirm if he was representing Mr. Kitamura or not. He suggested the Council not comment on this issue.



Mr. Kitamura: *I've got five or six hours with Mr. Oakes. I'd rather give the money to the city.*

Mr. Sullivan asked Mr. Kitamura if Mr. Oakes had shown him the settlement agreement.

Mr. Kitamura: *We talked about. He says I got to do this, or I'll be in default. I go, I don't want to be in default, that's why I'm here at this meeting, but I need time. That's why I'm asking the Council to give me time. I'd appreciate it. The first meeting with Charles Oakes, maybe I shouldn't talk about this, but he said, there's nothing about rent, this is about getting off the property. That's fine, we'll get off. Then the rent came up, the past rent. The last time I paid rent was 2017, \$800 for the fireman's fund. My brother Grant, he now owns Murakami Farms, he paid \$1,200. I thought it was done, so the last four years I haven't heard one thing about having to pay rent until I got this summons in March. I need time. Once again, I need time to get my equipment off. No problem, I'll get my equipment off. I'll sign something like that, but I don't think we need attorneys. I don't want to pay any more attorney fees. I want to pay the city.*

Mr. Sullivan stated he would speak with Mr. Kitamura out of Chambers, with Council approval.

Mr. Kitamura: *So, we're good?*

Mayor Hill stated they would speak in the hall and the Council would address the issue at the next meeting.

Mr. Kitamura: *Okay, thank you, thank you for your time.*

Norma Ramirez, Ontario, stated: *Good evening everyone. Thank you, Council, and thank you Ontario community for the opportunity to speak with you today. I'm here speaking on behalf of Euvalcree, a local non-profit to ask for a letter of support for a developing initiative to support our vulnerable communities. Over the last year, Euvalcree has expanded its programming and services to eight counties in Eastern Oregon, working from five offices with a team of 39 members serving, on average, 1,200 community members through the various programs and services. Our focus areas include housing, environment, health care, immigration, education, community, and economic development. The initiative we have come to ask for the letter of support for is the program administered by the Oregon Community Foundation, Project Turnkey, which is state-funded program to acquire hotels and motels to be repurposed to support housing efforts throughout the state. Euvalcree applied and was approved as a Phase II organization which allows us to move into the due diligence process for the acquisition of the property. As part of the request, the project advisory committee is asking organizations to receive written support for the project from its prospective communities. We are here to ask for support for the project, in which we will acquire a hotel to be used to support communities in need of temporary, transitional, and long-term housing. We have received letters of support and are working with GOBI and DHS to support existing clients in need of this shelter. Those individuals include families in the self-sufficiency programs who are unable to get into permanent housing because of the housing shortage. We would also be able to provide housing to the 300 foster children and state-appointed guardians in Malheur County who have been removed from their current environments and are in-between homes and, of course, to victims of domestic violence and sex trafficking. Our goal is to operate the facility in the most casual, incognito, and convenient way to reduce all, if any, affect it may have on the commercial components of the area, while providing a safe environment for the impacted vulnerable community so that they may lead a normal, productive life. We are establishing a working group to which we hope the city will assign a liaison, to ensure we are able to take advantage of this opportunity, benefit our community, and continue to grow in a positive way. Recently passed legislative measures that have made it easier to repurpose these buildings to be used for the intended purpose. Some of these bills are HB2006 for use as an emergency shelter, and HB3261 for conversions of hotels and motels. We hope the City Council will join us in the effort to support these communities and we are not asking for any financial investment, other than the request for a simple letter of support. We are happy to answer any questions and look forward to the opportunity of bridging these gaps and removing these barriers. Thank you.*

Mayor Hill stated it was a noble cause to assist the homeless in the area, but she hadn't identified the location of the building she was speaking about.



Ms. Ramirez: *We have one identified but at the moment we would not like to make that go public until we have secured the facility, at which point we would then be open with the hotel. But we are in current conversations with a local hotel.*

Mayor Hill verified there had been no conversations with surrounding owners of the property.

Ms. Ramirez: *Not at the moment, but that is definitely something we can do if this proceeds.*

Councilor Melendrez stated his first thought was to do it, but it could put them in a pickle with the residents and people around the area who might be angry with the Council for supporting it. He wanted to hear more about that but was in favor for more housing for those in need.

Councilor Kirby stated they had participated in a review with LOC on HB2006, and the way he understood it was that the state had given them the right to do it anyway, the Council was just a formality. Was that true?

Ms. Ramirez: *We are requesting support to at least move forward with the funding so that we receive the funding to acquire the hotel and to ensure that the community is onboard with this project. I wouldn't see it as a formality; we would like it to see that we're requesting support from the city because we don't want to go through venue of making it seem like it's something we're going to do anyway because that would look negative not just on us, but on our community as well. I wouldn't encourage that mentality.*

Councilor Kirby stated that might be his mentality because that was how he understood that bill. The state gave them the right to take over a hotel in the heart of the east area where all the motels were located with no affirmation from other motels, nor the major businesses that surround it. That did not sit well with him.

Gustavo Morales, Ontario, (via Zoom) stated: *Thank you Mayor and Councilmen. I did want to clarify one point that was brought up. Our intention with the property is not necessarily to help homeless. Our goal is to leverage this property to help individuals who are in needDepartment of Human Services, working with them. These hotels are intended to provide a temporary shelter for individuals and children who are being removed from their home because of the existing environment is not appropriation for them so they can be relocated into more permanent housing, because we have more than 300 children in the foster care system just in Malheur County and because of the housing shortage, it is very, very difficult for the Department of Human Services to find temporary housing for these children as they're being transferred from one home to another. In addition to helping foster children, we are working with 15 families who are also in the self-sufficiency program with Department of Human Services who are unable to access permanent housing because of the housing shortage itself. Our goal is not to help, our target population is not homeless; our target population is existing community members who have found themselves in a predicament and are between places and between homes. What we're trying to do is allow our community members to continue to contribute to our society and to our economy while giving them a safe base and shelter while they find a more permanent location within our community. We want to ensure that all our community members have access to services and resources and that we're not pushing community members out who are strongly contributing, and we don't want the children and the future of our community members to grow up in an environment that is less than ideal. We want to make sure that these children transition into a positive place and a positive location so that they can be contributors of our communities.*

Councilor Kirby stated the state sought to override the city's process. That night there had been a room full of citizens complaining about the Council getting ahead of them; the state was taking the authority away from the city, where there would be due process and allow the citizens and the property owners who surrounded that motel to speak. It could be a good thing, but the due process and the interest of those property owners was being bypassed by the State of Oregon. As a Councilor, he needed to object. While they wouldn't identify the property, he knew which one it was, but as a city, they should object to the current process and allow the process of land planning, and participation by the citizenry, to take place as it should.

Mr. Morales: *Can I ask a clarifying question, Mr. Councilman? I'd just like a clarifying question. It should be relatively simple. So, one of the best things about our community is the democracy and being able to work with our local jurisdictions and our elected leaders to be able to change processes to make them more efficient and relative for our community, just like we can reform state, we can reform our local communities and our elected leaders allow us to change those ordinances to best serve our communities. So my question, because due diligence now allows us the ability to move forward with projects such as these, are you, I need clarification on whether your comment regarding due diligence is because the state gave the authority, or that you don't want to help foster children and individuals who, because of unfortunate circumstances, whether they lost their home in a fire or a flood, and don't have a place to stay, are able to access much needed assistance.*

Councilor Kirby stated they would always work with him to accommodate the needs of the citizenry with what assets were available, but the state was allowing this organization to come to this community, take over a property that produced income and was in the middle of a retail center, and change the nature of that center without citizen input, and that was wrong.

Mayor Hill stated until the site was revealed to the Council, he would not comment on it. No decision would be made, and he did not believe the Council could produce a letter of support until more details were provided about the project and the program.

Councilor Melendrez asked to receive the documents related to this action so he could better understand what was being asked.

Ms. Ramirez: *We can definitely do that.*

PRESENTATION

Proposed City Charter Amendments

Councilor Ken Hart presented.

Councilor Hart thanked all the members of the committee and city staff for their participation and assistance. They held two public hearings, one at the beginning of the process, and one at the end, along with three work sessions. The proposed charter amendments were now ready for Council review and discussion. The committee compared the existing charter against the model charter provided by the League of Oregon Cities. They went through the charter line by line looking for any needed or requested changes, along with a few other new suggestions that were not in the current charter. He was now ready to present the recommendations of the committee.

Section 3.8 – Council: President

Recommendation: Add the following: *By majority vote, the Council can remove the Council President as President and appoint another.*

Section 4.1 – City Manager: Appointment and Qualifications.

Recommendation: *Changes the voting requirement for Council to remove the City Manager from a two-thirds vote to a majority vote.*

Councilor Braden stated the model charter read “simple majority” not “super majority”, but many of the proposals presented were a super majority. There was no uniformity, and he was unsure of the reasons behind the shift.

Councilor Hart stated this particular one was to align. They could discuss the others as they were brought forward.



Section 4.2 – City Manager: Vacancy.

Recommendation: Replaces the current section with the following: *When the manager is temporarily disabled from acting as manager or when the office of the manager becomes vacant, the Council must appoint a manager pro tem. The manager pro tem has the authority and duties of manager, except that a pro tem manager may appoint or remove employees only with Council approval.*

Section 5.2 – Municipal Judge: Appointment.

Recommendation: Replaces the current section with the following: *A majority of the Council may appoint and remove a Municipal Judge. A Municipal Judge will hold court in the city at such place as the Council directs. The court will be known as the Municipal Court.*

Councilor Hart stated the committee wanted the Council to delve a bit deeper into Section 5.2 regarding what the impact of the proposed change could be.

New Sub-Section Under Section 5 – City Attorney.

Recommendation: Currently, there is no section regarding the City Attorney. The following will be added as section 5.5: *The office of City Attorney is established as the chief legal officer of the city government. A majority of the Council must appoint and may remove the attorney. The attorney may appoint, supervise, and may remove any employees who work in and for the City Attorney's Office.*

Section 6.5 – Offices: Vacancies.

Recommendation 1: Creates an additional point under 6.5(1) which outlines the circumstances under which an office becomes vacant. The language added states: *Ceasing to reside in the city.*

Recommendation 2: Additionally, 6.5 would include the process by which *a two-thirds majority of the entire Council could expel a member of Council for disorderly conduct in Council. This action would require notice and a hearing by the Council.* The detail of this recommendation requires additional research and consultation from the City Attorney.

New Section – Sales Tax

Recommendation: Would add the following language: *Any proposal to implement or increase a city sales tax shall be referred to the voters by the Ontario City Council and that referral to the voters shall occur in November of a U.S. Congressional election year.*

New Section – City Fees

Recommendation: Would add the following language: *Any proposal to implement or increase fees or other local taxes (except for a retail sales tax which is governed separately in this Charter) must be affirmed by a two-thirds vote of the entire Council.*

New Section – Future Charter Revisions

Recommendation: *Adds language which requires the Council to have an ad hoc committee review the City Charter every 10 years.*

Councilor Hart stated an additional item that had been discussed related to how the Council would decide to move this item forward to the voters. It could be done in pieces, or it could be done as one item. The committee's recommendation was to have it go as one item.

Councilor Hart stated an item he had proposed to the committee related to creating zones when electing Councilors. He asked staff to research over the past ten years where the elected bodies had come from in Ontario. He noted that the area around May Roberts hadn't had anyone on the Council during that ten-year period. His idea had been that every election year, there would be representatives from specific zones, but the Mayor position would remain at large. However, it was determined that Ontario was currently not big enough for that.



Councilor Rodriguez asked how they would determine the zones without jerrymandering occurring?

Councilor Hart stated there were already zones established for the city, which the county used.

Councilor Rodriguez asked if those zones could be manipulated in a voting situation.

Councilor Hart stated they could create a specific committee for determining the zones, or it could be passed to the county.

Councilor Rodriguez stated he believed there had only been two Councilors from the east side of Ontario, ever.

Mayor Hill stated there was a recommendation on the list that the City Attorney, a professional, be hired and fired at the will of the Council. He spoke with the committee twice, and the opinions varied as to why the Council wouldn't have the hiring capacity of other professionals, such as department heads. It seemed to him that would make sense. The committee had a different conclusion, but it was split. He was not suggesting the Council fire them, but he was suggesting the Council do the hiring. There were rumors on social media that the Mayor was seeking to grab power and wanted the authority to hire and fire every employee in the city, which was false. The Argus reported it correctly when they reported on his comments. It seemed that the Council had no authority after hiring a City Manager. The Manager had the authority to hire and fire at will, whoever he wanted, and the Council had no say on who that would be. That made them just figureheads on the dais unless they had some say in who was going to run the city. He wanted the Council to consider that.

Councilor Hart stated the committee had considered not the Mayor's concept but did consider the concept of hiring and firing of the Police Chief. That had been his idea. There was a lot more focus on police and policing efforts, and they as a Council were the ones held accountable if the police force was not doing what the public believed they should be doing. However, the recourse was through the City Manager, not directly with the Chief. Following that discussion with the committee, comments were like did the Chief want to have seven bosses instead of one, so ultimately there was not support for the hiring and firing of the Police Chief directly by the City Council. But there had been no debate about the inclusion of the City Council in selection of department heads.

Councilor Melendrez stated the City Manager doing the hiring and firing of city employees was for checks and balances. He believed it was good to have it set up that way. It was tough having more than one person directing a person on what to do.

Mayor Hill wasn't suggesting seven bosses, but they should have some say in who ran the city.

Councilor Braden stated on Section 6.5, Offices, Vacancies, using two-thirds of the entire Council to expel a member of Council for disorderly conduct in Council. He had discussed that with the Malheur Enterprise in a call with Les. He felt the need to justify the Council not being able to or having the authority to remove Councilmembers because they were elected officials, who often had disagreements with other Councilors. They were appointed by the citizens at large, and he didn't want any amount of majority to be able to remove one of those elected officials. He very strongly disagreed with the proposed policy. He would be happy to meet with Councilor Hart later to see where the recommendation came from, why, and what other cities used it. He was open to it but didn't agree with it.

Mayor Hill stated he had the same thoughts. The electors brought them in, and the electors should remove them.

Councilor Braden didn't want the Council to have that power. That was not something they should be doing.

Councilor Hart stated when that was first recommended, it was disorderly conduct or inattention to duties. After speaking with the City Attorney, the response was that inattention to duties was vague, so that was pulled; however, it was noted that disorderly conduct was found more in statutes, something where there was established criteria that could be utilized.



Councilor Braden stated the new section on sales tax, *any proposal to implement or increase a city sales tax shall be referred to the voters by the Ontario City Council and that referral to the voters shall occur in November of a U.S. Congressional election year*. Not having been in on the discussions, so he wanted to know if that tied up other areas of tax that might be considered sales tax. Was a sales tax defined by statute? He was specifically speaking of cannabis tax and fuel tax. Where those considered a sales tax?

Mr. Sullivan stated it would apply to fuel tax because a city could have a local fuel tax; however, they couldn't have a local cannabis tax. A tax derived from the sales of a product was a sales tax.

Councilor Hart stated the discussion was strictly a reaction to the retail sales tax that had been passed by a previous Council which had not got to a vote of the people.

OLD BUSINESS

Resolution #2021-115: Commemorating the NESEI Soldiers in the 442nd Infantry Regiment Combat Team

Councilor John Kirby presented.

KIRBY moved, BAKER seconded, **THE CITY COUNCIL ADOPT RESOLUTION #2021-115, A RESOLUTION OF THE ONTARIO, OREGON CITY COUNCIL RECOGNIZING THE LEGACY OF SERVICE, COURAGE, AND SACRIFICE OF THE NISEI SOLDIERS IN THE 442nd INFANTRY REGIMENTAL COMBAT TEAM (RCT), THE 100th BATTALION, AND THE MILITARY INTELLIGENCE SERVICE DURING WWII**. Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 7/0/0.

NEW BUSINESS

Merchant McIntyre Contract Renewal

Adam Brown, City Manager, presented.

BRADEN moved, RODRIGUEZ seconded, **THAT THE CITY COUNCIL APPROVE AN EXTENSION OF SERVICES FOR MERCHANT MCINTYRE THROUGH JUNE 30, 2022**. Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Hart-no; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 6/1/0.

Delinquent Utility Billing Accounts to Collections

Kari Ott, Finance Director, presented.

BRADEN moved, BAKER seconded, **THE CITY COUNCIL APPROVE THE LIST OF UTILITY BILLING WRITE OFFS AS PRESENTED AND AUTHORIZE SENDING THE APPLICABLE ACCOUNTS TO COLLECTIONS**. Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 7/0/0.

DEPARTMENT HEAD UPDATES

Fire & Rescue: Quarterly Report (Document attached)

~~Terry Leighton, Fire Chief, had to leave the meeting; no presentation given.~~ Presentation moved to next Council meeting.

Finance: Monthly Report (Document attached)

Kari Ott, Finance Director, presented.

Community Development: Quarterly Report (Document attached)

Dan Cummings, Community Development Director, presented.



DISCUSSION ITEMS**Youth Advisory Council**

Peter Hall, Assistant City Manager/HR Manager, stated under the goal of Education on the Strategic Plan, Council created an activity which would add local students to committees and boards that were appointed by the Mayor. Staff was seeking further direction. Staff had done some research and found an ordinance for a Youth Advisory Council. It ran for a few years, and a Councilor who was a teacher championed that committee. When his term on the Council was over, the committee did not continue. His question was if the Council wanted to see the past YAC reactivated, or would they prefer to follow the Strategic Plan with more like a student taking part in each committee or board, or maybe a hybrid of both.

Mayor Hill stated it was good to involve youth early. They would not be voting members, and the Council could also learn from the students.

Councilor Rodriguez stated he'd like to see the Youth Advisory Committee reactivated, and have those students interact with the other established city committees. And also, maybe have those students switch around on the committees to learn something about all of them.

Councilor Melendrez was in full support of reactivating the committee. One of the main reasons he ran for a seat on the Council was in support of the youth. He wanted to make sure the voices of the youth were represented, and that they didn't lose interest because they were not feeling their voices were being heard.

SE 5th Avenue Pedestrian Improvements: Contract for Engineering Services, Keller Associates

Paul Woods, City Engineer, stated the city received a grant from ODOT in 2019, for \$912K for pedestrian improvements on SE 5th. They'd also received notification that the city would be receiving an additional \$849K from ODOT for the same project. They'd have just under \$1.8M to spend. Staff wanted to initiate the project design and phasing, having selected Keller & Associates to do the work. They had a proposal that had been vetted with him, Adam Brown, and Dan Cummings to begin the work of design, project concept and phasing for \$51,055. Mr. Brown had the authority to approve it under the rules of budgeting, so they would be moving forward on that unless there were objections from the Council.

Resolution #2021-117: GASB 54

Kari Ott, Finance Director, stated in 2011, municipalities were required to provide a resolution to take the fund balances from the year before and say what they were for during the next year. This was an annual requirement, and it was done as part of the budgeting process.

Resolution #2021-118: Clean Up End of Year

Kari Ott, Finance Director, stated during the year there were a few items that were not expected. For example: , Dispatch contract came in higher than expected; Police and Code Enforcement weren't fully staffed through the year so the expenses are less than budgeted; Street Fund beginning balances and Gas Tax Revenues are lower than expected; an additional transfer from the General Fund is necessary; Legal services were higher than budgeted; Springbrook costs were a little higher than budgeted; Building received higher revenues than budgeted; accordingly more would need paid to the state; Unexpected pass-through funding received and paid out; FAA grant ended up in 2020-2021; Utility bank charges were higher due to Heinz paying with a credit card; Sewer electricity higher due to paying for SRCI power and then billing for it; Unexpected grant for Airport Master Plan received; and Skate Park restrooms grant and expenditures were higher than anticipated.

Resolution #2021-119: Master Fee Schedule

Kari Ott, Finance Director, stated every year staff attempted to provide a master fee schedule to put them all into one document. Department Heads and departments in general reviewed the existing document and recommended any changes, if necessary. Proposed changes since last year, including any adding some missing data, included the Airport Commercial Usage Agreement Annual Fee of \$1,000; Columbarium for a reduced fee for Perpetual Care and



Maintenance: \$400 decreased to \$150 in city rate and \$450 decreased to \$150 out-of-city rate. This would create an incentive to buyers to purchase a niche as opposed to a land plot; the water meter fees, already in place, just formalizing and adding to schedule, were 3/4" meter \$1,115, 1" meter \$1,465, 1 1/2" meter \$5,840, and 2" meter \$6,415. There are no recommended increases in fees for 2021-2022.

Mayor Hill questioned the frozen meter fee of \$50. It wasn't the resident's fault if a meter froze. Why would they be charged? Also, why were there so many different fees at the cemeteries? That should be reviewed and simplified.

Proposed Change in Meeting Dates

Councilor Ken Hart requested the Council consider two changes to the Council's Rules and Procedures. Section 2, Meetings – that be changed to read that regular meeting will normally convene on the 2nd and 4th Tuesdays of the month at 6:00 p.m. in the Council Chambers, and the Work Session paragraph be deleted. Section 16, Special Committees – it appeared that it conflicted with the current charter. He like to strike out "replaced" to conform to the City Charter, the Mayor's functions, the Mayor shall appoint the Council committees provided by the rules of the Council. In the current Rules, it appeared that the Council selected the committee members, providing input and consent, but ultimately, according to the charter, that was a conflict. He'd like that cleaned up by staff and present a resolution to the Council to change the Rules and Procedures.

Mr. Brown asked for Council direction. Was the proposal to change the meeting for the remainder of the year to the 2nd and 4th Tuesdays? The calendar he had distributed showed how that would fall under the proposal. The schedule was prepared in January, and staff worked around potential conference conflicts, such as LOC. Was this ready to move forward, or would there be additional discussion? He'd like a formal vote or consensus because it would be a legislative move to change Council policy.

Councilor Hart was asking that it be an action item at the next meeting.

Mr. Sullivan stated those were the same nights the Vale City Council met, and he was also City Attorney for the City of Vale; therefore, he would only be able to attend the first hour of the Ontario City meetings.

Councilor Baker asked if it would help staff if they gave an extra week to get this done?

Mr. Brown stated it was currently designed for about 10 days between the Work Session and the first formal Council meeting. The third meeting was not always held.

Councilor Kirby stated this was being suggested as Councilor Hart had been elected to sit on another committee, which he fully supported, but that meeting conflicted with the current Council meeting schedule. However, it affected more than just the Council – there was Public Works, the Airport Committee, and others – that needed to meet and provide information to the Council. He'd like more input from staff on this proposal.

Councilor Baker asked it was going to place undue stress on staff. It appeared the new schedule would provide staff more time to prepare for both meetings.

Mr. Brown stated it wasn't more stress; they just needed to make sure everything aligned with as little conflicts to other meetings as possible.

LOST SOUND RECORDING FOR REMAINDER OF MEETING

Civil Penalties Update

Council direction to create a Code Enforcement Review Ad-Hoc Committee and to advertise for community members to apply to sit on the committee.



Ordinance #2791-2021: Amend OMC 2-8-5 re Public Works Committee

Bring back to July 6, 2021, meeting for action under Old Business.

Homeless Services

Bring back to July 6, 2021, meeting.

Municipal Court

Bring back to July 6, 2021, meeting.

SE 2nd and SE 3rd Street Noise Issue: Update

Bring back to July 6, 2021, meeting.

HAND-OUTS**Minutes:** *(Attached)*

County Court: 5/5/21; 5/12/21; 5/19/21; 5/26/21

Public Works Committee: 3/5/21; 4/13/21

Monthly Department Stats *(Attached)*

Fire & Rescue, Public Works, Code Enforcement, Police: May 2021

Packet: *(Attached)*

V&C Board Meeting 6/4/21

Check Register *(Attached)*

June 2, 2021

EXECUTIVE SESSION**EXECUTIVE SESSION: ORS 192.660(2)(h)**

Not held.

ADJOURN

HART moved, BAKER seconded, **THAT THE MEETING BE ADJOURNED**. Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 7/0/0.

ACCEPTED:

ATTEST

Riley J. Hill, Mayor

Tori Barnett, MMC, City Recorder





CITY COUNCIL MEETING MINUTES

June 15, 2021

The scheduled meeting of the Ontario City Council was called to order by Mayor Riley Hill at 6:00 p.m. on Tuesday, June 15, 2021, in the Council Chambers of City Hall. Council members present in person or by call-in were Riley Hill, Sam Baker, John Kirby, Michael Braden, and Freddy Rodriguez. Eddie Melendrez was excused; Ken Hart arrived at 6:07 p.m. Freddy Rodriguez departed at 7:45 p.m.

Members of staff present in person or by call-in were Adam Brown, Tori Barnett, Peter Hall, Dan Cummings, Terry Leighton, Kari Ott, Larry Sullivan, Al Cablay, Paul Woods, and Jon Esplin.

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

Mayor Hill led everyone in the Pledge of Allegiance.

AGENDA

This Agenda was posted on June 11, 2021. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website www.ontariooregon.org.

BAKER moved, KIRBY seconded, **TO ADOPT THE AGENDA AS PRESENTED**. Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 6/0/1.

PROCLAMATIONS

Mayor Hill read two proclamations into the record (both attached) honoring John Jaramillo and Don Gonzales.

PUBLIC COMMENT

Francisca Cabrera: I just had a couple of questions. Jose Bobadilla is trying to get a building permit approved to enclose a carport that he has on his property, and he was told that in order to get that approved he had to construct a sidewalk from the front of the home to the curb. We were wondering if that is contingent, that he does have to do that get it approved, or can he not do that if it's just if we want to or not? Is that true? Is there an ordinance in effect that would require a sidewalk be built from the front of the home to the curb?

Mayor Hill stated from the front of the home to the curb he was not aware of that, but he knew that if there was no sidewalk next to the curb and the footprint was changed, they would have to construct a sidewalk there.

Ms. Cabrera: Okay. My question is then if it's enclosed, you're not, the existing carport is there, you're just enclosing it. That is considered changing the footprint of the home.

Dan Cummings, Community Development Director, stated they were enclosing the carport and making it part of the living quarters, so that was increasing the footprint of the home; therefore, the city code required a sidewalk, unless the Council granted special permission to not construct it. There were no sidewalks on 11th Street, so it would be section of sidewalk in the middle. Staff did not have authority to waive that requirement.

Ms. Cabrera: *We're just asking because it would be as you stated Mr. Cummings, the only house that has that sidewalk. All the others do not have that particular feature on the front of their home to the curb.*

Mayor Hill asked if they were seeking a waiver of the sidewalk requirement.

Ms. Cabrera: *Yes, it is Mayor Hill.*

Mayor Hill stated before the Council could address it, they needed to see a drawing and pictures of what would be occurring there. It would require a Deferred Development Agreement, but he would not speak for the Council.

Ms. Cabrera: *Okay. And I have one more question. If we were to be told that we did have to do that, is there funds provided through the Community Development Block Grant that would allow us to use those funds to construct that sidewalk? Do we cross that road yet or wait until to see if we can get it waived?*

Mayor Hill stated he was not aware of any.

Ms. Cabrera: *Okay, okay. So, may I just clarify? If we get drawings and pictures of that particular location, would you want drawings and pictures of the houses to the side of it?*

Mayor Hill stated they needed to go through the Community Development office, who would move it forward.

Ms. Cabrera: *Perfect. That sounds great. Thank you very much.*

Gustavo Morales: *Thank you Mayor and Councilmen. I'm calling back into today's meeting to continue the conversation regarding the development of Project Turnkey. Thank you for giving us the time today. We're coming before you to continue the conversation regarding Project Turnkey. Now before I talk about the project itself, I'd like to, in advance, apologize for the gap in communication that has occurred regarding this project. We look to continue to value our relationship with working with the city and regardless of the decision the City Council makes. I want it publicly known that we appreciate the work that's gone into it up to this point, as well as communication that has been done. We look forward to being able to work in any and all future projects. As you know, we are very passionate, and regardless of the project, we hope that we will be able to continue this passion even if there is an opportunity for it to be successful. That being said, we're coming here today to ask for the City Council to make a decision on whether or not they would be willing to support, and we have, and are willing to answer any questions that you may have regarding Project Turnkey. At this time, we are in the final steps of being able to acquire a motel or hotel to be used to help serve foster children, individuals within the DHS system, and our community-based programs who experienced, for whatever reason that may be, and are in transition between places and their home. The acquisition of the property would be allowed to accommodate those community members and individuals in place while they get their foothold to be strong, contributing members of our community. This is not for homeless individuals. This project is being built for helping provide a strong foothold for those community members who have been successful and have been part of a community but given the circumstances have landed in an unfortunate circumstance where they need temporary shelter. I'm going to pause there and hopefully be able to answer any questions that you may have if that's available.*

Mayor Hill stated there had still not been anything presented to the Council as to what the plan was. There was nothing on the Agenda about this.

Councilor Kirby stated because the Council did not have enough information, the delegate from the last meeting would not disclose information, even though some Councilors knew of the possibility of this occurring and had questions. He believed the city would need two or three months to consider the action, but they needed to have all the correct information. Then put it on the Agenda and go through the proper channels.

Mr. Morales: *The only thing that I will mention is this project is on a tight deadline and unfortunately, we do not have up to three months. We have been working on this project since March, and one of the reasons I apologized for the gap in communication is because there was a misunderstanding on the City Council's engagement on this project. And we are happy to disclose any information regarding the project itself. It has gone through the entire due diligence process so the survey, environmental reviews processes have all been conducted. The property itself in question is the Red Lion. We have reached out, since our last conversation, to all the property owners and all the property owners that we've been able to contact because 99% of them are owned by corporations that are out of state, meaning that no, none of the property, well the majority of the properties are not owned or community owned. They are invested with statewide corporations out of state to transfer this facility to be utilized to help support community members who are living in our community. The feedback that we were able to receive regarding the place itself is that as long as the facility itself works incognito, meaning that it appears to be a hotel, then they have no concerns. The reasons that they would have no concerns is because it's 63 rooms off the market, meaning that it's 63 rooms more that would allow more business for the other hotels that are operating. And I apologize, there's a lot of background noise. I don't know if someone is muted, but I hope that you can still hear me okay. The operation plan is in place, and our organizations was willing to make the investment that is needed to run the facility to be able to serve our community members. The investment that is being made by the state is \$3.5M for the acquisition of the property to be converted to use for this facility. Our organization has also identified additional tools and resources of almost \$1M for the operation of this project. And we would hate to lose this one-time funding opportunity that would serve our community members. The reason that this funding came about was because of the pandemic and the wildfires or natural disasters that have occurred in our state this past year. We do not anticipate seeing any additional programs or resources coming down the pipeline to serve our community members. We're pushing this because one, we are talking about this work, but two, if we were working in collaboration with you for something that we'd like the state to change, I think you would like to see the same level of passion as we're working with our legislators at that level. That being said, we want to make sure that as an organization that we turn over every stone, and there are lessons learned. I'm going to be honest, there are lessons learned in how we approached this project that will be changed moving forward with any other future projects. The other question that I'm aware of that was regarding this project is a space for children. In the plan itself, there's two spaces. One, part of the facility would be converted into a recreational area for youth and children, but the second part we were evaluating, and one of the future phases that part of the parking lot would be converted, assuming that we're able to retain compliance with existing codes and ordinances, into an outdoor recreational area playground that would be suitable for children to utilize during their stay at the facility.*

Mayor Hill asked why the city had to act on this project. Was it a requirement?

Mr. Morales: *Regarding what we're asking of the city, the only thing we're asking is for support for the project to be able to move forward. The reason that it's on such a tight deadline is because the way that the funding was allocated by legislature the fund has to be used up by June 30th of this year, which means that we have to be able to close on that project by June 25th in order to allow for adequate time to be able to get the funds and utilized them for the purpose of the project. Again, lessons learned, and in hindsight, with future projects, we intend to do a much better job in communicating with both City Council and working with the team members of our city.*

Mr. Sullivan stated when Mr. Morales asked for the city's support, was he talking about a motion passed by the Council in support of the program, and if the city didn't give that support, what was the effect of that on the ability of them to get the funding.

Mr. Morales: *All we're asking is for an acknowledgement, whether that be a letter or public recognition that the project is allowed to move forward.*

Mr. Sullivan stated this was a private transaction between private individuals, correct?

Mr. Morales: *No, it was a transaction from a private entity to a public entity. We are a public non-profit organization, and we would be the ones who would be taking the facility to be utilized so we would be overseeing the management and operation of the facility to be used for the intended purposes. And so, all we're asking is for support from the city and the acknowledgement of that often comes in the form of a letter saying that we are supportive of the project to be able to move forward. If we do not receive that letter, then we would not receive the funding. To Councilman Kirby's point last time, we value our relationship, and we don't want a project to move forward that the Council does not see a value and/or may create a significant burden for our community in whatever that may be, for whatever reasons that may be.*

Councilor Rodriguez stated he had been under the impression the project would be helping homeless individuals, so it had now taken a different light. He also spoke of assisting DHS with foster kids, so because of that, would this project help with that?

Mr. Morales: *That is one of the goals, yes. And so the adults are, they're appointed guardians, while they are transitioned from one foster home to the next.*

Councilor Kirby called to resume the order of business; they had exceeded the time. They couldn't act. There was an Agenda before the Council, and he called to move on with the business before the Council.

Mayor Hill stated he would need a motion for what the Council wanted to.

Councilor Kirby stated they had exceeded the three minutes, and it was not on the Agenda for them to act upon. They couldn't do anything that night, so move one with business.

BRADEN moved, HART seconded, **THAT THE COUNCIL AMEND THE AGENDA TO ADD ITEM 7E, PROJECT TURNKEY LETTER OF SUPPORT. NO VOTE**

Councilor Kirby stated this whole thing had been handled awkwardly from the beginning. He suggested they move on, and that Mr. Morales come back next year.

Councilor Braden stated the time sensitivity of the project imposed by the state was getting the Council to act in an untimely manner, but he believed they could give the process consideration to see if a letter of support was supported by the Council.

Retyped Motion:

BRADEN moved, HART seconded, **THAT THE COUNCIL AMEND THE AGENDA TO ADD ITEM 7E, PROJECT TURNKEY LETTER OF SUPPORT.** Roll call vote: Rodriguez-yes; Baker-no; Kirby-no; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 4/2/1.

Mayor Hill stated since they had amended the Agenda, with the consensus of the Council, they were going to continue with the Project Turnkey action.

Mr. Morales: *Thank you. I'd like to take this time to be able to answer any questions or any other questions that the Councilors would have with our youth project.*

Councilor Kirby stated when the marijuana industry came to Ontario, buffer zones had been established that a dispensary could not move within 500 feet of a residential area. There was an established dispensary, and Project Turnkey was moving across the street. If A couldn't follow B, could B follow A? It appeared they were ignoring the intent of the code that residential areas were to be free from marijuana dispensaries. That didn't add up.

Mr. Morales: *The only comment that I can say with a level of certainty regarding that is I would have to defer to Dan on the code, but as our city continues to grow, there is a new development that has been approved and is moving forward in that very area, on the back side of Home Depot. Now the exact location and the distance from that dispensary that you're speaking of is not 100% to me, but I know that that area is being developed for residential. So as the city continues to develop and if that area continues to be approved for residential development, we would hope to be able to see more homes to allow for more opportunities for our community members to have a space to be able to contribute to our area.*

Mayor Hill stated this had not been before the public, to allow for comments. Where were the children going to play? In the Home Depot parking lot? Did the other businesses in the area support the project? For the Council to support it, they needed to know the community supported it.

Mr. Morales: *So, we've been able to generate significant amount of community support, especially with the Latino communities, we also have organizational support from various entities that are also being informed of support. Now in regard to the immediate area, we reached out to all the businesses within a three-block radius of the location, and of the property owners that we've been able to communicate with, they do not have concerns as long as the facility is self-contained, and remains to remain and work incognito, meaning that it appears to be operating and working as a hotel. The reason that they have no concerns is because it's 63 quality rooms that are now off the market that will allow them to drive further traffic to the surrounding hotels in the area, which is the primary vicinity that it's located in. And regarding Dairy Queen, because of family members being able to utilize the space, it would generate some businesses having those individuals be able to go to Dairy Queen, go to access to grocery stores, access to basic needs within walking distances without the concern of transportation.*

Councilor Kirby stated that was already a high-density traffic area, and they were trying to move additional housing into it. That housing unit jumped through all the hoops, rang all the bells, blew all the whistles, and looked at a sewer transfer station, and many other things to assist them, and they had been providing information to the Council. If there were advocates for Project Turnkey, where were they? The Council had seen nothing, and they should not be acting on something like this blind. He agreed that housing was needed, but they needed to work with the Council and Mr. Morales was arm-twisting them and he didn't like it.

Councilor Rodriguez asked if the rooms could potentially be filled by local people or kinds in need, or would the city see other areas ship their people over here.

Mr. Morales: *The goal is to meet basic community need. There are 63 rooms, and our goal is to be able to utilize those rooms to meet different and various needs. Foster kids is one of our priority needs that we would like to support, in addition to the foster kids, we'd also be working with victims of domestic violence, victims of sex trafficking which is, unfortunately, another very vulnerable population that is in fact within our community and working with other families within the DHS system and services, which includes families within the *** program, and families that are utilizing our organizations programs and services.*

Councilor Rodriguez assumed there were state agencies in support of this project.

Mr. Morales: *We don't have a letter of support specifically from organizations our agency is working with such as Victims of Domestic violence, however we are working with the Department of Justice Crime and Survivors, and I can pull that information for you, or I can follow up with an email. A group of individuals who work specifically with those victims and so I did not request a letter of support from the Department of Justice, but we have letters of support from our local Department of Human Services that serves Malheur County that includes our foster children, our **** families, and community members acting in social services for support.*

Councilor Rodriguez asked what would happen to those in need of this program if this did not move forward.

Mr. Morales: *The answer to that is simple. Their current living situation is extremely complicated with the housing shortages that we are currently experiencing. There is no place for them to be or to live permanently or temporarily for them to have access to adequate housing and shelter. As you may all be familiar, housing is a significant contributor to social determinates of health. Social determinates of health are often contributors to long-term successful individuals. If we don't offer support and intervene early on with helping facilitate and access to adequate housing and shelter, especially for our faster children, the outcome of their future success are very limited. That's an opportunity that doesn't come very often. So, we are in fact, to Councilman Kirby, I can understand and can hear that you are not in favor of this project moving forward. The reasons that you provide are genuine and so really the question is do we balance economic opportunity and who to lose, or do we value, do we weigh the value of the contributions that this will make to the families who desperately need the service and requires zero financial investment from the city and be able to achieve some significant outcomes now and for the future of the children and the families who will be utilizing the facility.*

Mayor Hill stated as it was a non-profit organization, would there be property taxes paid on the facility? It currently paid property taxes, which supported the community. The city would also lose the TOT, or would there be a tax on that because they were short-term residents?

Mr. Morales: *So, we, I believe, that we would not pay property taxes, however, in the communication that I sent via email, we, as an organization, understand the value and the importance of this, so if the city feels that the financial implications from the loss of the property taxes create an impact, we are happy to evaluate how we can compensate the city for the loss of that revenue.*

Mayor Hill stated when Community In action did theirs, they held a forum where they invited the community and residents to comment, and then made a presentation to the Council and what their plans were. If the Council acted on this without hearing from the community and residents, someone was going to say they weren't doing their job.

Mr. Morales: *So, our community has diverse perspectives, and yes, they're always, there is an opportunity and a risk for that happening. Given the nature of our work, our organization has developed a significant amount of social pull and capital and back to Councilman Kirby's point, we didn't fill the room because we didn't want to put any additional pressure on the City Council. I think many of you are aware of the work of the organization and how much we are able to mobilize community and given the nature of this work and the sensitivity of the populations that we want to serve, we want to do the best job that we possibly can to one, ensure that the communities that we're targeting, the vulnerable populations, are being able to be served the best way possible and also reduce and minimize any implications and additional impacts they may have on the commercial area. Now given that it's in a commercial area, I don't anticipate seeing a whole lot of the property owners and managers picketing because, as you mentioned, it's in a non-residential area that is being converted to residential. So, at this time there is no one living within the area that I think would see any major concerns. Regarding traffic, it's located on an off grid. Now I can't remember the property term, but it's not a collector nor a main street, so the traffic is actually pretty minimal on that street. It's often utilized by folks who are entering or exiting or who are utilizing the facilities within that area.*

Mayor Hill asked if there was a traffic study on that area. He believed it to be a busy street.

Mr. Morales: *In the respect, I have to refer back to Dan as I mentioned earlier regarding the actual traffic of the space, but since it's being converted into residents, there are safety and contributing measures that we are looking to put into place for our facility for protection on both the security side as well as ensuring access to the facility is controlled so that the vulnerable members of our population are safe and secure, as well as the rest of our community.*

Mr. Hill stated he indicated the people were not homeless, just between homes. If they weren't homeless, what were they?

Mr. Morales: *So, depending on the definition of homeless, if they took the traditional term, we have more than one family, or they exceeded the capacity of a home, those families are considered homeless. When I'm thinking about homeless and the term, I'm referring is for folks who are on the street, asking for money, who could probably use and take better care of their personal hygiene. So, the homeless population that I'm referring to. There's another project that is currently assisting those populations, and we are happy to support that project as well. The project that we're working on is to meet the gap of families who are in the system that don't have, that are not in homes. Foster children, for example. They were removed out of their existing environment or removed by the state for a number of reasons. Our goal is to be able to provide a shelter and a space for that individual with their appointed guardian to be able to utilize it while they're identifying a more permanent home for that individual. That process can take a couple of days to several months. It varies case by case. The access to adequate shelters that are safe, secure, and provide an environment that is more ideal to allow that child to have some level of normal, is non-existent. What we're trying to do is provide that level of normal for that child while they're experiencing the traumatic event, being removed, and displaced from their home and put into an environment where we hope they'll be grow roots and grow up to be successful individuals.*

Councilor Rodriguez asked if they had received any support, advice, or suggestions from Hot Box?

Mr. Morales: *We do not have specific feedback from that business. We did reach out, in fact we have done work with them in the past, but we have not heard back from them specifically. To be clear, we've reached out to all the businesses, that I believe I shared with the Council in one of the previous communications, and 90%, 95% of those businesses are owned by other businesses that are out of state.*

Councilor Braden stated he looked at this project and thought the Council was trepidatious to pursue it based on the pushback for the tiny homes. This was a similar project to that. He felt the tiny homes project was not the city's project, same as this Project Turnkey was not a city project. He asked himself if he supported the outcomes of this project, just as he did with the tiny homes, and he did. He thought the causes and support stated were a worthwhile pursuit for the city to endorse their support. The Council was looking at the projects and treating them as city projects that needed their research, approval, or civic outreach, but there were private projects that were asking for city support. He supported the outcomes. The Council should support Project Turnkey. He understood they might not like and have questions about the location, lack of communication, but this was an opportunity for his organization to invest \$3.5M to buy and use an asset in our community that helps the community. That was an outcome they should support.

HART moved, BAKER seconded, **THAT THE ONTARIO CITY COUNCIL SUPPORTS THE WORK OF EUVALCREE AND THE OREGON COMMUNITY FOUNDATION TO HELP THE VULNERABLE CHILDREN IN OUR COMMUNITY; THE SUPPORT OF THIS SPECIFIC PROPERTY IS PREDICATED ON EUVALCREE CONDUCTING A PUBLIC HEARING OF THE NEARBY PROPERTY OWNERS AND THAT THE NEW PROPERTY USE IS IN COMPLIANCE WITH ALL CURRENT ZONING REQUIREMENTS. NO VOTE**

Mr. Brown stated that councilor Melendrez was viewing the meeting and asked Mr. Brown to convey his support for the project. He wrote *I'm watching the live feed. I'd like to voice my support of the project, if possible.*

Mr. Sullivan stated the motion called for a public hearing. He didn't hear it would be conducted by the City Council. The public hearing needed to be conducted by Euvalcree. It did not be before the City Council.

Councilor Hart stated his intent in the motion was for Euvalcree to conduct their own public hearing, not an official City of Ontario public hearing.

Restated Motion:

HART moved, BAKER seconded, **THAT THE ONTARIO CITY COUNCIL SUPPORTS THE WORK OF EUVALCREE AND THE OREGON COMMUNITY FOUNDATION TO HELP THE VULNERABLE CHILDREN IN OUR COMMUNITY; THE SUPPORT OF THIS SPECIFIC PROPERTY IS PREDICATED ON EUVALCREE CONDUCTING A PUBLIC HEARING, ON ITS OWN, OF THE NEARBY PROPERTY OWNERS AND THAT THE NEW USE OF THE PROPERTY IS IN COMPLIANCE WITH ALL CURRENT ZONING REQUIREMENTS.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 6/0/1.

CONSENT AGENDA

KIRBY moved, BRADEN seconded, **TO ADOPT THE CONSENT AGENDA, WHICH INCLUDED COUNCIL MEETING MINUTES OF APRIL 8, 2021; APRIL 20, 2021; APRIL 27, 2021; MAY 6, 2021; AND MAY 18, 2021; AND A HANGAR LEASE TRANSFER FROM KOEPPEN FAMILY TRUST TO ROB AND LISA SANDERS FOR HANGARS 102 HOTEL; 103 HOTEL; AND 107 INDIA.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 6/0/1.

OLD BUSINESS

Resolution #2021-117: GASB 54

Kari Ott, Finance Director, presented.

KIRBY moved, BRADEN seconded, **THE CITY COUNCIL APPROVE RESOLUTION #2021-117, A RESOLUTION ESTABLISHING POLICIES RELATING TO ENDING FUND BALANCES OF 2020-2021.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 6/0/1.

Resolution #2021-118: Clean Up End of Year Finances

Kari Ott, Finance Director, presented.

BRADEN moved, KIRBY seconded, **THE CITY COUNCIL APPROVE RESOLUTION # 2021-118: A RESOLUTION TO ADOPT A SUPPLEMENTAL BUDGET TO RECOGNIZE UNEXPECTED REVENUES AND TO TRANSFER BUDGETED APPROPRIATIONS FOR UNEXPECTED ITEMS.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 6/0/1.

Resolution #2021-119: Master Fee Schedule FY 2021-2022

Kari Ott, Finance Director, presented.

Mayor Hill had some questions on the fees; the fee or charge associated with, for example, the Boy Scouts selling Christmas trees; a fireworks stand daily fee of \$20 or a seasonal fireworks stand for \$20; the derelict structure fee, the appeal fee, abatement fee; a frozen meter fee for \$50, which wouldn't be the owner's fault; and there were several different cemetery fees, and that could be cleaned up. For Code Enforcement, there was already a fee for derelict structures, so it could be a repeat of the earlier fees. That needed to be cleaned up, too.

Ms. Ott stated the longer a structure remained as derelict, the higher the fees billed. These were fines the city charged. Regarding the cemetery fees, there were different sizes and locations. The fireworks fee was possibly an error and was probably \$200 for the season.

HART moved, BRADEN seconded, **THE CITY COUNCIL TABLE RESOLUTION #2021-119 PENDING CLARIFICATION, EDITS AND CLEAN UP.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 6/0/1.



Resolution #2021-120: City Council Rules and Procedures Polity: Meetings

Adam Brown, City Manager, presented.

BAKER moved, BRADEN seconded, **THE CITY COUNCIL APPROVE RESOLUTION #2021-120, A RESOLUTION AMENDING SECTION II MEETINGS OF THE CITY COUNCIL RULES AND REGULATIONS.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 6/0/1.

Ordinance #2791-2021: Amend OMC 2-8-5 re Public Works Committee

Paul Woods, City Engineer, presented.

KIRBY moved, BRADEN seconded, **THAT THE CITY COUNCIL APPROVE ORDINANCE #2791-2021, AN ORDINANCE AMENDING PROVISIONS OF ONTARIO MUNICIPAL CODE TITLE 2, CHAPTER 8, SECTION 5, TITLED PUBLIC WORKS COMMITTEE, ON FIRST READING BY TITLE ONLY.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 6/0/1.

KIRBY moved, BRADEN seconded, **THAT THE CITY COUNCIL WAIVE THE SECOND READING OF ORDINANCE #2791-2021, AN ORDINANCE AMENDING PROVISIONS OF ONTARIO MUNICIPAL CODE TITLE 2, CHAPTER 8, SECTION 5, TITLED PUBLIC WORKS COMMITTEE.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 6/0/1.

Lease Renewal for Beck's Spray Service

Greg Beck, Ontario, stated: *I graduated in 1967 from Treasure Valley Community College in Aviation. In 1968, I got drafted so I went into the Warrant Officer program, and I flew for the Army for seven years. Then I got, Casey Jones wanted to retire, and he called me at Fort Lewis, Washington, said how soon can you get down here. I said, well right away. So, I went down and took over, I got project transition which gives you four months to get out, get a job, so I was double-dipping actually. I got paid by the Army and got paid Casey. Anyway, I went to work as the General Manager for the flight school. Then I got into crop dusting and that's about where I'm at. I've been doing it since 1983. I got married in the fall of '82; and 1983 we formed Beck's Spray Service and I've been that ever since. My wife and I, we were going great guns for 25 years, and then she dropped dead of a heart attack. She'd been dead over 12 years. I quit flying two years after. I'm selling out to Clyde Esplin, and that takes care of that.*

Clyde Esplin, Ontario, stated: *Greg, will you stay up here with me please? I just have to say a couple words about Mr. Greg Beck, and I also appreciate the Mayor and City Council for your time that you're giving us to speak here and advocate that we might keep the lease. Greg Beck has been flying for 54 years. He's been in the city for 54 years, started flying in 1967. Got his commercial license. I personally know Greg Beck. Worked with him for the last five years. I know him to be a completely honest man. I would trust any transaction, any deal, with Greg Beck on a handshake and I am proud to work with him and am a better person for having worked with him I do have some prepared remarks that I'd like to give, we were going to give during the Public Comment section, and then I would like to be able to take questions and ask that the lease for Beck's Spray Service, owned by Gregory Beck, be renewed. Id' like to thank Greg Beck, thank him for sticking it out in business since 1983. Thanks for being an integral part of the Casey Jones business here in Ontario since you got back from Vietnam and thank you for your service in Vietnam and for the country. Greg, he's a veteran. I think that the veterans of Vietnam played an integral part in our victory in the Cold War over the USSR. I think that their influence for their tenacity and veracity in battle cannot be overstated and the help that it created in influencing the USSR to end the Cold War. I'm grateful to work with Greg Beck at Beck's Spray Service going on for five years now. My life is richer and better for these ongoing experiences. If the feeling is mutual, Greg, if life has improved for you in any way by working with me, I'm honored. I will gladly fly under power lines, or, at your preference, I'll fly over them, for as long as we can work together. No matter what is decided here tonight, the flying will go on. I just pray that some here will have a fraction of the courage that Greg Beck has demonstrated over time, and it will take courage for someone to move, and someone else to second a motion, and to vote that Greg Beck, or the Greg Beck's Spray Service lease be continued. It's a lease that has gone on for 38 years. It should not be terminated by this City Council.*

Unfortunately, however, there is already a narrative in place. Ontario Airport is on the cusp of prosperity. It is just one more cookie-cutter, cut and paste, \$325K master plan away. It will take just one, or two more, city-funded airport events and jet owners will be rushing to Ontario, though facetious, of course. But first, the Airport Manager must get rid of Clyde Esplin, and I work for Beck's Spray Service, so the lease must be terminated. I think that's unfortunate for Mr. Beck; I think that it's unfortunate that it's come to this point, and I don't understand why the animosity. This is the opinion of the Airport Committee and the Chairman, now, I don't want to sound mean, I just want to convey the truth, okay? There's been a lot of things said about me and my children and pictures flashed up on the screen. The Airport Committee Chairman has been found by the NTSB to lack judgement. He admitted stealing work labeled for the Greg Beck Air Service. He talks the right talk. He's borrowed lots of money and flies a fancy airplane. He claims that that he could build a big hangar at any time, yet for eight years he's operated in Ontario off a piece of Visqueen. And this body voted to allow that temporary business. Greg and I, on the other hand, own a smaller, piston-powered airplane, for which we owe not a soul a dime. We own it outright. We own a jet hangar and a jet, outright. We actually do invest in real estate. Since working together, we have acquired \$2M in real estate and we could actually build a hangar in Ontario. We own one already. We own a jet. But the Airport Committee would much rather be flattered by Jim Bain, who again the NTSB says lacks judgement. Tom Frazier advised the Airport Committee that hiring a "professional" manager would bring jet owners and new hangars. Now he says that in addition to the full-time professional manager, the city needs to hire a full-time realtor. The realtor would walk the jet owners through the process of building a hangar. I might add a \$500K bill that leased next to a vacant jet hangar that's already there. But the realtor is all we need to walk the owners through this process. The Airport Committee members suggested that a nice brochure would help. Shay Meyers demonstrated trendiness by suggesting an online brochure. Meanwhile, the only actual jet owner cannot be on the committee because he's not in lockstep with Tom Frazier and Erik, who shares an office space with Tom Frazier, and all the others who are in the office there with them discussing why I should be off the airport. As someone who owns a jet and could build a hangar, let me just say: it is not the brochure or the realtor that makes a difference. It's the lies, the corruption, the taxes, the extra costs to build, the uncertainty of living in a tyrannical state and with a tyrannical Airport Manager that keeps me from investing here. Okay, so, voting to continue the lease is the right thing. Alright? You have friends on the Council I hope they have the courage to do the right thing. We are not going anywhere in any case. We have no debts. We have customers. Our customer base is growing. We're an integral part of the agrobusiness in this valley. That's the end of my prepared remarks and I think we'd like to take any questions.

Mr. Beck: Why am I being thrown off the airport?

Mr. Esplin: And without cause, we might add, yeah.

Mr. Beck: Yeah, what's the reason?

Mayor Hill stated the Council had a recommendation from the Airport Committee to not renew the lease.

Mr. Beck: That's right, okay. Let me tell you about the Airport Committee. I'm a commercial operator. I make money. Most of the people on the Airport Committee are private operators and they, secretly, their jealous because they can't afford the airplanes. They think I'm having fun. I'm trying to make a buck. I hate to fly, you know. I did it for 40 years, but hell, I wouldn't fly. I'd just as soon drive.

Mr. Esplin: And if I could add, Greg, okay, so that's why we mentioned something about the Airport Committee. The Airport Committee Chairman is our direct competitor, who has been found to be lacking in judgment; two other committee members stood in the office with Tom Frazier, who has insisted that I buy fuel from him for over a year now and that's been attempted to be enforced by the city as well. So that's who's on the committee. You can kind of see where the recommendation might be coming from there.

Mayor Hill stated he understood their position, but there had to be a reason for the city to accept or reject the recommendation.



Councilor Kirby stated he was the Council Liaison to the Airport Committee. He'd known Greg Beck a long time. He found him to be a just man, but he did not give the same status to Mr. Esplin. The truth was he wanted to run the airport himself and they were setting reasonable standards for him, and he continued to snub those standards. He believed the city had bent over backwards. The City Manager had worked with Mrs. Esplin, trying to get things done, but every time Mr. Esplin was at a meeting, he claimed he was always right and everyone else was always wrong. They'd heard him say that again tonight. It was time to stop that nonsense. If Mr. Beck wanted to continue, he would lease to him in a heartbeat, but not Mr. Esplin. Since it had been announced that Mr. Esplin was buying that business, to him that meant the city should not renew the lease. Mr. Esplin was the foul player. The city should take no action and deny that lease going forward.

Mr. Beck: *No, you're wrong. Clyde and I entered a three-year lease. He's two-thirds to paying me off. He's got one more year. So let me at least go one more year; renew the lease for another year.*

Councilor Kirby stated he would with him, but not with Mr. Esplin flying for him.

Mr. Beck: *Well who in the hell else am I going to get? He already owns the airplane.*

Mr. Esplin: *Can I answer as well? Okay, so John Kirby knows that I'm a disgusting individual. Could he give an example of something that I've done?*

Mayor Hill stated the Airport Committee made a recommendation, so it had traveled through the City Manager and the City Attorney. The Council needed to hear the reason that lease shouldn't be renewed.

Mr. Esplin: *And if I may rebut, I would request the chance to rebut any accusations that are made.*

Mr. Brown stated they had met with Mr. Esplin and his wife to attempt to work out the challenges the city had been dealing with. They successfully dealt with some, including getting caught up on the fuel flowage fee. They were behind on rent. There was still the need to remediate or find a different test sample for the contaminated soil that was on their site. The Airport Committee, which Mr. Bain was not in attendance when the denial was recommended and had not participated in any of these discussions, brought up unsafe practices and a lack of regard for others on the airfield who he shared space with. Regardless of the lease renewal, the soil would need to be tested again or remediated.

Mr. Beck: *Wait a minute. This is the first I've heard of it. I tested in Twin Falls. They sent over a water sample down there from a well. You know, I don't get the city water. I have a city well out there.*

Mr. Esplin: *We were specifically targeted with a soil sample. We were not notified that this soil sample was going to be taken. They took the soil sample at the most harmful time for us, the most harmful circumstances for us, without notifying us. So we had no....*

Mayor Hill stated the city would allow him to take a different sample by a lab of his choice as long as the city was there to watch where the sample was taken from.

Mr. Esplin: *I think that's very generous of the city, even though they didn't let us watch when they took the sample. But, and we're willing to take another sample if the lease is renewed, and we continue the lease. I'm more than happy to do that.*

Mayor Hill stated it was the opposite. In order for anything to be done, the sample had to be taken care of first, and fees had to be brought current.

Mr. Esplin: *What fees are not current? You mentioned rent. What rent is not current?*

Erik Hartley, Airport Manager, stated it was fuel flowage.

Mr. Brown stated Mr. Esplin made an attempt to catch up the fuel flowage fee, but there had been a misunderstanding about the amount, or the amount per gallon. The lease was made whole after going three years of no lease payment. Staff's concern was about Mr. Esplin's judgment about whether he needs to pay, along with his public display regarding his feelings about it. As of this date, he would call it mostly current on fees.

Mr. Esplin: *We were told 6¢, so we paid 6¢, then they said no, it's 7¢, and so another \$20, so the fees that are behind are \$20, if I'm understating, and we're willing to pay that, if I'm understanding correctly.*

Mayor Hill stated the issue that he had been hearing was that the issue was not with Mr. Beck, it was Mr. Esplin's involvement with him.

Mr. Hartley stated there had been a report filed with DEQ last year after water was left on at Beck's Spray Service, which flooded the catchment. The water had no where else to go and went everywhere. That had happened a number of times over the years. Prior to Mr. Esplin joining with Mr. Beck, there had been history of soil contamination, so DEQ took a soil sample. No one was surprised to find multiple chemicals in the soil, one very much exceeded the DEQ allowable amount. There was also the history of non-payment, not wanting to be a good tenant, and within the legal structure of the lease agreements, both parties or either party could walk away from the lease. Through all that history, the city took the stance to not renew the lease. The Airport Committee's vote was in line with the Council's original vote. He also informed them that an FAA non-official complaint was filed by Mr. Esplin on behalf of Beck's Spray for not meeting grant assurances. That investigation was now closed. The FAA found no foul play on the city's behalf.

Mayor Hill stated there had also been questions about who was actually running the business.

Mr. Sullivan stated that discussion was the result of Dan Beaubien had the same reaction to Mr. Esplin's presence on the airport that Mr. Hartley and the Airport Committee had. Mr. Beaubien approached him with the request to get Mr. Esplin banned from the airport. At that time, it didn't appear that Mr. Esplin was an employee of Beck's. A letter was sent to Mr. Esplin informing him that he was squatting on airport property because there was no legal tie to Beck's. A public meeting was held, in which Mr. Esplin claimed that he was an employee of Beck's, and he also had an attorney who wrote a letter to Mr. Sullivan saying he was an employee. He reasoned that if he were an employee, that was fine, but that would mean the city had to terminate Beck's lease if the city wanted to keep Mr. Esplin off the property. The Council subsequently chose not to renew the lease. The legal position he took was that since the Beck lease was going to expire in six months, there was no need to immediately terminate, but to just let it expire.

Mayor Hill asked if the issue with the renewal because there was contamination that needed to be looked into, and was another issue because of the Mr. Esplin's employment with Mr. Beck?

Mr. Brown stated it was a combination of many things. There was the history of being behind in payment of fees; it was the discrepancies in his standing as an employee or contractor; and also his operations on the airport.

Mayor Hill asked who actually managed the business.

Mr. Beck: *He flies. I do the bookwork and that stuff. I've got to get my money out. I'll keep managing the business until I die 'cuz I gotta do something. Just like Kirby!*

Mayor Hill stated based on the testimony, there was money to build hangars and maybe the money to buy him out.

Mr. Esplin: *If we might add about the rent. You said the rent has been behind for some years and now it's caught up. I came recently, and the rents caught up. I know I'm an evil, bad person who tries to land when cars are on the runway. Apparently, in the airport meeting we discussed that cars have right of way over airplanes on the runway. Everyone on the Airport Committee seemed to agree with that. That's totally contrary to my knowledge and experience, but apparently the Ontario Airport Committee feels that way.*

Councilor Kirby stated that's not the way it was presented. John Freeburg, who had a plane at the airport, was in his vehicle, with his radio with him, and was watching Mr. Esplin, waiting for him to announce, which Mr. Esplin did not do.

Mr. Esplin: *You are not required to announce, but you are required to give way to airplanes.*

Mayor Hill stated he believed they had a local law or ordinance at this airport that would require them to announce.

Mr. Esplin: *There is a, the lease requires that there be a functioning radio on the airplane. There's no requirement in an uncontrolled airport when you speak, although it would be unwise on short final as you're going into the flare to be announcing. And that's what John Kirby was asking for. He was asking for you to announce on short final in the flare and to give way to vehicles on the runway and all the people on the Airport Board, except for Shawn Coleman, seemed to agree with that.*

Mayor Hill asked for direction from the Council. By taking no action, it would be a nonrenewal of the lease.

Councilor Kirby asked to move forward on the Agenda.

Councilor Braden requested to move forward with the next item on the Agenda.

Mr. Beck: *What am I going to go home to?*

Mr. Esplin: *We'll keep on operating.*

Mr. Beck: *Well, I'm not pleased. You've left me hanging. What are you going to do?*

Mr. Sullivan stated that Mr. Esplin appeared to be telling Mr. Beck that he could operate in defiance of the lease.

Mr. Esplin: *That's incorrect.*

Mr. Beck: *Wait a minute. When's the lease due?*

Mr. Esplin: *We have property off of the Ontario Airport that we have lots of places to operate outside of the Ontario Airport and we have the opportunity to move things, as much material as we can before you steal it.*

Councilor Braden stated he concurred with what Mr. Sullivan said he heard.

Mr. Beck: *When's the date, when does it expire?*

Mr. Sullivan stated it expired June 30, 2021.

Mr. Beck: *June 30th? Oh, that gives me two weeks to get it off. Everything I own, the last 40 years off the airport. I'll move to Nyssa or Vale. You sons a b***.*

NEW BUSINESS

Mayor Hill changed the sequence and moved to item 7A on the Agenda, as those individuals had been waiting to speak on the matter.

Paul & Stacey Gehrman Half Street Construction: North Dorian Drive Local Improvement District (LID)

Dan Cummings, Community Development Director, presented.

Stacey Gehrman, Ontario, stated: I'm a little confused. I understand what Mr. Cummings' was saying about the driveway return, but I don't understand your offer of paying is at the \$50,555 that we would pay up front? Because that's for the whole 91 feet with no driveway return, so I'm not understanding what's on offer.

Mayor Hill stated yes, that was what he said, but it was just one option. If costs increased, the city would be responsible for any increase over what the Gehrman's already paid.

Mrs. Gehrman: True, but I know that City Engineer's \$555 a running foot is an estimate and not based....

Mayor Hill asked if that was for the whole street, or each side?

Mrs. Gehrman: That was for one side of the street.

Mr. Cummings stated that was for the sections and roads missing from SW 4th Avenue to NW 4th Avenue, just doing half-street improvements.

Mr. Brown stated it was his understanding that they had a contractor ready, so they had a price.

Mrs. Gehrman: We had a contractor who knows what is necessary to put in a section of pavement and concrete, but it wasn't engineered. It was considerably less, by thousands of dollars than what we were quoted by the city. I mean, like \$45K less.

Mr. Brown stated if the city were to get a bid from that contractor to see if it were apples to apples, he believed the city would accept that price.

Mrs. Gehrman: My problem is we would have to have it engineered. We would have to call in an engineer and not just engineer this small section, but because of the drainage problems, we would have to engineer the whole side of the street and that's quite excessive. That's a lot of money. And the other thing that Mr. Hall brought up, I think it was Mr. Hall or Mr. Breidenbach, I'm not sure which at the meeting last night, was that if this is paved here, and there's an open ditch here, and people driving think they're on the road, and it's snow covered, they're going to end up in that ditch and you know, there's never been an accident in that ditch, that we know of, and we've lived there for years. So, anyway, that was brought up and so, yeah, people along here, just as a point of process perhaps, in the future, we knew we were going to have to annex; this gentleman was concerned because he's also on septic; this road, Antiquity Lane, got a name because we were a rural route and the fire department wanted it named because they couldn't find, because of rural route numbers it's difficult, and I see Mr. Leighton nodding his head so that's why Antiquity Lane has a name. So, we put in 600+ feet of sewer and water down here to the house and I'll tell you, it cost more than the house did. We couldn't put in a main line for the sewer because we would've so that when Mr. Tremble someday needed to hook in, we could have an agreement, a recapture agreement, we couldn't do it because that would have had to have been engineered and it totally put it out of reach, even with the recapture agreement. So, we did put a main line for the water down to here and put in a fire hydrant. This fire hydrant now covers our home, Mr. Tremble's home, Mr. Fox's home, and this area out here. So, you know, we're trying to do what we can for the neighborhood for the good of the community, but these engineering costs, it's out of reach. Everybody along here is retired. Our incomes are retired people's incomes

Mayor Hill suggested to get everyone on her side of the street together to arrive at a plan they thought might be affordable. Future Councils doing future budgets might be inclined to work on some of those streets there were exposed. An LID was substantially more expensive than to just do a private deal, around 50% less. Then give her thoughts to Mr. Cummins and the Council to see what could be done.

Mrs. Gehrman: *Well, we can certainly work on that. There was one thing that came up when interviewing with neighbors that had been there for a long time. They remembered that when all the curbs and gutters were put in from NW 4th down to Idaho, or almost to Idaho, through to about here, that the Council at that time did not want to make this a full street because they wanted to keep all of the traffic on Verde, and I think you've heard all this from me before that that was to be the thoroughfare to the Yturri Beltline and they didn't want a lot of traffic on here and so it just wasn't finished.*

Paul Gehrman, Ontario, stated: *Mr. Mayor, City Council. The one aspect that's really causing problems for everybody on this street is you've got the open ditch. The largest section of the open ditch, the gentleman that owns that property, is in the county. That's Mr. Tremble. Across the street, they have Fry's in the yellow house, and then behind them are the Gilmore(?) and they're still in the county. It's kind of hard to have the city tell Mr. Tremble that he's got to put curbs and gutters in. Anyway, that's one of my things. And answer his question about Antiquity Way, the people that had the house prior to us had an antique shop. And I think it was either Rural Route 3 or 4 and you had to have a piece of cardboard like that with everything laid out to answer a call when I was working. I know the fire department had that same problem. That's why they went to naming all these streets and stuff. Thanks for your time. I request a deferment please.*

BRADEN moved, KIRBY seconded, **THE CITY COUNCIL INSTRUCT CITY STAFF TO ENTER INTO A DEFERRED IMPROVEMENT AGREEMENT (DIA) FOR THE HALF STREET CONSTRUCTION OF THE PORTION OF NORTH DORIAN DRIVE ADJACENT TO THE LANDS OWNED BY PAUL AND STACEY GEHRMAN.** Roll call vote: Rodriguez-out; Baker-yes; Kirby-yes; Braden-yes; Hart-yes; Melendrez-out; Hill-yes. Motion carried 5/0/2.

Mr. Cummings suggested the Council direct staff to have engineering done on the entire street from NW 4th to SW 4th, at the city's expense, so when property owners needed or wanted to do their portion of the street improvements, that particular large expense would not be an issue. Staff could get an estimate at least to what the engineering cost might be. To get real numbers, they'd need to go out for bid.

Mayor Hill agreed; staff should look at it to see what could be done.

OLD BUSINESS

Charter Amendments

Councilor Hart, Chairman, Charter Amendment Committee, presented. This was open for discussion, amendments, questions, or action.

Councilor Braden stated he had reviewed the proposal, and he questioned why they were proposing to put this on a special election ballot as opposed to the no-cost next election ballot measure, which would be next May instead of this November. He would like to know the reasons behind accelerating this to November and having a cost associated.

Councilor Hart stated there was nothing specific. It had been 30+ years since it had been updated, so waiting six more months to save taxpayer money, he was open to that. The committee wanted to give Council maximum ability to act sooner if they wanted. It was up to the Council.

BRADEN moved, KIRBY seconded, **THAT THE CITY COUNCIL POSTPONE THIS ACTION TO THE MAY 2022 ELECTION.** NO VOTE.



Mayor Hill asked to go over the individual issues and to make an overall motion at the end of the discussion.

BRADEN rescinded his motion; KIRBY rescinded his second.

Mr. Hart presented the Sections for amendment.

➤ **Section 3.8 – Council: President**

Recommendation: Add the following: By majority vote, the council ~~can~~ may remove the Council President as President and appoint another. Council concurrence.

➤ **Section 4.1 – City Manager: Appointment and Qualifications**

Recommendation: Changes the voting requirement for council to remove the City Manager from a two-thirds vote to a majority vote. Council concurrence.

➤ **Section 4.2 – City Manager: Vacancy**

Recommendation: Replaces the current section with the following: When the manager is temporarily disabled from acting as manager or when the office of the manager becomes vacant, the council must appoint a manager pro tem. The manager pro tem has the authority and duties of manager, except that a pro tem manager may appoint or remove employees only with council approval.

Councilor Braden asked about the duration of this Section. He didn't want to leave a person permanently "pro tem" to allow the Council the power to authorize all hires and fires. That was not the intent of the current government formation. It was the job of the City Manager to do that.

Mr. Brown stated the language before them was from the LOC template. It was more for when a City Manager was incapacitated or had departed. There were specific provisions in the charter where the pro tem had to have consent to hire department heads. It was an interim position while between City Managers.

Councilor Hart stated the issue of the term was never raised. It didn't address a timeline. Regarding leaving an interim in the position long term so Council could appoint people, that was a weakness in the current charter, too.

Councilor Kirby stated that was the recommendation of the committee.

Mr. Sullivan pointed out that Section 4.1 of the charter currently read that the Council SHALL appoint a City Manager for an indefinite term, so it was a mandatory appointment. If the Council chose to keep a manager at pro tem, it would be contrary to Section 4.1 of the charter which required the appointment of a regular City Manager. The Council had an obligation to appoint a City Manager; when that Manager was disabled or the position vacated, then a pro tem would be appointed. But, having appointed a pro tem did not relieve the Council of their obligation – at some point – to appoint a regular City Manager.

Councilor Braden stated the reference to at some point was his initial issue.

Mr. Sullivan stated the argument could be made that the Council could continue with a pro tem Manager; however, from a legal view, a Council could not abandon their efforts to appoint a permanent City Manager because that was mandated by the charter.

Councilor Braden stated he wanted it to be clear, and that was an area that was not so clean. It appeared that what Councilor Hart was telling him he was looking at the wrong document or what he was saying was not relevant. He was reading the summary of changes recommended by the City Charter Review Committee, was that incorrect?

Councilor Hart stated he was looking at the right document; he, however, was looking at a side-by-side. Was he thinking that the committee was asking to add an additional requirement that the Council had to approve any appointments during that time? That language was still there, as it was in the current charger, under Section 4.2, they hadn't changed the language. They only tried to clarify that, for example, when the City Manager went to Fruitland, so out of state, he could appoint a temporary Manager, but not a pro tem. For him, it was page 12 of 40, under *City Manager: Vacancy* *If the office of city manager becomes vacant or if the city manager is absent from the City or disabled, the Council may designate a city manager pro tem. The city manager pro tem shall perform the duties of city manager but may appoint or dismiss a department head only with a two-thirds vote of the entire Council. The term of office of the city manager pro tem ends when the city manager returns to the City or takes office.* The Committee aligned the language to meet what the LOC standard was. The Committee deleted language, which was vague, and adopted the LOC language.

Councilor Braden stated he also saw the current charter applied only to department heads of staff, where they were now following LOC suggestions that it be that way for all staff. Was that correct?

Councilor Hart stated that was correct.

Councilor Braden confirmed they were talking about "mays", what "may" happen down the road? He asked Mr. Sullivan if this was too much of a may, and he should just let it slide?

Mr. Sullivan stated sometimes a pro tem could be in office for a while, if efforts were being made to hire a manager, but applicants weren't there, or the interview process took some time. He didn't know of any language to be added that would put pressure on the Council to come up with a different solution, unless they hired someone who wasn't as qualified as they'd like due to lack of time.

Councilor Kirby stated they could spend more time on this issue since it wasn't going forward until May, most likely.

Councilor Braden stated he was content with the section, after hearing from Mr. Sullivan.

Concurrence on this section.

➤ **Section 5.2 – Municipal Judge: Appointment**

Recommendation: Replaces the current section with the following: A majority of the council may appoint and remove a municipal judge. A municipal judge will hold court in the city at such place as the council directs. The court will be known as the Municipal Court. Council concurrence.

➤ **Create New Section 5.5 – City Attorney**

Recommendation: Currently, there is no section regarding the City Attorney. The following will be added as section 5.5: The office of city attorney is established as the chief legal officer of the city government. A majority of the council must appoint and may remove the attorney. The attorney may appoint, supervise, and may remove any employees who work in and for the city attorney's office. Council concurrence.

➤ **Create New Section 6.5(1)(i) – Offices: Vacancies**

Recommendation: Creates an additional point under 6.5(1) which outlines the circumstances under which an office becomes vacant. The language added states: Ceasing to reside in the city. Council concurrence.

➤ **Create New Section 6.5(1)(j) – Offices: Vacancies**

Recommendation: Additionally, 6.5 would include the process by which a two-thirds majority of the entire Council could expel a member of Council for disorderly conduct in Council. This action would require notice and a hearing by the Council.



Councilor Kirby stated the language made him uncomfortable. Someone who was elected by the citizens but giving six other Councilors the ability to remove that person. He believed they should consider adding; *the decision will be referred to the people at a special election or the next general election. A simple majority will be needed to uphold the Council's decision. The member will then be replaced in a manner set in the charter and will fulfill the balance of their term of office.* In the proposed language, there could be five bad Councilors who wanted to get rid of the good ones. But in his proposed verbiage, those good Councilors might have the support of the community and would then not be removed. He believed the Council should make their decision but refer it to the voters.

Councilor Hart disagreed with the change unless there was a strong desire by the Council to do so.

Mayor Hill stated for an individual elected by the people, it should be up to the people to remove them.

Councilor Braden stated he did think they should have any authority to vote each other out, or even put it on the ballot. He could see potential for abuse or mistreatment. He did not think it was the proper use of the authority they were given as a Councilor.

Mr. Sullivan stated he was concerned about Councilor Kirby's approach to the issue. By allowing the Council to refer out a recall was going to be flummoxing the process. They could achieve the same thing that Councilor Kirby brought up without making any charter changes by having the Council make a motion to subject a Councilor to a recall election and authorizing individual Councilors to gather signatures for the recall. That would produce the same result. They would still have to abide by the rules and regulations established by the Oregon Constitution, enforced by the Secretary of State.

Mayor Hill stated he didn't care about the language used but was totally opposed to the Council being able to kick someone off the Council.

Consensus to not move forward with New Section 6.5(1)(j) – Offices: Vacancies as written.

➤ **Under Section 10 – Miscellaneous Provisions: Create New Section 10.7 – City Sales Tax**

Recommendation: Would add the following language: Any proposal to implement or increase a city sales tax shall be referred to the voters by the Ontario City Council and that referral to the voters shall occur in November of a U.S. Congressional election year.

Mayor Hill thought it should be any election authorized by the Council, not just a specific one.

Councilor Braden agreed.

Councilor Kirby was in support of it being a general election.

Councilor Hart wanted to leave in the language about it being a US Congressional election year.

Mayor Hill cast his vote to eliminate the verbiage regarding the November US Congressional election year.

Councilor Kirby liked it as written.

Councilor Baker voiced his desire to leave it as written.

Councilor Braden voted with the Mayor's suggestion of any ballot.

Consensus to leave as written.



➤ **Under Section 10 – Miscellaneous Provisions: Create New Section 10.8 – City Fees**

Recommendation: Would add the following language: Any proposal to implement or increase fees or other local taxes (except for a retail sales tax which is governed separately in this Charter) must be affirmed by a two-thirds vote of the entire Council. Council concurrence.

➤ **Under Section 10 – Miscellaneous Provisions: Create New Section 10.9 – Future Charter Revisions**

Recommendation: Adds language which requires the Council to have an ad hoc committee review the City Charter every 10 years. Council concurrence.

Mayor Hill stated he had one to discuss that hadn't been presented. He believed the Council must have input on who was hired in a department position, and a department head must be approved by the Council. That should be written in the charter. It had been presented at the meeting as hiring and firing, but he was not saying the Council should have the authority to fire a department head. That would remain under the authority of the City Manager, but the Council should have input on who those department heads would be.

Councilor Hart stated he spoken with four community members about that issue, and they all assumed the Council had a role in the selection of the Police Chief, or the Fire Chief. He believed it was a critical part. In most entities, a good CEO would never pick someone on their own, and just assume everyone else would support the decision. Having the Council involved in the selection of a new leader made a lot of sense and gave candidates more support that the Council had a role in their hiring ensuring their success.

Mayor Hill stated they needed to stop looking at the people currently in the positions. He was referring to the future faces. The City Manager had hired the current Fire Chief and Police Chief with no input from the Council.

Mr. Brown stated that was how it should be. There were not many boards that CEOs reported to where those boards made the hiring decision or were even involved in them.

Mayor Hill stated on the other hand, if the City Manager left but had hired who he wanted, those people would still be there. The Council needed to have a say in who those positions were going to be. Not fire them, just hire them.

Mr. Brown stated he believed they'd have difficulty attracting City Managers and department heads under that scenario.

Mayor Hill stated that was a possibility.

Mr. Sullivan stated that was contradictory to another section in the charter, that being Section 4.5. The idea of having the Council appoint department heads was contrary to Section 4.5 of the charter, which reserved to the City Manager the authority to do any appointments or removals from any office. That would also have to be changed to make it consistent with the Mayor's approach.

Mayor Hill stated he understood that.

Councilor Kirby stated the City Manager was the manager. The Council set policy, voted on actionable items, but if they got in a position of micromanaging would be dangerous. He did not know if they would even be gaining anything by the change. He was not convinced.

Mayor Hill stated he was not asking that the Council have the authority to fire, but they should have some input on who was hired as a department head.

Mr. Sullivan stated in Section 4.5 it did not prevent the Council from making recommendations during an open meeting for hiring decisions. They could do an ordinance that required the City Manager to provide the names of department head position candidates to the Council for recommendation prior to making a final decision. To be consistent with Section 54.5, they'd have to have a public discussion; it would not be protected under executive session.

Mayor Hill stated they could also just change Section 4.5.

Councilor Braden stated they could be interrupting continuity. The City Manager could be on staff longer than the turnover of Council members. His opinion of what a policy maker should be versus what an administrator should be, and this was a key deciding moment in defining their roles as policy setters and not administrators. The City Manager carried out the actions, the mission, but the Council defined the mission. He did not want to be involved in making those admin decisions. It was not a policy setter should do.

Councilor Rodriguez stated agreed the Council needed to stay within their boundaries. The Council defined what an administrator should do, and the administrator carried it out. When that was applied to the hiring of the Police Chief, they could have defined better. The Council was not given the opportunity to define, and in many ways, it was just handed to them. He agreed they should stay on the policy maker side, but maybe the Council should get closer with communication.

Mayor Hill stated, for example, a City Manager was a new hire, like two months in, and there were vacancies with staff, but then the City Manager decided to hire staff, but the Council didn't know who they were. Council needed to have some input in that.

Councilor Braden stated in that same scenario, the Council's biggest responsibility was to hire and retain a City Manager and if that person left after two months, and the Council didn't like the other hires, then it was the Council who had failed.

Councilor Hart stated he supported the change as recommended by the Mayor. Since this was new to the group, and there was a Councilor gone, would it be more sensible to set it aside and the City Attorney provide the proper language to move forward. Did they need more time to consider it, or was everyone okay with it? He was ready to say yes to the additional changes.

Councilor Rodriguez stated they needed to have more time.

Mr. Sullivan stated in fitting that language into the charter, he needed a better idea of what authority they were asking the Council to have. Was it that the Council have the final hiring decision for department heads, or was it that they'd like to have the City Manager inform the Council of the candidate he wanted to hire, then get recommendations from the Council before a final decision was made?

Mayor Hill stated he saw it where the City Manager narrowed the candidate pool down to maybe the top three applicants, and then maybe three members of the Council, could interview and make a recommendation to the Council along with the City Manager.

Mr. Sullivan confirmed the Mayor wanted the Council to have the final decision on the hiring.

Mayor Hill stated yes.

Mr. Sullivan stated that was stronger than the language used earlier, when he had said he'd like the Council to have "some" input. It was now that the Mayor wanted the final decision to be made by the Council.

Mayor Hill stated he said, “must have input in hiring department heads and must be approved by Council”.

Councilor Braden stated this was bad policy and did not agree with it.

Councilor Kirby was against the change; Mayor Hill was for the change; Councilor Baker was for the change; Councilor Braden was against the change; Councilor Hart was for the change; Councilor Rodriguez was for the change, as long as they had the chance to review the new language and have the option to approve or disapprove before it went before the citizens for a vote.

Mayor Hill stated all the language throughout the entire charter would be submitted to the City Attorney for development before going for a vote.

Mr. Sullivan stated the final language had to be in 80 days before the election. That meant it could still be developed this year and given to the County Clerk 80 days or more before the election if the Council wanted it on the May ballot. One question he had was how the Council wanted the final product to look. They could create a master charter that had all the language with all the changes in one document and it would be a yes or no vote by the citizens. Or they could have individual ballot questions that dealt with each change. Did they want a yes or no on the entire thing, or did they want to segregate them out for individual votes?

Mayor Hill stated he wanted an all or none, but the Council could decide after the language was developed.

Councilor Hart stated that had been discussed by the Charter Committee and the recommendation from them was that it be submitted as one document, for a yes or no in one vote.

NEW BUSINESS

Mayor Appointments to Special Committees

Adam Brown, City Manager, presented.

No action taken.

Create a Code Enforcement Ad Hoc Committee

Mayor Hill stated it seemed the creation of an ad hoc committee to review the code enforcement issues would be warranted.

Councilor Braden stated it worked well for the Charter Review Committee.

BAKER moved, BRADEN seconded, **TO CREATE AN AD HOC COMMITTEE FOR REVIEW OF THE FEES FOR CODE ENFORCEMENT. NO VOTE.**

Councilor Braden wanted to ensure the same set up was followed as when the Charter Review Committee was established.

Mayor Hill stated it would be.

Councilor Rodriguez stated he was opposed to having a heavy presence of the Council on the committee. It was a determinate to the previous Charter Committee where they were only one Councilor short of having a quorum, who was essentially taking their own recommendations to the Council for action.



Amended Motion:

BAKER moved, BRADEN seconded, **TO CREATE A CODE ENFORCEMENT AD HOC COMMITTEE AND USE THE SAME PLAN AS USED FOR THE CHARTER REVIEW COMMITTEE WITH THREE COUNCILORS AND FOUR CITIZENS AT LARGE.**

Roll call vote: Rodriguez-no; Baker-yes; Kirby-yes; Braden-yes; Hart-out; Melendrez-out; Hill-yes. Motion carried 4/1/2.

STOL Presentation

Erik Hartley, Airport Manager, presented.

BRADEN moved, KIRBY seconded, **THE COUNCIL APPROVE RESOLUTION #2021-121, A RESOLUTION TO APPROPRIATE FUNDS FOR A STOL DRAG RACING EVENT.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-out; Melendrez-out; Hill-yes. Motion carried 5/0/2.

PUBLIC HEARINGS

Accept Right of Way for Airport Way and SW 31st Street as per the Approved Partition under Planning Action 2020-06-24 PTN

It being the date advertised for public hearing on the matter stated above, the Hearing was declared open. There were no objections to the city's jurisdiction to hear the action, no abstentions, ex-parte contact, and no declarations of conflict of interest.

Dan Cummings, Community Development Director, presented.

The Hearing was opened for public testimony. Opponents: None. Proponents: None. There being no Proponent and no Opponent testimony, the Hearing was closed.

BAKER moved, BRADEN seconded, **THE CITY COUNCIL APPROVE THE DEDICATION OF THE RIGHT OF WAY FOR A PORTION OF AIRPORT WAY AND A PORTION OF SW 31ST STREET, SAID PARTITION BEING APPROVED BY AN ADMINISTRATIVE ACTION ON OCTOBER 6, 2020, UNDER PLANNING FILE 2020-06-24PTN AND AUTHORIZE THE MAYOR TO EXECUTE HIS SIGNATURE ON THE FINAL PLAT ACCEPTING THE DEDICATED RIGHT OF WAYS.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-out; Melendrez-out; Hill-yes. Motion carried 5/0/2.

Accept Right of Way for SW 6th Avenue and SW 26th Street as per the Approved Subdivision of Wapato West Subdivision under Planning Action 2021-05-19 SUB

Mayor Hill recused himself from participating in this action as it pertained to property he owned.

BRADEN moved, KIRBY seconded, **TO APPOINT SAM BAKER AS COUNCIL PRESIDENT PRO TEM.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-out; Melendrez-out; Hill-abstain. Motion carried 4/0/2/1.

It being the date advertised for public hearing on the matter stated above, the Hearing was declared open. There were no objections to the city's jurisdiction to hear the action, no abstentions, ex-parte contact, and no declarations of conflict of interest.

Dan Cummings, Community Development Director, presented.

The Hearing was opened for public testimony. Opponents: None. Proponents: None. There being no Proponent and no Opponent testimony, the Hearing was closed.



BRADEN moved, KIRBY seconded, **THE CITY COUNCIL APPROVE THE DEDICATION OF THE RIGHT OF WAY FOR A PORTION OF SW 6TH AVENUE AND A PORTION OF SW 26TH STREET, SAID SUBDIVISION BEING APPROVED BY AN ADMINISTRATIVE ACTION ON JUNE 1, 2021, UNDER PLANNING FILE 2020-05-19SUV AND AUTHORIZE THE MAYOR TO EXECUTE HIS SIGNATURE THROUGH THE COUNCIL PRESIDENT ON THE FINAL PLAT ACCEPTING THE DEDICATED RIGHT OF WAYS.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-out; Melendrez-out; Hill-abstain. Motion carried 4/0/2/1.

Mayor Hill returned to the dais.

DEPARTMENT HEAD UPDATES

Fire & Rescue: Quarterly Report *(Document attached)*

~~Terry Leighton, Fire Chief, no presentation given.~~ Council postponed to next meeting.

DISCUSSION ITEMS

Bid Award: Street Paving on Goodfellow Street

Paul Woods, City Engineer, stated as part of a private development action, the extension of Goodfellow Street was being done under a development agreement approved by the city. As part of that, the private developer was going to be constructing curb, gutter, sidewalk, and the road base at his own responsibility. The city was going to use System Development Charges to pave the full street section. A request for bid was sent, with two responsive bidders. Low bidder was Idaho Materials, who came in under the signing authority for the City Manager. It had been budgeted with SDCs, so staff could move forward with the City Manager signing off, or it could be brought back for Council approval at the next meeting.

BRADEN moved, KIRBY seconded, **THE CITY COUNCIL AWARD THE LOW BID OF \$65,748 TO IDAHO MATERIALS FOR GOODFELLOW STREET PAVING.** Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-out; Melendrez-out; Hill-yes. Motion carried 5/0/2.

Airport Hangar Incentive Program

Adam Brown, City Manager, stated staff had introduced some ideas to the Council and after discussing them, staff recommended the incentive program for hangar bills be two years of free lease to see how that played out. If it didn't work, staff would bring something else back. This wouldn't require anything out of pocket, but there was a monetary value attached in that it removed another barrier. If Council supported this proposal, staff would come back with a formal action.

Mayor Hill confirmed the proposal was to provide two years of free rent to someone who built a hangar on city land at the airport. In his opinion, that was a good idea.

Councilor Braden asked if the lease amount of standard or was it based on the footprint of the building.

Mr. Brown stated it was based on the footprint of the ground lease. The current rate was 15.9¢ per square foot.

Council consensus to bring this item back before Council for formal action.



CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORT

- ✓ Mayor Hill stated for those who attended the 442 Stamp Revealing Ceremony held at the Cultural Center, that had been a great show. Very nice presentation. Very informative and well done.
- ✓ Adam Brown asked if the Council wanted to hold the third meeting in June. There were only two items on the Agenda, both items Councilor Melendrez asked to be placed on there. He contacted Councilor Melendrez to ask if they could be postponed until July, and he had no issues with that.

Council consensus to hold no meeting next week.

- ✓ Councilor Baker stated he was the Liaison for Public Works. At a meeting they recently held, there had been an issue raised regarding Evergreen Cemetery north gate, which was between TVCC and Park Boulevard. Some local citizens wanted that gate open. The Public Works Director left it open for 60 days, a trial period, because it had previously always been closed. Some of the workers were concerned about the traffic that was cutting through, using the cemetery to get to the college. There were some near misses with lawn mowing crews, so Public Works determined it best to leave the gate closed.

Al Cablay, Public Works Director, stated there were concerns about safety. One option being considered was to close the gate at night, but leave it open during the day. A dusk to dawn situation, to be monitored for another 60 days. There were only a few complaints, and that option might address those concerns. It would be 7:00 a.m. to 4:30 p.m. Weekends they would remain open, but that could be reevaluated.

Councilor Kirby stated he had been involved with this, and this concerned Sue Jones, widow of past Police Chief Jim Jones. She was there earlier, but had left, probably due to the late hour of the meeting. He hoped staff would show the courtesy of contacting her. She was aware of the plans for Public Works and the gates being locked, but she had been seeking an official notification.

Mr. Brown stated he would contact Ms. Jones.

ADJOURN

KIRBY moved, BAKER seconded, **THAT THE MEETING BE ADJOURNED**. Roll call vote: Rodriguez-yes; Baker-yes; Kirby-yes; Braden-yes; Hart-out; Melendrez-out; Hill-out. Motion carried 5/0/2.

ACCEPTED:

ATTEST

Riley J. Hill, Mayor

Tori Barnett, MMC, City Recorder





**AGENDA REPORT
CONSENT AGENDA
July 27, 2021**

To: Mayor and City Council

FROM: Steven Romero, Police Chief

THROUGH: Adam J. Brown, City Manager

SUBJECT: LIQUOR LICENSE APPLICATION: BLACK PALOMINO LLC

DATE: July 7, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE THE OFF-PREMISES LIMITED ON-PREMISES LIQUOR LICENSE APPLICATION FOR BLACK PALOMINO LLC.

SUMMARY:

The business located at 146 SW 4th Avenue, Ontario, Oregon completed the Limited On-Premises/Off-Premises liquor license sales through the Oregon Liquor Control Commission.

All necessary paperwork has been approved through the Oregon Liquor Control Commission office and is awaiting approval through the Ontario City Council.

BACKGROUND:

The criminal record process was completed on new owners/corporation officers. The records returned meeting state and local requirement. The application forms have been filled out appropriately and required fees have been paid. All permit and license requirements have been met through the Oregon Liquor Control Commission as well as through the City of Ontario Planning Department.

CURRENT SITUATION:

The property located at 146 SW 4th Avenue was purchased by Black Palomino LLC and will be opening their business with the trade name of BP On 4th. This location has held a Limited On-Premises license in the past and under the new business and new owners are adding an Off-Premises liquor license as well. The Oregon Liquor Control Commission requires this application to obtain the privilege of both On-Premises and Off-Premises license. Once this step is completed, the location will have the necessary license under the new owners which will require renewal on a yearly basis.

ANALYSIS:

- A. **STRATEGIC PLAN** This meets the Council's adopted Strategic Plan for Lifestyle. With the approval of the Limited on-Premises license, BP On 4th will be a venue that offers an area to relax and enjoy beer and wine on site. The additional Off-Premises license will provide the ability to purchase beer or wine by bottle and cans to take home.
- B. **FINANCIAL** There is no financial impact for this action.
- C. **TIMING** Approval required prior to allowing the sale of alcohol at this location and added Off-Premises license.
- D. **POLICY/LEGAL** All legal steps have been followed to completion, with no negative feedback.

ALTERNATIVES:

Not approve the license application.

This has no true effect on the process, as the Oregon Liquor Control Commission may take the city's objections to the action into consideration but are not obligated to do so. They are the ultimate authority on the issuance of the license.

RECOMMENDATION:

Staff recommends the City Council approve the Off-premises / Limited On-Premises liquor licenses for Black Palomino LLC.

ATTACHMENTS:

None



Ontario Public Safety Training Facility

“THERE ARE NO SECRETS TO SUCCESS. IT IS THE RESULT OF PREPARATION, HARD WORK, AND LEARNING FROM FAILURE”

-COLIN POWELL

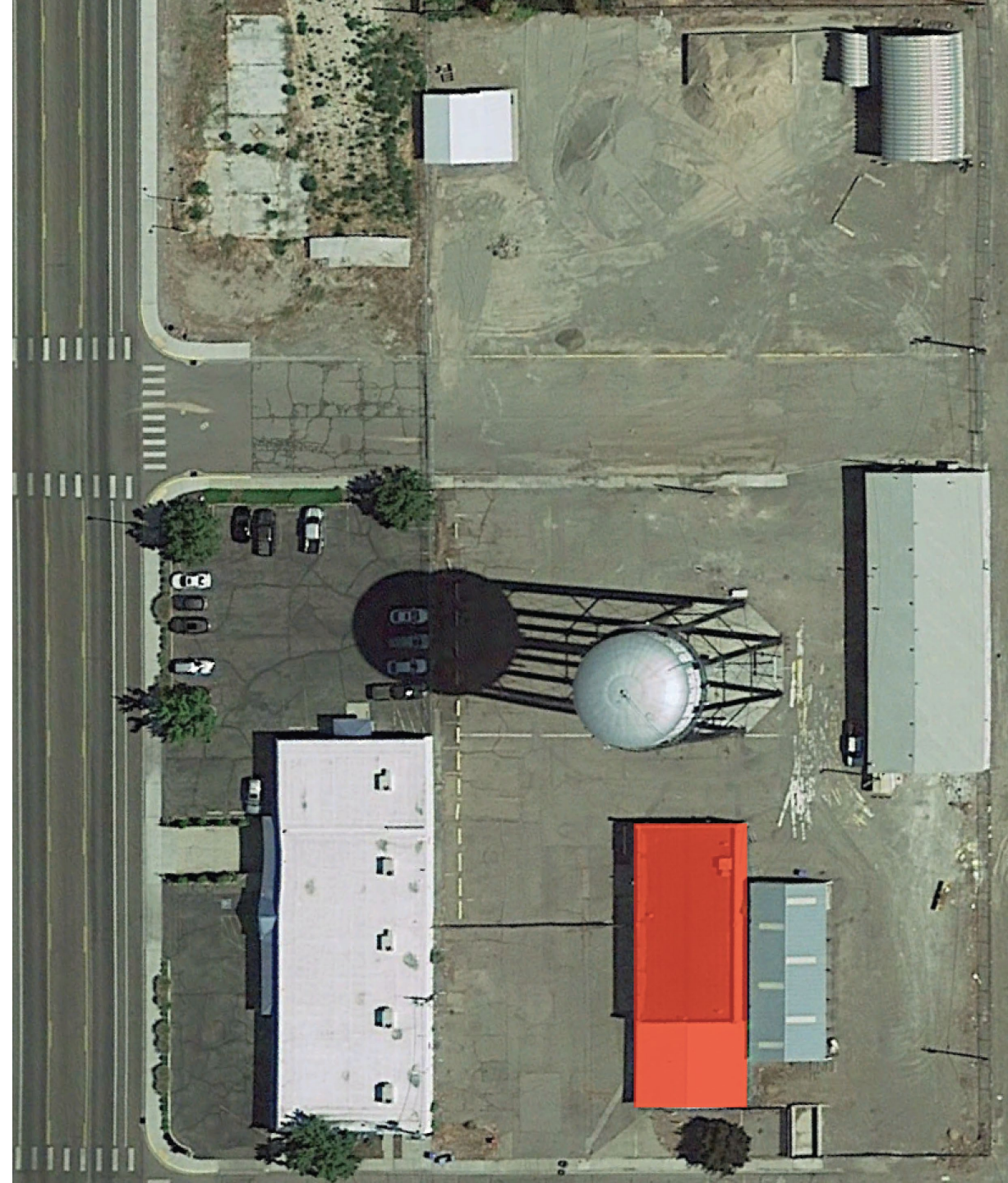


What Could Be



Area 1

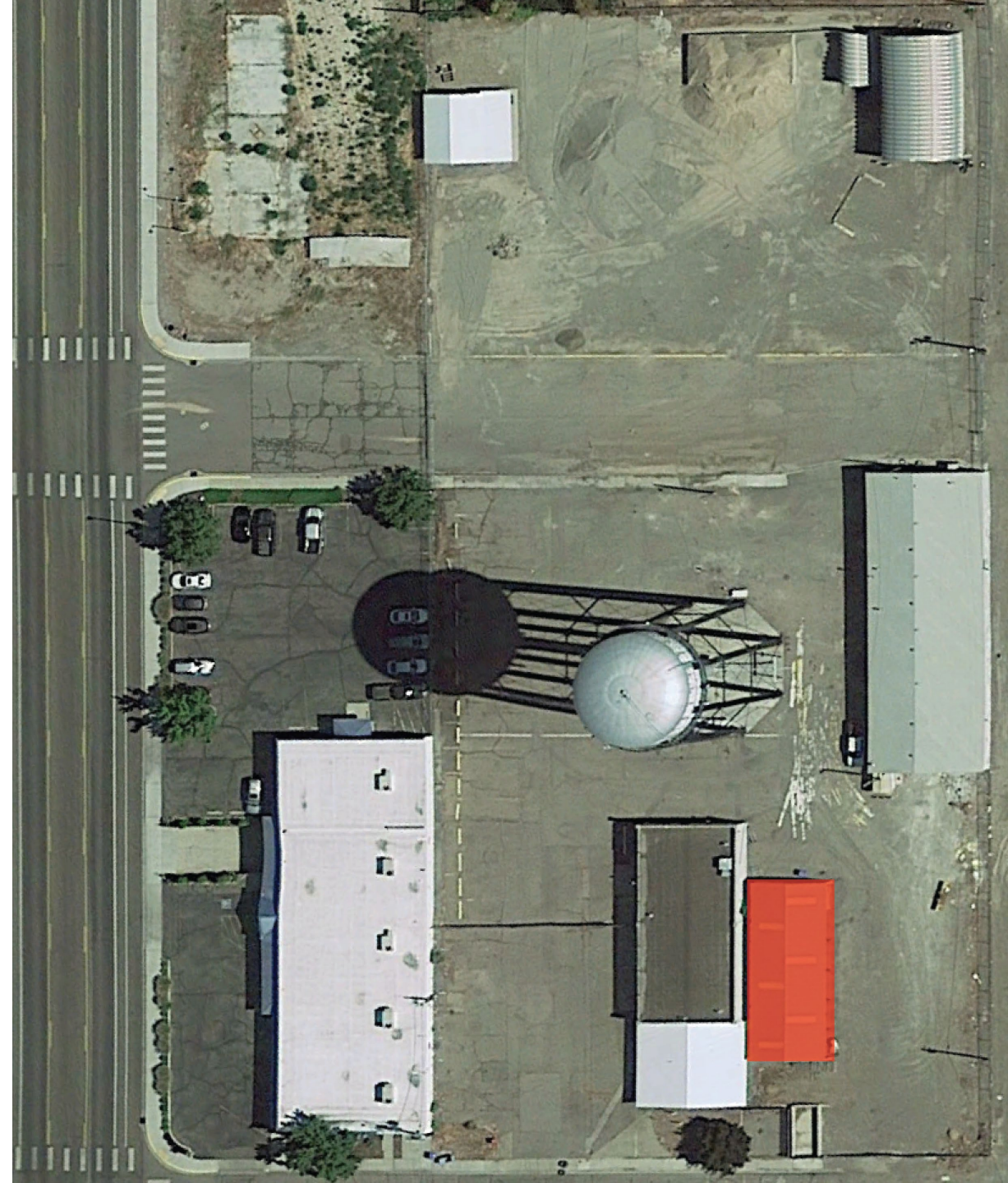
- Small and large classrooms
- Large area for practical classes out of the elements
- Office space for resource library, registration, etc.
- Restroom facilities including showers





Area 2

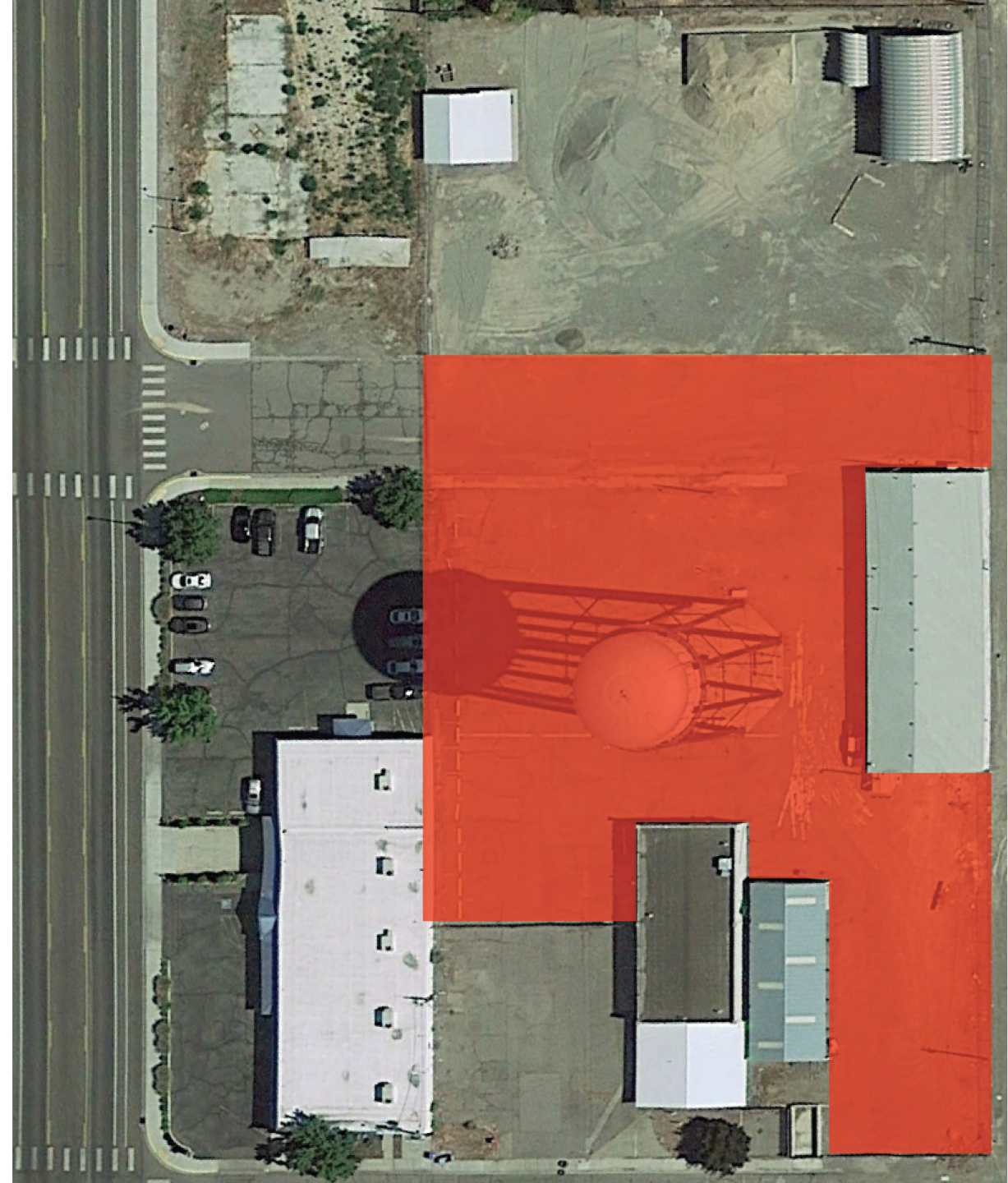
- Storage space for the technical resource and mass casualty resource trailers
- Indoor storage for training props
- Bay parking training space





Area 3

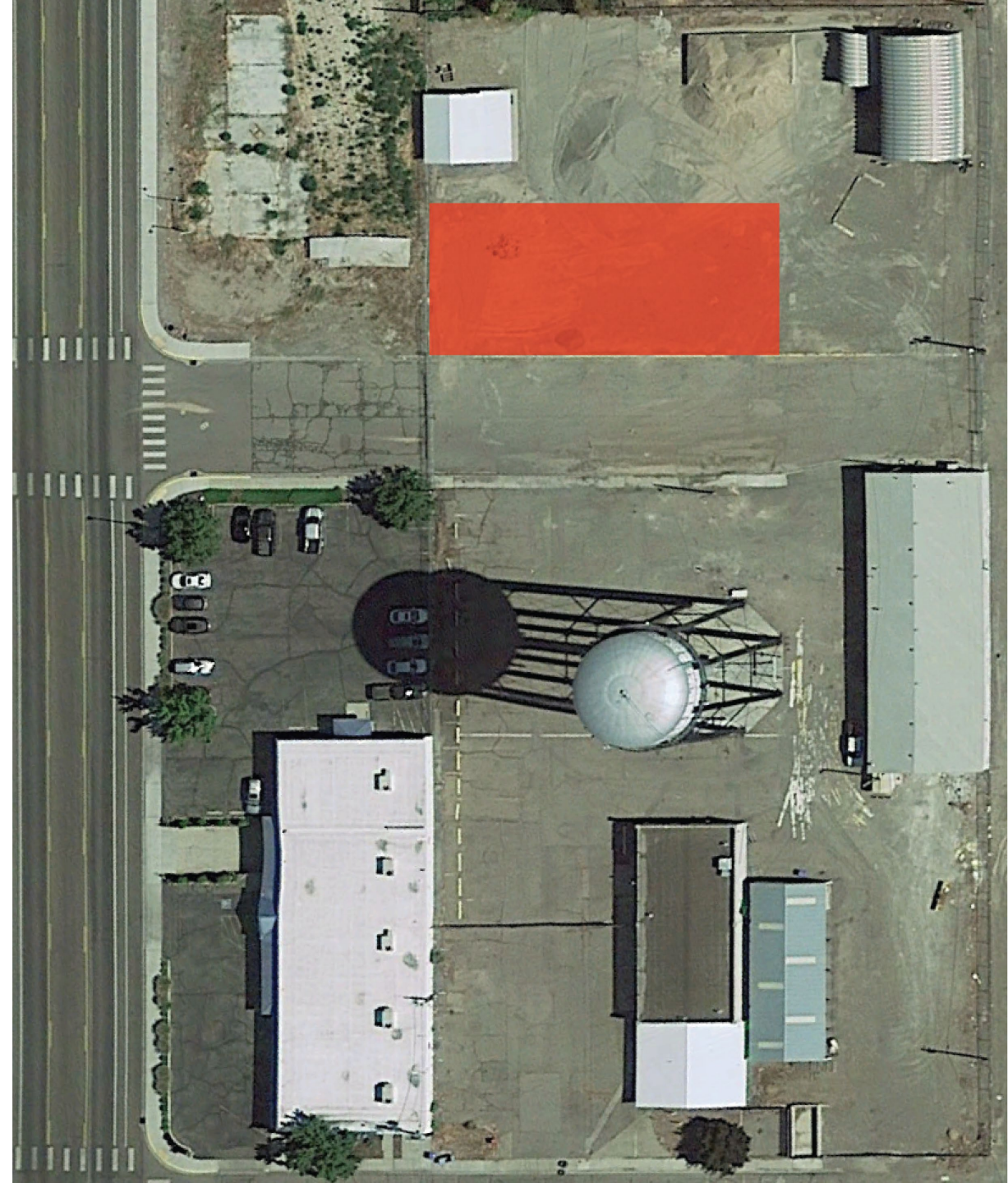
- Driving course for Emergency Vehicles Operator Course training
- Designated spaces for prop training
 - Extrication
 - Forcible Entry
 - Ventilation
 - Roof Props
 - Car Fires
 - Hose Lays
 - Water Supply





Area 4

- Training Tower
 - Burn Cell
 - Roof Entry
 - Ventilation
 - Rappelling







The Value of a Training Facility

ANSWERING THE “WHY?”

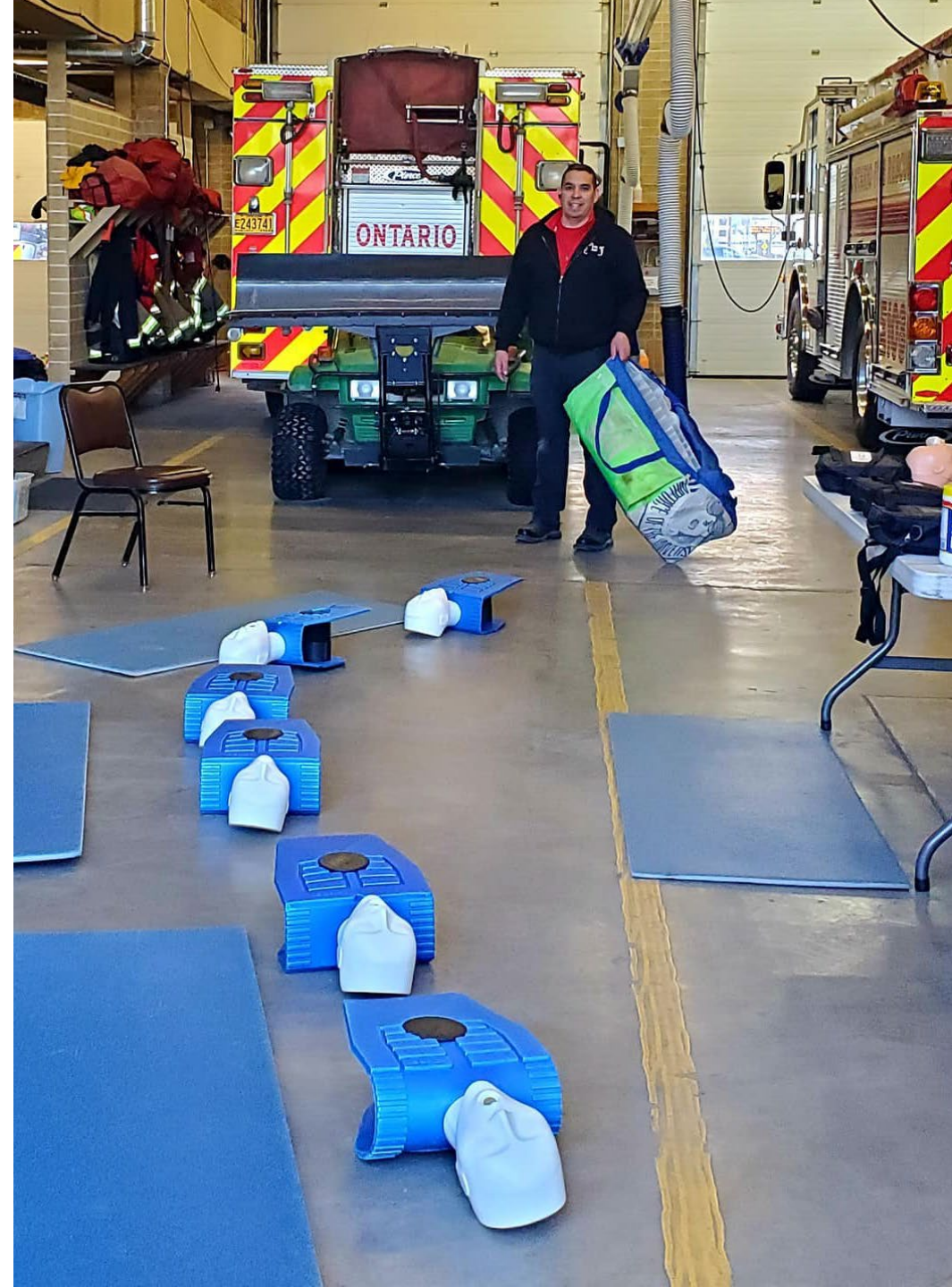
Training Hours

- High-risk occupation with lives at stake
- Required Training
 - Firefighting: 60-72 hours annually
 - EMT: 160 hours up front; 20 hours bi-annually
 - Hazmat: 24-50 hours bi-annually



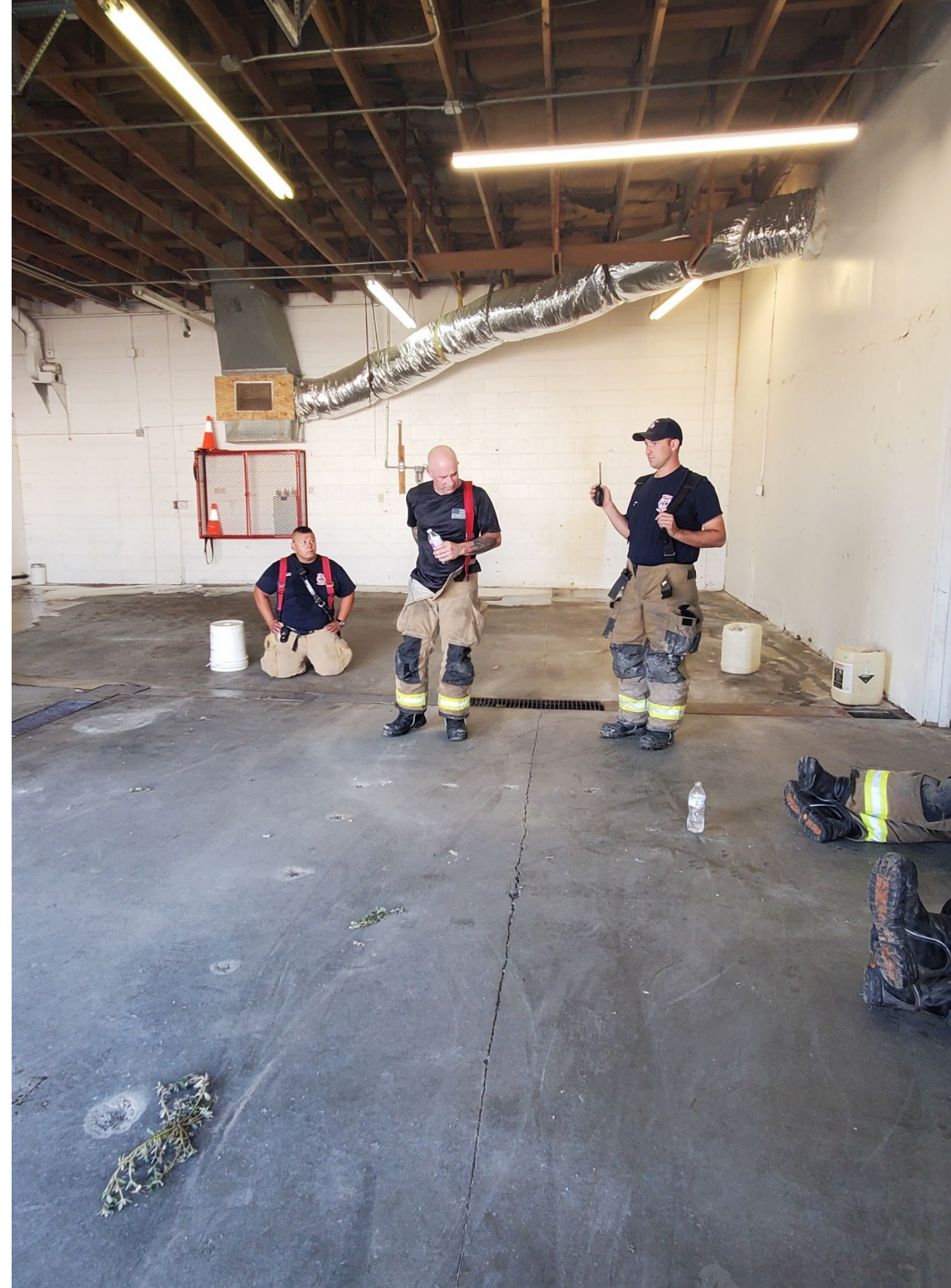
Safe and Consolidated Location

- Limited space for training at City Hall/Station 2
 - Classroom space unavailable due to other meetings
 - Unsafe spaces such as the parking lot must be used
 - Rigs must be moved in and out of bays to create more space
- Need an area that's well-suited for training
 - Fire
 - Noise
 - Equipment
- Specific training needs



Backup Emergency Operations Center

- Viable option if City Hall is out of commission.



Adds Value to the Whole Community

- Central training space available for departments, agencies, and organizations across the Western Treasure Valley.
- Letters of Recommendation
 - Rural Fire Protection District
 - Payette Fire Department
 - Ontario Police Department



Up-Front Costs

- Year 1: Approx. \$10,000
 - Building repair/maintenance
 - Office equipment
 - Material surplus/in-kind labor used to keep costs down
- Year 2: \$745
 - Additional office equipment (if necessary)
- Year 3: \$235,000
 - Tower structure with concrete pad

**Full cost breakdown provided.*



Operational Costs

- Gas/Electric
 - Estimated for use are approximately \$700 annually.
- Insurance
 - The city currently pays \$690.46 annually for property insurance costs of the buildings that will be used. An additional \$[Pending CIS] is estimated for the tower insurance costs.
- Maintenance
 - Maintenance and upkeep of the property will be taken care of by Ontario Fire and Rescue staff as part of their job duties.



Area	Room	Activity	City Cost	Year	Notes	Reference
	1A Entrance	Computer	\$ 580.00	1		Link
	1A Entrance	Printer	\$ 70.00	1	All-in-one	Link
	1A Entrance	Office Supplies	\$ -	1	City surplus available	
	1A Entrance	Chairs	\$ -	1	City surplus available	
	1A Resource Library	Shelves	\$ 160.00	1	x4	Link
	1A Office	Desk	\$ 50.00	1	Check surplus or thrift	
	1A Office	Chairs	\$ -	1	City surplus available	
	1A Office	Computer	\$ 580.00	2		Link
	1A Office	Office Supplies	\$ -	1	City surplus available	
	1A Office	White Board	\$ 165.00	2	6'x4'	Link
	1A Bathroom 2	Clean Sink	\$ -	1	In-kind labor	
	1A Bathroom 2	Clean Fan	\$ 100.00	1	In-kind labor	
	1A Small Classroom	White Board	\$ 165.00	1	6'x4'	Link
	1A Small Classroom	TV	\$ 200.00	1	43"	Link
	1A Small Classroom	Tables	\$ -	1	Association surplus available	
	1A Small Classroom	Chairs	\$ -	1	City surplus available	
	1B Large Classroom	Remove Rooms	\$ -	1	In-kind labor	
	1B Large Classroom	Pressure Wash Floor	\$ -	1	In-kind labor	
	1B Large Classroom	Clean drain	\$ -	1	In-kind labor	
	1B Large Classroom	Treat Floor	\$ 1,000.00	1	In-kind labor	
	1B Large Classroom	Repair Lighting	\$ 400.00	1	In-kind labor	
	1B Large Classroom	Paint Walls	\$ 250.00	1	In-kind labor	
	1B Large Classroom	Projector	\$ 600.00	1		
	1B Large Classroom	Projector Screen	\$ -	1	City surplus available	
	1B Large Classroom	Tables	\$ -	1	City surplus available	
	1B Large Classroom	Chairs	\$ -	1	City surplus available	
	1B Large Classroom	White Board	\$ 235.00	1	8'x4'	Link
	1B Large Practical Room	Paint Walls	\$ 250.00	1	In-kind labor	
	1B Large Practical Room	Treat Floor	\$ 1,000.00	1	In-kind labor	
	1B Large Practical Room	Cover Trench	\$ 200.00	1	Steel plate	
	1B Large Practical Room	Repair Lighting	\$ 400.00	1	In-kind labor	
	1B Large Practical Room	White Board	\$ 235.00	1	8'x4'	Link
	1B Large Practical Room	TV	\$ 200.00	1	43"	Link
	1A Exterior	Repair Lighting	\$ 200.00	1	LED	
	1A Exterior	Sign	\$ 300.00	1		
	2 Outdoor Bays	Sweep	\$ -	1	In-kind labor	
	2 Indoor Bay	Replace Locks	\$ 50.00	1		
	2 Indoor Bay	Replace Overhead Door	\$ 2,000.00	1		
	3 Exterior	Remove Concrete Mixing Station	\$ 150.00	1	In-kind labor	
	Yard Tower	Drill Tower	\$ 220,000.00	3		
	Yard Tower	Concrete Pad	\$ 15,000.00	3	1,500 sq. ft.	
	Yard N/A	Trash/Weed Cleanup	\$ 150.00	1	In-kind labor	
	Yard N/A	Security Cameras	\$ 800.00	1		
	Yard N/A	Remove Conduits	\$ -	3	In-kind labor	
Total			\$ 245,490.00			



Commitment

Openness

Respect

Efficiency

July 21, 2021

Dear City Council and City Manager, Adam Brown:

As the Ontario Rural Fire Protection District #7-302, we feel compelled to write this letter in support of a new training facility for Ontario Fire & Rescue Department. We are strong supporters of the continued training of these amazing men and women, who day in and day out put their lives in harm's way in order to selflessly assist this magnificent community. It is our understanding that the old public works shop, if converted to a new training facility, would be beneficial to both Ontario Police Department as well as Ontario Fire Department and other city departments as well. Its central location would also benefit many agencies from the surrounding areas.

We have offered in the past and are willing to financially support portions of this project, if needed, to ensure the continued training/education of our public safety employees. We feel that by providing a safe place for training, the proficiency of our staff will be enhanced therefore keeping them and our community safe for many years to come. The safety of our staff is our top priority. The need to be able to train our staff in the most realistic situations that will then provide the best results for action in an emergency situation.

Thank you,

Chairman, Clayton Kramer

Secretary/Treasurer Monty Culbertson

Vice-Chair Larry White

Board Member Dan Tschida

Board Member Mike Derrick



Commitment

Openness

Respect

Efficiency

July 21, 2021

Dear City Council,

My name is Monty Culbertson and I have been a rural fire board member for over 15 years. I'm writing this letter in support of a new training grounds for the Ontario Fire & Rescue department. I strongly feel that safety is very important for our fire fighters and one way to ensure their safety is for them to have a place to train. A trained fire fighter makes for a safe fire fighter. It is through training that safety becomes second nature to them, thus ensuring that they return home to their families as well as being a bigger asset to the community, both rural and urban.

There is no way to place a monetary value on a fire fighter's safety and well-being. Bottom line, I would hate to have them miss out on an opportunity to have a local place to train.

Thank you,

A handwritten signature in black ink that reads "Monty Culbertson".

Monty Culbertson
Rural Board Secretary/Treasurer



Is it Feasible to have a local training Center? YES

In order to adequately prepare and effectively train our community firefighters we need to have a training facility locally in our area. There are numerous departments that do not have the time, resources or the funding to send trainees to outside training facilities. Travel time alone can result in two to 6 hours commuting to and from training centers, along with the expense of housing and meals. In addition to the previous statement, it also results in a strain on the community departments with lack of availability of manpower in the event of a fire, which in turn results in a negative relations withing the community.

Our local departments have high standards that are essential to safety and dependability. We can train our firefighters in a safe and controlled environment that minimizes the risk in situations that are not often encountered on a daily basis, prevent injuries, improve techniques, sharpen skills and learn how to utilize new equipment, "IF" we had a local training facility for fire departments. We can be more efficient and effective while sharpening the skills of our local departments within our own training center if the facility was available.

Save time and money for our departments and allocate funding for a local training center. It is vital to the fire departments, firefighters and to the communities we serve.

Thank you,

Scott Stewart

Captain Training Officer, Fruitland Fire Department



ONTARIO POLICE DEPARTMENT

444 SW 4TH STREET, ONTARIO, OR 97914

OFFICE: (541) 881-3225 DISPATCH: (541) 473-5125 FAX: (541) 889-3026

Steven Romero
Chief of Police

Letter of Support

July 21, 2021

City of Ontario, City Council
City of Ontario, Budget Committee
City Manager, Adam Brown
Fire Chief, Terry Leighton

Dear city leaders and stakeholders,

I am writing to urge your support for funding for Ontario's multi-discipline, multi-agency training center project being steered by the Ontario Fire & Rescue Services. For over 30 years, public safety agencies have worked diligently to enhance public safety across all disciplines, often providing the critical link through mutual aid that helps close the capacity gap that exists in rural communities. A dedicated multi-discipline, multi-agency training facility would:

- Allow for consistent training for nationally supported Incident command systems (ICS),
- Allow our region to meet National Incident Management System objectives,
- Create a framework for coordinating information sharing among State, Federal, Tribal, and Local Law Enforcement,
- Improve coordination and cooperation between public and private entities, and
- Provide up to date critical incident training for "High Risk-Low Frequency" events (Active shooters, natural disasters, train accidents, etc.).

Being among the states with the lowest number of law enforcement officers per capita in the country means that Oregon law enforcement must be efficient to be effective in serving the public; the services provided through a joint training cadre will be a vital part of that effort.

Thank you for the opportunity to express my support for the Ontario Public Safety Training Center.

Respectfully,

Steven Romero

"Commitment-Openness-Respect-Efficiency"

Steve Castenada
Fire Chief



600 North 16th Street
Payette, Idaho 83661
208-642-6028

PAYETTE FIRE DEPARTMENT

To whom this may concern,

I am writing this letter supporting Chief Terry Leighton of the Ontario Fire Departments request to build a Firefighter training facility.

I myself and all of the Payette Fire Department staff would like to promote this request due to the invaluable resource this would add to the fire service as well as other emergency departments.

Ontario is a centralized location for all of our surrounding departments in the SRV (Snake River Valley) and has always been our location of choice for holding the SRV yearly Firefighter Essentials training usually located at the Treasure Valley Community College campus.

Previous years they have been unable to accommodate us due to the Pandemic and scheduling conflicts. In those years where we were unable to use the campus, we used the Nampa Fire Departments training facility. Using their facility increased the commute for many of the local departments including our own.

By building a training facility dedicated to the invaluable hands-on training we can maintain Ontario as a centralized location again. This would allow for many departments in the SRV to reduce the commute such as Council and our new addition to the SRV, New Meadows. For some departments this is the only live training they will receive for the year. A more centralized location would reduce the burden of traveling departments as well as add the opportunity to handle more students.

In addition, by building the training facility in Ontario we would be keeping more money locally. Lodging, food, and local shops would benefit from neighboring departments attending training. The training facility would allow department's greater opportunity to either host training and or attend training that would directly be put back into the communities we serve.

In closing, I believe that this would be an invaluable resource to the Emergency services community of Ontario, the citizens we serve, as well as all of the surrounding communities and their departments in the Snake River Valley area.

Chief Steve Castenada

Payette Fire Department



City of Vale, Oregon

July 24, 2021

Ontario City Council,

I am writing this letter of support for a regional fire training facility because I realize that there is a need to have such a place that our fire departments can utilize to train, without having to leave the area, to gain the valuable experience needed to have a well-prepared staff. With effective and consistent training, our area fire departments can improve their ability to provide the necessary protection for life and property to the areas in which they are assigned. There is no substitute for real-life training as it is the cornerstone for successful fire service delivery. Fire training provides department members the tools necessary to professionally respond to and handle emergencies. As a firefighter in the United States Air Force, I spent 8 years working and training with others who I counted on daily to have the abilities needed to meet the demand presented during an emergency. Those abilities are gained through continuous professional development, and having a dedicated facility would provide the opportunity for training in those real-life scenarios.

Currently, our area fire departments are limited in their ability to provide structural fire fighting training to their staff. Education is presented through lecture and classroom activities or outside by completing hose laying drills on empty streets and parking lots. Advanced training would be available with a training facility close by. Developing a consortium of area fire departments to come together and create a state-of-the-art facility would meet the needs of the entire county and surrounding area which is something I fully support.

Thank you for your time,
Mayor Tom Vialpando



**AGENDA REPORT
OLD BUSINESS
July 27, 2021**

To: Mayor and City Council

FROM: Erik Hartley, Airport Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: HANGAR INCENTIVE PROGRAM

DATE: June 24, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE THE HANGAR INCENTIVE PROGRAM WHEREBY A NEW HANGAR CONSTRUCTION'S ANNUAL LEASE FEE IS WAIVED FOR TWO YEARS.

SUMMARY:

As the Western Treasure Valley continues its expansion, the Ontario Municipal Airport is seeking to provide an incentive for people to build at the airport. With the cost of construction hitting all-time highs, the airport would like to do what it can to help the aviation community build at this airport.

BACKGROUND:

The Airport Advisory Committee voted in favor of bringing this program before the City Council due to the growing valley, interest in this airport, and the rising cost of construction.

CURRENT SITUATION:

The airport currently has 4-5 new construction possibilities, with even more seeking to hold PDAC meetings to work through ideas and cost.

ANALYSIS:

- A. **STRATEGIC PLAN** The incentive program would offset the costs of building, and show good faith to those interested in building at the airport. Two years off of a land lease agreement would pay in comparison to the income generated over 20 years by having a new tax base.
- B. **FINANCIAL** If approved, the city would not collect the resulting land lease agreement for two years. However, they would create a new tax income for 20 years.

- C. **TIMING** Time is of the essence on this application as the aviation community wants to pull a building permit and start construction as soon as they receive their approval.
- D. **POLICY/LEGAL** Airport management makes recommendations to the City Council. If the City Council approves the action, the airport would begin to advertise this program.

ALTERNATIVES:

The City Council could take no action in which case we would not be incentivizing any new development.

RECOMMENDATION:

Staff recommends the City Council approve the Hangar Incentive Program.

ATTACHMENTS:

None



**AGENDA REPORT
NEW BUSINESS
July 27, 2021**

To: Mayor and City Council

FROM: Tori Barnett, City Recorder

THROUGH: Adam J. Brown, City Manager

SUBJECT: **RESOLUTION #2021-127: ABSTRACT OF VOTES - SPECIAL RECALL ELECTION
(ALFREDO "FREDDY" RODRIGUEZ)**

DATE: July 6, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL ADOPT RESOLUTION #2021-127, A RESOLUTION ACCEPTING THE ABSTRACT OF VOTES FOR THE JULY 6, 2021 SPECIAL ELECTION: RECALL ALFREDO "FREDDY" RODRIGUEZ.

SUMMARY:

The City Council needs to adopt the resolution accepting the Abstract of Votes as provided by the County Clerk, reflecting the results from an election.

BACKGROUND:

A group of Ontario citizens filed a Petition to recall Councilor Alfredo "Freddy" Rodriguez from office.

After obtaining the required number of valid signatures, a special election was called by the Malheur County Elections Official for July 6, 2021, and ballots were distributed to Ontario's registered voters.

The results of the election were to recall Mr. Rodriguez, effective upon the certification of the election results. Certification occurs when the local elections official receives the abstract of votes from the county elections official.

CURRENT SITUATION:

The abstract of votes has been received from the County Elections Official, and has been accepted by the local elections official, thereby certifying the results of the election. This resulted in the recall of Alfredo "Freddy" Rodriguez from office, effective July 22, 2021.

ANALYSIS:

- A. **STRATEGIC PLAN** Not affected.
- B. **FINANCIAL** There is no cost associated with the action of accepting the abstract; however, by statute the overall recall election costs had to be born by the city, and were estimated at approximately \$5,000; however, it is believed the cost will be even lower based on a lack of voter turnout.
- C. **TIMING** Adopting the resolution which accompanies the certified abstract of votes will close out the action of the recall election on Alfredo "Freddy" Rodriguez.
- D. **POLICY/LEGAL** Adoption of a resolution by the City Council reflecting the results of an election has been past practice.

ALTERNATIVES:

The Council could opt to not adopt the resolution; however, this will not alter the results of the election as presented by the Malheur County Elections Clerk.

RECOMMENDATION:

Staff recommends adoption of Resolution #2021-127.

ATTACHMENTS:

- 1. Reso #2021-127 Recall (Rodriguez) Election Results
- 2. abstract



RESOLUTION #2021-127

A RESOLUTION ACCEPTING THE ABSTRACT OF VOTES FOR THE JULY 6, 2021, SPECIAL ELECTION: RECALL ALFREDO “FREDDY” RODRIGUEZ

WHEREAS, at a special recall election held in the City of Ontario, Oregon, on July 6, 2021, there was submitted to the voters the petition to recall Councilor Alfredo “Freddy” Rodriguez from office; and

WHEREAS, the City Elections Official has received the canvas of votes from the Malheur County Elections Official, and has found as follows:

<u>YES TO RECALL</u>	<u>NO TO RECALL</u>
1,570	216

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council to adopt the results from the Special Recall Election of Alfredo “Freddy” Rodriguez held July 6, 2021, as listed below:

1. Alfredo “Freddy” Rodriguez has been recalled from office.
2. Alfredo “Freddy” Rodriguez’s last day in office was July 22, 2021.

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this 27th day of July 2021, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 27th day of July 2021.

SIGNED

ATTEST

Riley J. Hill, Mayor

Tori Barnett, MMC, City Recorder

Page 1 of 1 Pages								SER 900	
Office or Measure City of Ontario RECALL		STATE OF OREGON ABSTRACT OF VOTES							
County Malheur									
Election Election									
Precinct	Yes	No	Over	Under					
1 - Ontario 1	490	67	0	1					
2 - Ontario 2	357	55	0	0					
3 - Ontario 3	336	46	1	0					
4 - Ontario 4	400	49	0	1					
5 - Applegate									
6 - Fair/Ontario Heights									
7 - Butte/Cairo									
8 - City of Nyssa									
9 - Rural Nyssa									
10 - City of Adrian									
11 - Rural Adrian									
12 - City of Vale									
13 - South Rural Vale									
14 - North Rural Vale									
15 - Willowcreek									
16 - Brogan									
17 - Ironside									
18 - Harper									
19 - Juntura									
20 - City of Jordan Valley									
21 - Rural Jordan Valley									
22 - Arock									
23 - McDermitt									
24 - Annex/Huntington/ Farewell Bend									
TOTAL	1,583	217	1	2					
Percent Turnout									
28.80%									
I certify the votes recorded on this abstract correctly summarize the tally of votes at the election indicated.					Signature of County Clerk Hayden Trotter			Date of Abstract July 21, 2021	
ABSTRACT OF VOTES AT GENERAL AND SPECIAL ELECTIONS					ABSTRACT OF VOTES AT PRIMARY ELECTIONS				
Votes cast for governor must be on separate page or pages (ORS 254.545)					Separate sheets for Democratic, Republican, Nonpartisan and other candidates. Separate sheets for candidates for city, county (including precinct) and state offices.				



**AGENDA REPORT
NEW BUSINESS
July 27, 2021**

To: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Adam J. Brown, City Manager

SUBJECT: RESOLUTION #2021-125: AIRPORT SECURITY IMPROVEMENTS

DATE: July 6, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE RESOLUTION #2021-125: A RESOLUTION TO APPROPRIATE NECESSARY FUNDING FOR AIRPORT SECURITY IMPROVEMENTS.

SUMMARY:

Attached is Resolution #2021-125.

BACKGROUND:

The Airport was awarded an additional \$13,000 in CARES Act funding. This was unexpected and not budgeted in the 2021-2022 budget. These funds are required to be used for airport operating costs. This frees up an additional \$13,000 in the budget.

CURRENT SITUATION:

Staff would like to use the additional funding to purchase 3 security cameras that will add cameras along fence lines that are low and adding cameras that point at the gates (similar to the north entrance).

The bid for the cameras (which is an addition to our existing camera system) came in at \$14,492. This is over the \$13,000 of additional freed up expenses. The additional \$1,492 will come out of the minor airport improvement budget.

This project was recommended by the airport committee.

ANALYSIS:

- A. **STRATEGIC PLAN** Growth and improvements at the Ontario Municipal airport is part

of the Ontario 2019-2023 strategic plan, Growth strategy.

- B. **FINANCIAL** There is an unexpected CARES revenue source of \$13,000 that will free up some operation costs. The cost of the cameras will be \$14,492, so a net difference of \$1,492.
- C. **TIMING** Staff would like to purchase and install the cameras as soon as possible.
- D. **POLICY/LEGAL** A formal resolution approved by the City Council is required to expend funds per ORS 294.

ALTERNATIVES:

A. Take No Action - The Council could take no action on this matter; this would not allow additional cameras to be installed at the airport.

RECOMMENDATION:

Staff recommends approval of Resolution #2021-125.

ATTACHMENTS:

- 1. Ontario Airport
- 2. Resolution #2021-125 SECURITY IMPROVEMENTS



Day Wireless Systems
1668 E Franklin Road Suite #130
Meridian ID 83642-4884
United States

Quotation# Q015388

Date 06/14/2021
Terms NET 30
Expires 07/14/2021
Representative
Direct Phone
E-Mail JEJackson@daywireless.com
Shop Phone (208) 323-1976
Customer Contact
Contact Phone

Bill To

Ontario City Of
Accounts Payable
444 SW 4Th Street
Ontario OR 97914

Ship To

Ontario City Of
444 SW 4Th Street
Ontario OR 97914

Quantity	Description	Rate	Amount
2	Verkada Outdoor Bullet Camera	1,709.00	3,418.00
1	Verkada Outdoor Dome Camera	1,439.00	1,439.00
1	Verkada Camera Mounting Hardware for side and pole mounts	713.00	713.00
3	3 Year Camera License	449.00	1,347.00
1	Point to Point System with mounting, hardware, and cabling	1,675.00	1,675.00
1	Labor to set up and test equipment in house, travel to and from airport, install camera system, install point to point system, and test upon completion	5,780.00	5,780.00
1	Shipping	120.00	120.00
		Total	\$14,492.00

LEGAL NAME OF PURCHASER

P.O. NUMBER

AUTHORIZED SIGNATURE

DATE

ORDERS SUBJECT TO SHIPPING & HANDLING AND SALES TAX IF APPLICABLE - TERMS SUBJECT TO CREDIT REVIEW
THIS QUOTE IS SUBJECT TO REVIEW BY MANAGEMENT FOR COMPLETENESS AND ACCURACY

* Please reference Quotation # on correspondence and purchase orders. Prices firm for 30 days unless otherwise stated *
* \$25 NSF Charge - 20% Restocking Fee - 1.5% Late Fee *



RESOLUTION #2021-125

A RESOLUTION TO APPROPRIATE NECESSARY FUNDING FOR AIRPORT SECURITY IMPROVEMENTS

- WHEREAS,** The City would like to install some additional security cameras at the airport which will cost \$14,492; **and**
- WHEREAS,** The city also received unexpected revenues of \$13,000 from CARES Act Funding to be used for operational costs; **and**
- WHEREAS,** The City desires to modify the 2021-2022 Airport budget in order to pay the necessary expenditures.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council, to approve the following adjustment to the fiscal year 2021-2022 budget:

Line Item	Item Description	FY 21-22 Budget	Amount of Change	Adjusted Budget
AIRPORT FUND				
120-000-441451	CARES Act Funding	\$ -	\$13,000	\$13,000
120-006-712108	Security Improvements	\$ -	\$14,492	\$14,492
120-006-619000	Minor Airport Improvements	\$8,000	(\$1,492)	\$6,508

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this 27th day of July 2021, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 27th day of July, 2021.

Riley J. Hill, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder



**AGENDA REPORT
NEW BUSINESS
July 27, 2021**

To: Mayor and City Council

FROM: Adam J. Brown, City Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: RESOLUTION #2021-129: ENTERPRISE ZONE RENEWAL

DATE: July 12, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE RESOLUTION 2021-129, A RESOLUTION TO RE-DESIGNATE THE MALHEUR COUNTY ENTERPRISE ZONE.

SUMMARY:

The Malheur Enterprise Zone must be renewed to retain the competitive benefit of the market incentives provided by the Enterprise Zone. Malheur County Development has taken the initiative to initiate this and City Council action is required.

BACKGROUND:

The City has had a federally designated Enterprise Zone as far back as 1986. The core benefits of an enterprise zone are tax credits for capital investment, property tax abatements, research and development, new jobs, and hiring local workers. Enterprise Zones are a way of incentivizing economic activity which has proven to be effective.

Malheur County Economic Development has facilitated the Enterprise Zone on behalf of Malheur County. They have followed the necessary steps to both retain the enterprise zone across Malheur County and to renew its designation.

CURRENT SITUATION:

The enterprise as it is currently constituted must be renewed. The attached maps show what parts of the City of Ontario qualify to be included in the Enterprise Zone.

Malheur County Economic Development has prepared the paperwork for submission, held public comment periods, and stakeholder feedback opportunities as required for renewal of the Enterprise Zone.

ANALYSIS:

- A. **STRATEGIC PLAN** The Enterprise Zone meets the Growth goal of the Ontario Strategic Plan, strategy 2 to prepare the city for expansion, and the activity "Incentives for property improvement." The enterprise fits very high on the strategic plan alignment.
- B. **FINANCIAL** The financial impact is the forgone property taxes for a period of four years. If the incentive works to change the market; however, this would accelerate development of the property and provide development that would otherwise not take place.
- C. **TIMING** Malheur County Development has fulfilled the requirements for the renewal and it is now incumbent upon the cities to adopt the resolutions of support for their involvement in the Enterprise Zone.
- D. **POLICY/LEGAL** The resolution of support can only be approved by the City Council.

ALTERNATIVES:

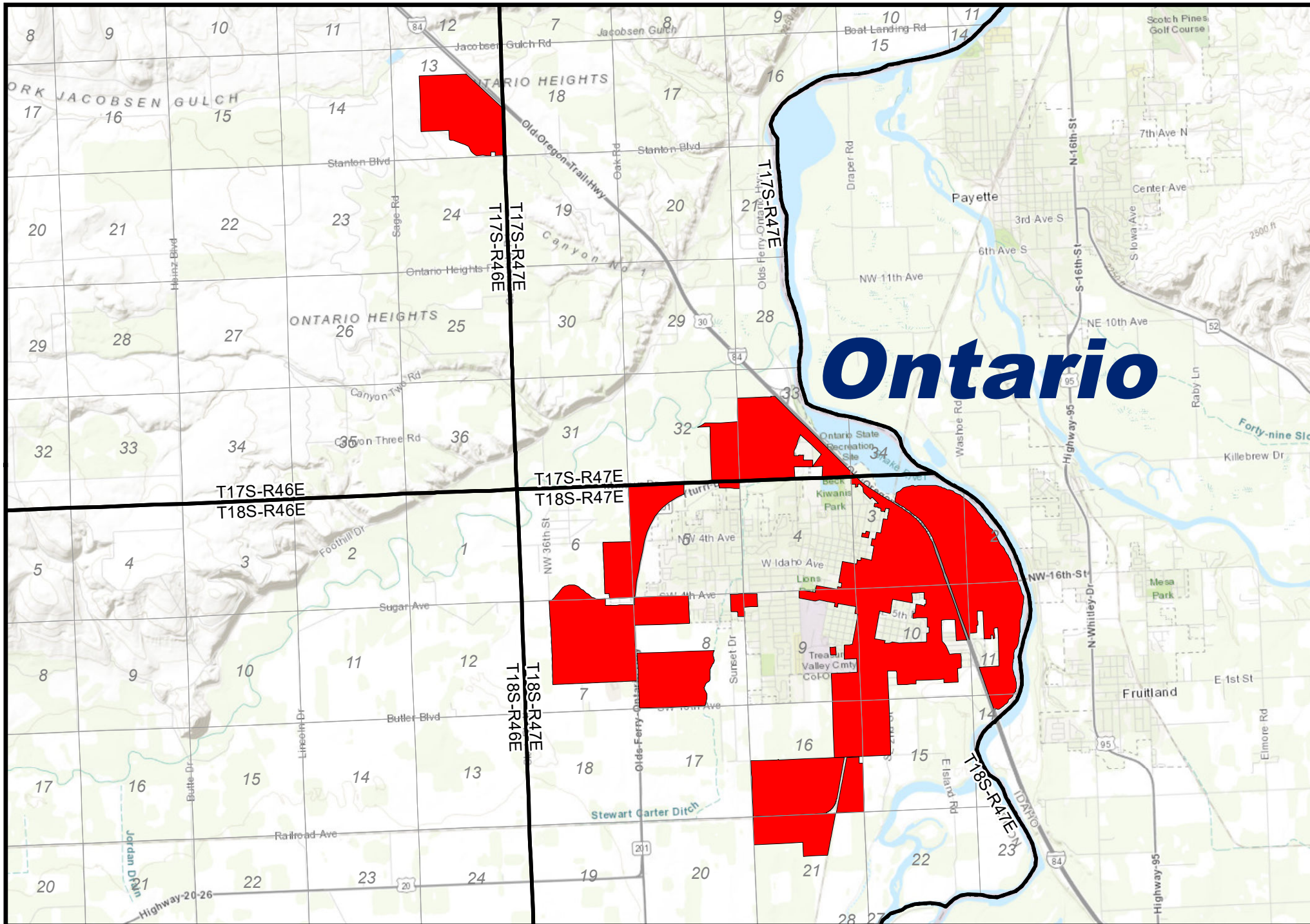
Take No Action: We may lose the Enterprise Zone designation which would make us less competitive for many proposed developments.

RECOMMENDATION:

Staff recommends approval of Resolution 2021-129, a resolution to re-designate the Malheur County Enterprise Zone.

ATTACHMENTS:

- 1. EnterpriseZone_Ontario
- 2. EnterpriseZoneMap
- 3. Reso #2021-129 Enterprise Zone Renewal_7 27 2021

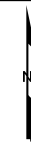


06/25/2021



Ontario Enterprise Zone

0 1
Miles





10

2017 EnterpriseZone =10.2379 sq.mi.



RESOLUTION 2021-129

A RESOLUTION TO RE-DESIGNATE THE MALHEUR COUNTY ENTERPRISE ZONE

- WHEREAS:** The City of Ontario is sponsoring an enterprise zone designation jointly with the Cities of Nyssa, Vale, and Ontario, Oregon and Malheur County, Oregon; and
- WHEREAS:** The County has formally advised and received consultation from the Oregon Business Development Department (OBDD) according to ORS 285C.078; and
- WHEREAS:** The municipal corporations, school districts, special service districts, that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of this enterprise zone were sent notice and invited to a public meeting on June 22nd, 2021, regarding its designation, in order for the sponsoring governments to effectively consult with these other local taxing districts; and
- WHEREAS:** This enterprise zone has a total area of 10.2379 square miles; it meets other statutory limitations on size and configuration, and it is depicted here on drawn-to-scale maps in Exhibit A, and its boundary is described in Exhibit B; and
- WHEREAS:** The City of Ontario shall fulfill its duties and implement provisions jointly with other cosponsors under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law, including but not limited to having appointed a local enterprise zone manager, and to preparing a list or map of local, publicly owned lands and buildings in this enterprise zone for purposes of ORS 285C.110; and
- WHEREAS:** Designation of this enterprise zone does not grant or imply permission to develop land inside it without complying with jurisdictional zoning, regulatory and permitting processes and restrictions; nor does it indicate any intent to alter those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the state of Oregon Land Conservation and Development Commission (LCDC); and
- WHEREAS:** The availability of enterprise zone exemptions to businesses that operate hotels, motels or destination resorts would help diversify local economic activity and facilitate the expansion of accommodations for visitors, who in turn will spend time and money in the area for business, recreation, or other purposes; and
- WHEREAS:** The City of Ontario is interested in encouraging new business investment, job creation, higher incomes for local residents, greater diversity of economic activity, and the City of Ontario appreciates the impacts that the designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein; and

WHEREAS: The proposed enterprise zone contains significant land that is reserved for industrial use, as indicated by land use zoning map(s) with the application, consistent with Comprehensive Plan(s) acknowledged by the Land Conservation and Development Commission, such industrial sites are accessible, serviced, or serviceable, and otherwise ready for use and further development.

NOW THEREFORE BE IT RESOLVED:

Under ORS 285C.065, the City of Ontario does hereby re-designate an Oregon enterprise zone to be named: The Malheur County Enterprise Zone, jointly with the Cities of Nyssa, Vale, and Ontario, Oregon and Malheur County, Oregon; the boundary and area of which are described in the exhibits.

Greg Smith, Malheur County Economic Development Contractor is authorized to submit documentation of this enterprise zone re-designation to OBDD on behalf of the zone sponsor for purposes of a positive determination in favor under ORS 285C.074.

Re-designation of this enterprise zone takes effect on July 1, 2021.

Greg Smith, Malheur County Economic Development Contractor is jointly appointed as the local zone manager for this enterprise zone.

BE IT FURTHER RESOLVED:

The City of Ontario does hereby request a grant of approval by the director of OBDD to waive the distance maximum of 25 miles overall and 15 miles between separate areas within the Malheur County Enterprise Zone under ORS 285C.120 (2) for purposes of this re-designation.

The City of Ontario in sponsoring the Malheur County Enterprise Zone exercises its option herewith under ORS 285C.070 that qualified property of and operated by a qualified business as a hotel, motel or destination resort shall receive the property tax exemption in the zone, and that such business firms are eligible for purposes of authorization in the zone.

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this 27th day of July 2021, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 27th day of July 2021.

ATTEST

Riley J. Hill, Mayor

Tori Barnett, MMC, City Recorder



**AGENDA REPORT
NEW BUSINESS
July 27, 2021**

To: Mayor and City Council

FROM: Adam J. Brown, City Manager

THROUGH: Adam J. Brown, City Manager

SUBJECT: PUBLIC WORKS SHOP: FUTURE USES

DATE: July 19, 2021

PROPOSED MOTION:

I MOVE THE CITY COUNCIL MOVE FORWARD WITH APPROVING A 40 MONTH LEASE WITH GELFIRE SYSTEMS LLC.

OR

I MOVE THE CITY COUNCIL MOVE FORWARD WITH APPROVING A 40 MONTH LEASE WITH GELFIRE SYSTEMS LLC AND DESIGNATE THE PROCEEDS FROM THE LEASE TO BE SET ASIDE FOR BUILD OUT OF THE REGIONAL TRAINING FACILITY.

OR

I MOVE THE CITY COUNCIL DESIGNATE THE PUBLIC WORKS FACILITY AS A FUTURE REGIONAL TRAINING FACILITY.

SUMMARY:

The former Public Works Department City Shop has been leased on and off for the last seven years. It has had two tenants for about 3 of the last seven years. Ontario Fire and Rescue has used the building and adjoining city grounds to train fire fighters. A proposal to lease the building was received by City staff from Gel Fire Systems LLC. The Council needs to consider whether to lease the building again or to leave it unleased and dedicate it to a regional training facility for Ontario Fire and Rescue and surrounding communities.

BACKGROUND:

The County Shop was put out of use when the City entered the contract with CH2MHILL who is now Jacobs. It was determined that vehicle maintenance would be farmed out to local repair shops. The building has been leased out, on and off, since 2014. The first lease of the shop was

about \$1,700 per month. The next lease between a discount on services and rent, it was approximately \$1,800 a month.

The facility has been vacant for just under a year. The fire department has been using the building as a training facility. They have long talked about using the property as a training facility within the department, within the Rural Fire Protection District, and members of the Snake River Valley Fire Departments Association. They have not consolidate all of those ideas on paper until now though.

CURRENT SITUATION:

Through several offers and counter offers staff negotiated a lease of \$1,950 per month. We believe this is within the current market rate for light industrial space of this kind. We have received an offer to lease the building for \$1,800 per month. A formal lease would have to be constructed, but the lessee has put forward the terms of the lease he is looking for in the attached letter of interest.

The terms being sought by the lessee in summary are:

- The Building and parking lot on the west side (a more detailed map is attached)
- A fence would be modified to the boundary in the attached map by the lessee
- Lessee will take on the maintenance, upkeep and cleaning, with only catastrophic failure to the roof and HVAC on the lessor's burden
- The City will maintain insurance on the building, but GelFire Systems will care liability insurance in the amount of \$1 million naming the City as additionally insured.
- Possession would be granted to GelFire Systems on September 1, 2021
- The term of the lease would be 40 months, meaning that the lease would end on December 31, 2024

After the lease ends, the lessee intends to be able to move in to a newly constructed facility, unless the City determines it wants to sell the property to the lessee. From other businesses run by the lessee, it appears that GelFire Systems would be a good tenant and custodian of the property.

GelFire Systems has explored other options in the city and has determined that their next best option if this space does not work out, is to build their own space. Construction prices are not favorable to doing that now though.

ANALYSIS:

- A. **STRATEGIC PLAN** This item meets the strategic goal of Growth. This lease would support a promising new business within the city. From an economic development perspective we are excited to have this business grow in the Ontario Community. GelFire Systems already has contracts with many federal agencies including the Bureau of Land Management, the Forestry Service, and California Fire and appears to

have a highly successful trajectory.

- B. **FINANCIAL** We believe the market rate for this space as light industrial land is around the negotiated amount of \$1,950 per month. The lessee will pay taxes and utilities on the property leased from the city. The lease will generate \$23,400 per year.

The plans for the Fire and Rescue Training Facility are not addressed in the five-year Capital Improvement Program. If the council were to allow the City Fire and Rescue Department to go forward retaining it for the training facility, we would look to collaborating with other communities to fund the improvements.

If the council were to lease it for the 40 months, the proceeds of the lease could be designated specifically for build out of the training center. The City could focus on other aspects of the training facility until the lessee vacates the building, at which point they could turn their focus toward having the building as training space.

- C. **TIMING** The perspective lessee would like the city council to act immediately to approve the terms of the lease, after which our attorney can draft the lease documents. GelFire Systems was ready to pursue other options for their fast growing company, but they would like the council to consider this option so they can make the best financial decision for their business.
- D. **POLICY/LEGAL** The City Council has the responsibility for approving leases of city owned property.

It is also the responsibility of the Council to consider the needs of public facilities like a fire training facility and allowing the staff to carry out those plans. Unfortunately we have not had the concept reduced to writings or drawings up until this time when a decision is necessitated.

ALTERNATIVES:

The Council could save the property for use as a regional fire training facility. Other fire departments are interested in using this as a fire training facility. This could help ISO ratings for each community that can claim it as a training facility, which should theoretically reduce insurance premiums for residents. Ontario is the largest Fire and Rescue Department in the Snake River Valley area and it makes sense to have it here because it is central to the surrounding communities.

RECOMMENDATION:

The City Manager recommends that the city retain the property for the fire training center.

Should the city feel inclined to approve the lease I believe it is a good proposal and good agreement for the City. We have negotiated it in good faith and believe the tenant will be a good fit for our facility.

If the council approves the lease I recommend that it be approved with the intent to use the funds generated by the lease to fund improvements to the training facility. This can be used as matching money to pursue other grants to build out the facility. The City Manager recommends that the space be designated for future use as a training facility for Ontario Fire and Rescue and their partners.

ATTACHMENTS:

1. LOI_CC_GFS Intent to Lease (002)_7 23 2021
2. 55 NE 2nd Ave site



July 23, 2021

Adam Brown
City Manager
City of Ontario
444 SW 4th St
Ontario OR 97914

Re: 55 NE 2nd Ave Lease

Adam

I appreciate you meeting with Donna and I Monday July 19 to discuss the possibility of Gelfire Systems leasing the old Public Works Office Building located at 55 NE 2nd Ave. After our walkthrough we would like to submit our intent to lease this property and ask that you and the Council discuss and approve a lease for 41 months beginning 09/01/2021 through 12/31/2024 to Gelfire Systems.

Gelfire Systems is currently renting a portion of the building located at 833 SW 30th St on a month-to-month basis and need to relocate as soon as possible due to possible redevelopment of that property. We also own a lot in the JMC Industrial Subdivision located on SW 19th Ave and have plans to build a facility for Gelfire Systems but due to disrupted supply chains and inflated building cost we would like to postpone this project for the time being.

The office and attached building located at 55 NE 2nd Ave would serve as an excellent location for Gelfire Systems for the next 41 months. Gelfire Systems would use the facility for the company's office and assembly facility allowing us to focus our immediate attention to building, marketing, and distribution of our Terra Torch with limited down time while we create the plans and build our future location in 2024.

Our assembly operation will have a very low impact on the existing building, property, and surrounding area. We have an excellent credit rating. Our history in property maintenance ensures that we; the owners of Gelfire Systems will keep this property clean, maintained and in excellent condition.

Gelfire Systems ensures the City of Ontario and its Departments that we will not interfere or obstruct in any way their operations outside the lease property lines and will be good neighbors to the surrounding area.

Please consider the following proposal for the building and property located at 55 NE 2nd Ave, Ontario OR 97914 known as the Old Public Works Office Building:

City of Ontario modifies existing property line in tax lot #6301 identifying GelFire Systems leased property line with security fence installed by GelFire Systems as shown in attachment.

GelFire Systems would lease the above building and property at a rate of \$1,950 a month for no less than 41 months, after 41 months, any extension or renewal would be subject to a 5% increase in monthly rent.

GelFire Systems can make an additional payment for the determined property tax to the City of Ontario or directly to Malheur County Assessor's office.

GelFire Systems would be responsible for ordinary repairs, standard maintenance of building and surrounding landscape. The City of Ontario would guarantee the roof and the HVAC system from catastrophic failure and the existing condition of the properties asphalt needs to be noted as being in poor condition. GelFire Systems will not require the City of Ontario to repair or refinish the existing asphalt, but it is agreed that GelFire will not be required to repair existing asphalt such as patch work or seal coat as well. There will be very little impact on the asphalt from GelFire Systems activity during the lease period.

City of Ontario would maintain its insurance policy on the building during the lease.

GelFire Systems would maintain liability insurance in the amount of \$1,000,000 naming the City of Ontario as additional insured. Insurance policy on personal and professional property will also be maintained by GelFire Systems.

GelFire Systems would be granted the First Right of Refusal if the property was to be identified as surplus and put on the market for sale.

Possession would be granted to GelFire Systems upon both party's signatures on agreed upon lease no later than September 1, 2021. Lease provided by landlord for tenant's approval.

Time is of the essence; it is our hope that the Mayor and City Council will join you in approving this request for leasing above property. I will be out of the area delivering next week but can be available by phone or Zoom Tuesday evening.

I look forward to working with you and creating a future short-term home for GelFire Systems.

Sincerely,



Dan Jones

(541) 212-9649

danj@gelfiresystems.com



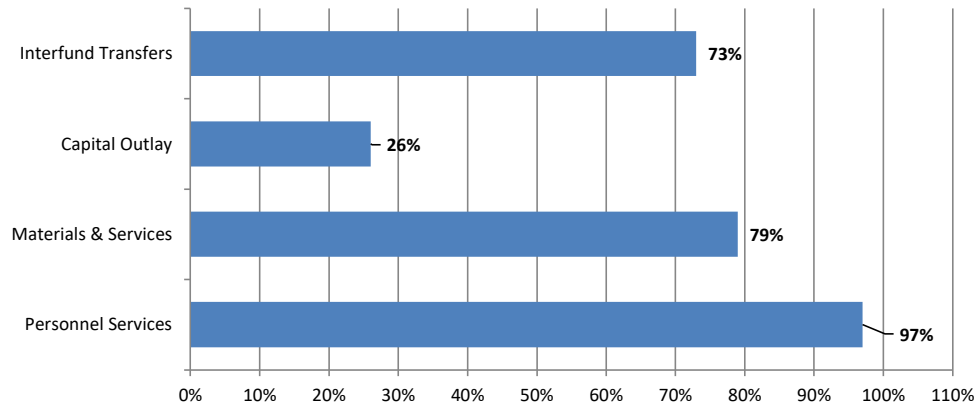


CITY OF ONTARIO
GENERAL FUND - DEPARTMENT EXPENSE
FOR THE PERIOD ENDED
JUNE 30, 2021
PRELIMINARY

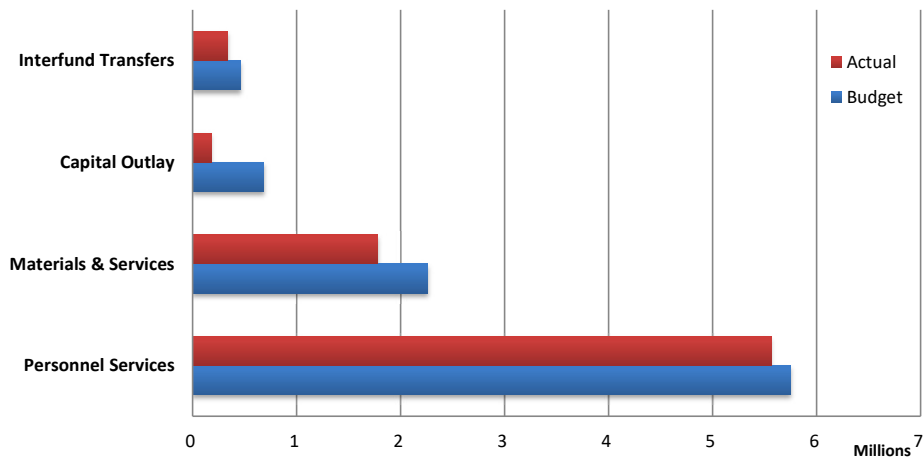
DEPARTMENT	BUDGET	ACTUAL	% EXPENDED	COMMENTS
Parks	431,250	145,693	33.8%	
Parks & Recreation	431,250	145,693	33.8%	
Fire	1,680,073	1,621,508	96.5%	
Code Enforcement	224,722	175,986	78.3%	
Police	3,932,778	3,714,693	94.5%	
Police reserves	6,165	881	14.3%	
Emergency operations	338,502	305,475	90.2%	
Public Safety Total	6,182,240	5,818,543	94.1%	
Administration	497,012	464,481	93.5%	
City Council	18,362	14,433	78.6%	
Business Registration	1,100	569	51.8%	
Cemetery	174,381	101,151	58.0%	underground irrigation won't be done this year
Finance	248,849	245,677	98.7%	
Technology	175,051	131,509	75.1%	
General Government Total	1,114,755	957,820	85.9%	
Community development	247,248	245,440	99.3%	
Community Development	247,248	245,440	99.3%	
Administrative Overhead	749,494	439,409	58.6%	carryover projects
Non-Departmental Contributions	80,000	20,000	25.0%	
Other Total	829,494	459,409	55.4%	
Operating Transfers Out	359,088	234,940	65.4%	
GENERAL FUND TOTALS	\$ 9,164,075	\$ 7,861,844	85.8%	
YTD BUDGET BENCHMARK			100.0000%	 14.2%

**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT EXPENSE
FOR THE PERIOD ENDED
JUNE 30, 2021
PRELIMINARY**

% Expended by Category



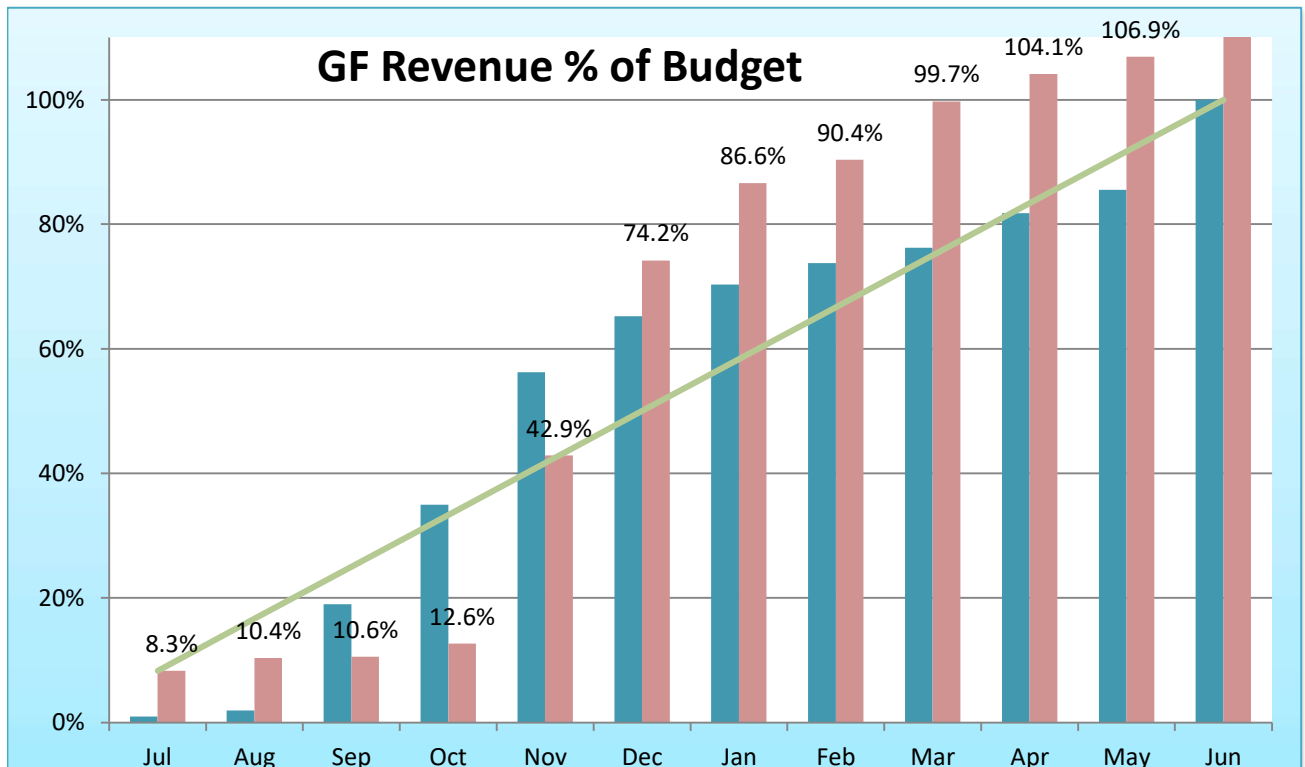
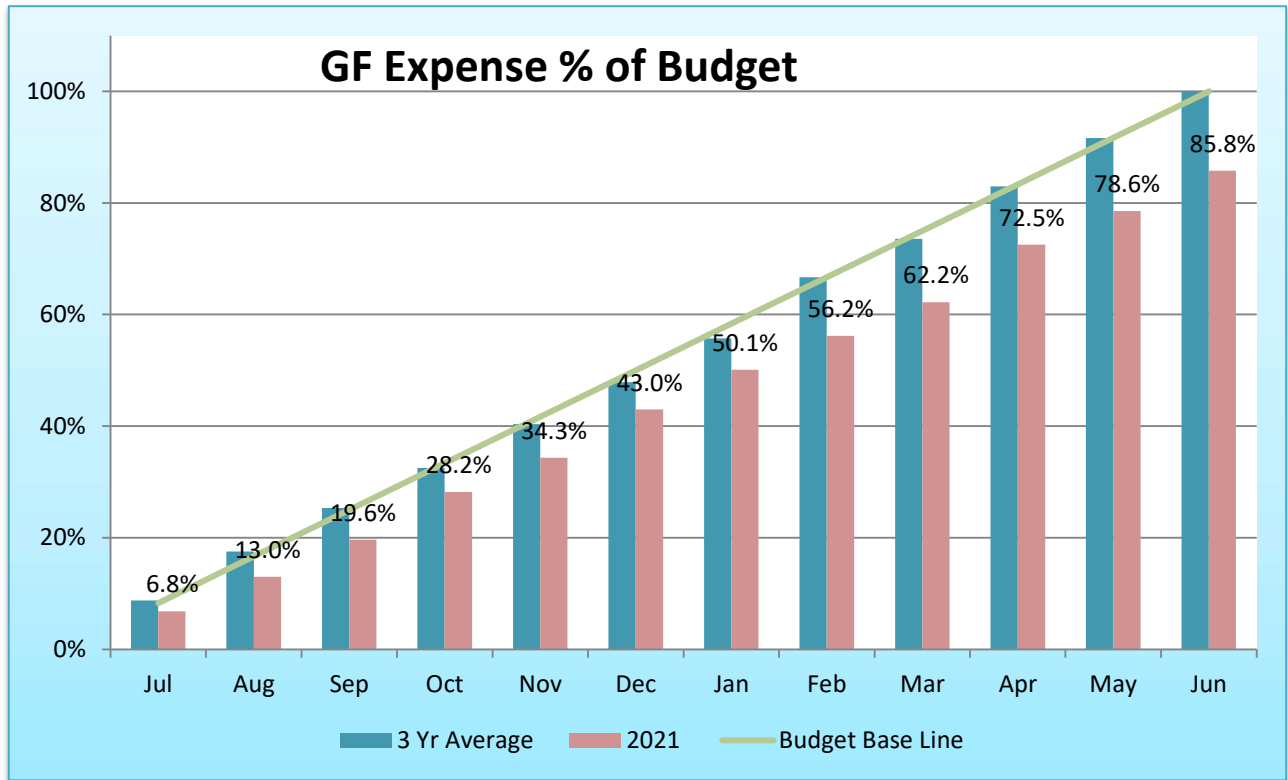
Budget to Actual by Category



CITY OF ONTARIO
GENERAL FUND - DEPARTMENT REVENUE
FOR THE PERIOD ENDED
JUNE 30, 2021
PRELIMINARY

DEPARTMENT	BUDGET	ACTUAL	% REALIZED	COMMENTS
GENERAL FUND BEGINNING FUND BALANCE	2,104,808	3,084,708	146.6%	(not calculated in totals)
Parks	47,000	51,246	109.0%	
Parks & Recreation	47,000	51,246	109.0%	
Fire	134,572	152,222	113.1%	
Code Enforcement	48,800	116,495	238.7%	*Booking allowance monthly
Police	424,149	391,237	92.2%	
Dispensary Business License	43,400	68,200	157.1%	
COVID-19 Grant	338,502	297,386	87.9%	final draw just completed.
Public Safety Total	989,423	1,025,541	103.7%	
Interest	65,000	23,446	36.1%	
State Revenue Sharing	136,635	114,116	83.5%	
Administrative Services	497,148	497,148	100.0%	
Other General Revenues	8,485	38,342	451.9%	
Property Taxes	3,755,617	3,910,649	104.1%	taxes and land sales higher than budgeted
Alcohol Bvg License & Fee	246,582	207,503	84.2%	
Cigarette tax	12,979	10,032	77.3%	
Marijuana tax	1,100,000	2,129,072	193.6%	2. payments out of 4
Franchise Fees	1,632,298	1,242,397	76.1%	
Business Registration	2,500	2,770	110.8%	
Cemetery	45,000	53,550	119.0%	
General Government Total	7,502,244	8,229,025	109.7%	
Planning & Zoning	4,450	14,228	319.7%	
Grants	30,000	50,000	166.7%	
Wayfinding Grant	-	22,000	#DIV/0!	
Community development	34,450	86,228	250.3%	
GENERAL FUND REVENUE TOTALS	\$ 8,573,117	\$ 9,392,039.73	109.6%	
YTD CURRENT YEAR PROFIT(LOSS)				\$ 1,530,195
YTD BUDGET BENCHMARK				100.0%  9.6%

**CITY OF ONTARIO
GENERAL FUND
FOR THE PERIOD ENDED
JUNE 30, 2021
PRELIMINARY**



CITY OF ONTARIO
OTHER FUNDS - DEPARTMENT EXPENSES AND REVENUE
FOR THE PERIOD ENDED
JUNE 30, 2021
PRELIMINARY

DEPARTMENT/FUND	EXPENDITURES				REVENUES		
	BUDGET	ACTUAL	% EXPENDED		BUDGET	ACTUAL	% REALIZED
002 Marijuana Enforcement Fund	50,000	44,256	88.5%		50,000	50,696	101.4%
010 Grant Fund	1,242,527	759,904	61.2%		1,242,527	315,510	25.4%
027 Building Fund	231,012	158,462	68.6%		385,352	724,753	188.1%
030 Capital Projects Fund	1,050,181	95,198	9.1%		3,449,111	3,759,902	109.0%
031 SDC Fund	485,615	6,425	1.3%		485,615	742,739	152.9%
045 Street Fund	2,611,156	1,803,388	69.1%		2,611,156	1,925,475	73.7%
050 Trust Funds	776,631	371,395	47.8%		776,631	780,427	100.5%
055 Reserve Funds	1,283,945	549,679	42.8%		2,536,446	2,762,739	108.9%
060 Revolving Loan Fund	422,667	237,040	56.1%		422,667	542,427	128.3%
105 Water Fund	3,611,670	2,545,836	70.5%		4,870,923	5,258,125	107.9%
110 Sewer Fund	5,286,144	4,022,535	76.1%		7,850,774	7,745,573	98.7%
115 Storm Sewer Fund	290,100	115,239	39.7%		557,305	521,396	93.6%
120 Airport Fund	583,386	177,438	30.4%		583,386	524,559	89.9%
125 Aquatic Fund **	110,151	110,151	100.0%		110,151	111,180	100.9%
Comments:							
YTD BUDGET BENCHMARK			100.0%				

**CITY OF ONTARIO
BUDGET RESOLUTIONS
FOR THE PERIOD
JUNE 30, 2021**

RESOLUTION #	FUND	DEPARTMENT	ACCOUNT	BUDGET CHANGE	NET CHANGE
2020-133	RESERVE FUND	PUBLIC SAFETY FUND	BALLISTIC TRAUMA PLATES	\$ (8,245)	\$ -
2020-133	RESERVE FUND	PUBLIC SAFETY FUND	RADIO EQUIPMENT	\$ 8,245	
2020-134	STREET FUND	STREET FUND	STREET SEALING	\$ (60,000)	\$ -
2020-134	STREET FUND	STREET FUND	CRACKFILL	\$ (27,541)	
2020-134	STREET FUND	STREET FUND	ADA COMPLIANCE PROJECT	\$ 87,541	
2020-134	STORM SEWER FUND	STORM SEWER FUND	CONTINGENCY	\$ (12,000)	\$ 12,000
2020-134	STORM SEWER FUND	STORM SEWER FUND	DOWNTOWN STORM DRAINS	\$ 12,000	
2020-136	GENERAL FUND	EMERGENCY OPERATIONS	GENERAL SUPPLIES & MAINT	\$ 45,502	\$ 338,502
2020-136	GENERAL FUND	EMERGENCY OPERATIONS	CONTRACT SERVICES	\$ 88,000	
2020-136	GENERAL FUND	EMERGENCY OPERATIONS	COMMUNITY SUPPORT PROGRAM	\$ 205,000	
2020-136	GENERAL FUND	EMERGENCY OPERATIONS	COVID RELIEF FUND	\$ 338,502	
2020-137	GENERAL FUND	POLICE	MISC POLICE REVENUE	\$ 350	\$ 3,350
2020-137	GENERAL FUND	CONTINGENCY	CONTINGENCY	\$ (3,000)	
2020-137	GENERAL FUND	POLICE	STORAGE UNIT	\$ 3,350	
2020-141	SEWER FUND	SEWER FUND	DEQ PERMIT MODIFICATION	\$ 24,617	\$ 24,617
2020-141	SEWER FUND	SEWER FUND	CONTINGENCY	\$ (24,617)	
2020-144	GENERAL FUND	ADMIN OVERHEAD	TRANSFER TO AIRPORT FUND	\$ 9,500	\$ 9,500
2020-144	GENERAL FUND	ADMIN OVERHEAD	CONTINGENCY	\$ (9,500)	
2020-144	AIRPORT FUND	AIRPORT	CARES ACT FUNDING	\$ 30,000	39,500
2020-144	AIRPORT FUND	AIRPORT	IRRIGATION SYSTEM	\$ 39,500	
2020-144	AIRPORT FUND	AIRPORT	TRANSFERS IN	\$ 9,500	
2020-146	WATER FUND	WATER	BENCH RESERVOIR IMPROVEMENTS	\$ 21,250	\$ 9,500
2020-146	WATER FUND	WATER	CONTINGENCY	\$ (21,250)	
2020-148	GENERAL FUND	ADMIN OVERHEAD	FIBER LINES	\$ 16,244	\$ 91,244
2020-148	GENERAL FUND	ADMIN OVERHEAD	CONTRACT SERVICES	\$ 65,000	
2020-148	GENERAL FUND	PARKS	PLAYGROUND MATCH	\$ 10,000	
2020-148	GENERAL FUND	GENERAL	AVAILABLE CASH ON HAND	\$ 91,244	
2020-148	GRANT FUND	GRANT	CDBG GRANT	\$ 13,000	
2020-148	GRANT FUND	GRANT	CDBG GRANT EXPENSES	\$ 13,000	
2020-148	WATER FUND	WATER	WATER MASTER PLAN	\$ 4,125	41,625
2020-148	WATER FUND	WATER	SOLIDS REMOVAL	\$ 37,500	
2020-148	WATER FUND	WATER	AVAILABLE CASH ON HAND	\$ 41,625	
2020-148	SEWER FUND	WASTEWATER	ADMINISTRATIVE SERVICES	\$ 218,361	218,361
2020-148	SEWER FUND	WASTEWATER	OPERATING CONTINGENCY	\$ 218,361	
2021-103	GENERAL FUND	CONTINGENCY	OPERATING CONTINGENCY	\$ (14,000)	\$ 59,000
2021-103	GENERAL FUND	PARKS	BECK - BATHROOM REHAB	\$ (96,000)	
2021-103	GENERAL FUND	PARKS	TENNIS COURT RESURFACE	\$ 155,000	
2021-103	GENERAL FUND	PARKS	DONATIONS	\$ 45,000	
2021-105	GENERAL FUND	ADMIN OVERHEAD	LOBBYING	\$ 24,000	\$ 24,000
2021-105	GENERAL FUND	CONTINGENCY	CONTINGENCY	\$ (24,000)	
2021-108	SEWER FUND	SEWER	TAPADERA LIFT STATION	\$ 58,000	\$ 58,000
2021-108	SEWER FUND	SEWER	CONTINGENCY	\$ (58,000)	
2021-109	CAPITAL PROJECTS	UCF	UTILITIES EXTENSION - TREASURE 200	\$ 65,500	\$ 141,000
2021-109	CAPITAL PROJECTS	UCF	UTILITIES EXTENSION - NAVARETTE	\$ 75,500	
2021-109	CAPITAL PROJECTS	UCF	CONTINGENCY	\$ (141,000)	
2021-114	GENERAL FUND	PARKS	GAZEBO RELOCATION	\$ 46,000	\$ 46,000
2021-114	GENERAL FUND	CONTINGENCY	CONTINGENCY	\$ (46,000)	
2021-118	GENERAL FUND	ADMIN OVERHEAD	LEGAL SERVICES	\$ 15,000	\$ 141,983
2021-118	GENERAL FUND	POLICE	BAD DEBT EXPENSE	\$ 1,116	
2021-118	GENERAL FUND	FINANCE	DATA PROCESSING	\$ 3,000	
2021-118	GENERAL FUND	FIRE	CONTRACT SERVICES	\$ 7,264	
2021-118	GENERAL FUND	POLICE	CONTRACT SERVICES	\$ 38,455	
2021-118	GENERAL FUND	CODE	WAGES	\$ (20,000)	
2021-118	GENERAL FUND	POLICE	WAGES	\$ (50,000)	
2021-118	GENERAL FUND	ADMIN OVERHEAD	TRANSFER TO STREET FUND	\$ 124,148	
2021-118	GENERAL FUND	COMMUNITY DEVELOPMENT	COMMUNITY DEVELOPMENT GRANTS	\$ 30,000	
2021-118	GENERAL FUND	COMMUNITY DEVELOPMENT	PROFESSIONAL SERVICES	\$ 30,000	
2021-118	GENERAL FUND	CITY COUNCIL	PROFESSIONAL DEVELOPMENT	\$ (7,000)	
2021-118	GENERAL FUND	CONTINGENCY	CONTINGENCY	\$ (111,983)	
2021-118	GRANT FUND	GRANT	EOBB-OCF GRANT	\$ 184,000	1,027,027
2021-118	GRANT FUND	GRANT	EOBB GRANT FUNDS PAYOUT	\$ 184,000	
2021-118	GRANT FUND	GRANT	FAA AIRPORT GRANT	\$ 693,027	
2021-118	GRANT FUND	GRANT	FAA AIRPORT GRANT EXPENDITURES	\$ 693,027	
2021-118	GRANT FUND	GRANT	EOBB HOUSING INCENTIVE	\$ 100,000	
2021-118	GRANT FUND	GRANT	EOBB HOUSING INCENTIVE PAYOUT	\$ 100,000	
2021-118	GRANT FUND	GRANT	CDBG - EUVALCREE	\$ 50,000	
2021-118	GRANT FUND	GRANT	CDBG - EUVALCREE GRANTS PAYOUT	\$ 50,000	
2021-118	BUILDING FUND	BUILDING	STATE ASSESSMENT	\$ 30,000	30,000
2021-118	BUILDING FUND	BUILDING	OPERATING CONTINGENCY	\$ 30,000	
2021-118	STREET FUND	STREET	TRANSFER IN	\$ 124,148	2,114
2021-118	STREET FUND	STREET	AVAILABLE CASH ON HAND	\$ (122,034)	
2021-118	STREET FUND	STREET	BAD DEBT EXPENSE	\$ 2,114	
2021-118	RESERVE FUND	PUBLIC WORKS RESERVE	BAD DEBT EXPENSE	\$ 148,255	148,255
2021-118	RESERVE FUND	PUBLIC WORKS RESERVE	CONTINGENCY	\$ (148,255)	
2021-118	WATER FUND	WATER	BAD DEBT EXPENSE	\$ 1,733	1,733
2021-118	WATER FUND	WATER	CONTINGENCY	\$ (1,733)	
2021-118	SEWER FUND	SEWER	BANK CHARGES	\$ 20,000	0
2021-118	SEWER FUND	SEWER	ELECTRICITY	\$ 8,000	
2021-118	SEWER FUND	SEWER	INSURANCE PREM & SURETY	\$ 3,499	
2021-118	SEWER FUND	SEWER	BIOSOLIDS REMOVAL	\$ (40,001)	
2021-118	SEWER FUND	SEWER	BAD DEBT EXPENSE	\$ 8,502	
2021-118	STORM SEWER FUND	STORM SEWER	BANK CHARGES	\$ 850	1,390
2021-118	STORM SEWER FUND	STORM SEWER	BAD DEBT EXPENSE	\$ 540	
2021-118	STORM SEWER FUND	STORM SEWER	OPERATING CONTINGENCY	\$ (1,390)	
2021-118	AIRPORT FUND	AIRPORT	GRANT	\$ 200,000	200,000
2021-118	AIRPORT FUND	AIRPORT	AIRPORT MASTER PLAN	\$ 200,000	
2021-118	AQUATIC FUND	AQUATIC	GRANTS & DONATIONS	\$ 10,151	10,151
2021-118	AQUATIC FUND	AQUATIC	SKATE PARK RESTROOM	\$ 10,151	



Airport Quarterly Report

July 27th, 2021



Airport Master Plan

So, what's in an Airport Master Plan

Typically, there are seven major chapters within a Master Plan. Other chapter's may be included, should the need be presented.

Chapter One – Inventory

Chapter Two – Forecast

Chapter Three – Facility Requirements

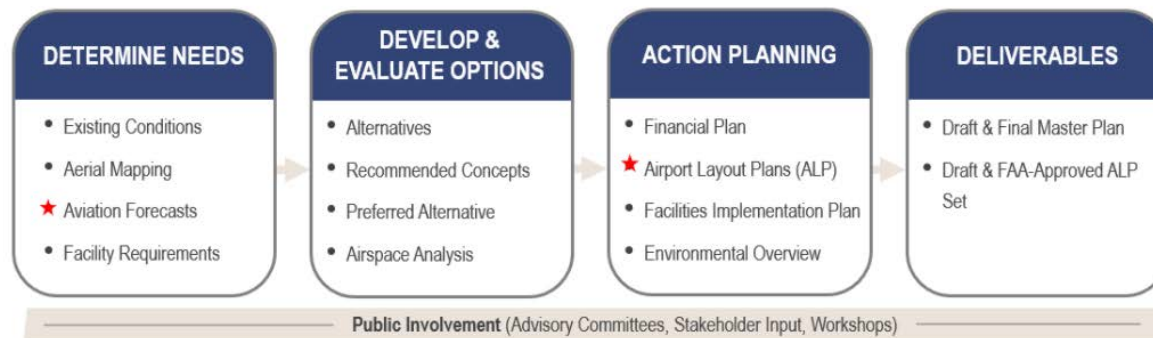
Chapter Four – Alternatives



Chapter Five – Preferred Alternatives

Chapter Six – Implementation & Financial Study

Chapter Seven – Airport Layout Plan



★ Requires FAA Approval



The Airport that races!

Unique branding and opportunities for the Airport

STOL Drags

September 29th – October 2nd



Sprint Boat Races



The Airport is working with Ron Dillon to bring national boat races to the old golf course.



Current Challenges

Issues currently impacting the Airport

Current Challenges

Currently, wildlife mitigation efforts are currently underway. Furthermore, we are actively work with the DEQ and EPA to clean up after a former tenant. Lastly, during our peak times we see a mix of skill and abilities. As such, we are actively working to educate everyone on the risks of aviation, and subsequent complacency.



Wildlife Mitigation Efforts

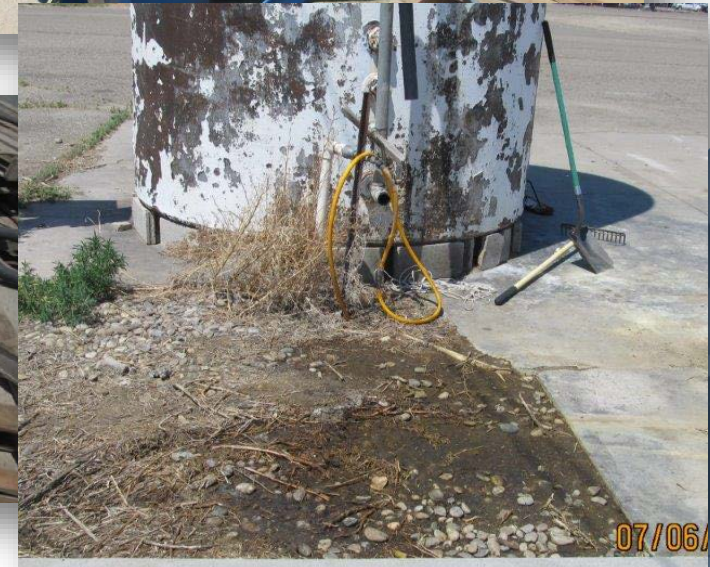


Below are the areas of consistent concern and consideration.



Soil Contamination

A former aerial applicator has left a large soil contamination clean up effort. The DEQ has come out and we are working to go after a Grant to aid with phase I and II efforts.



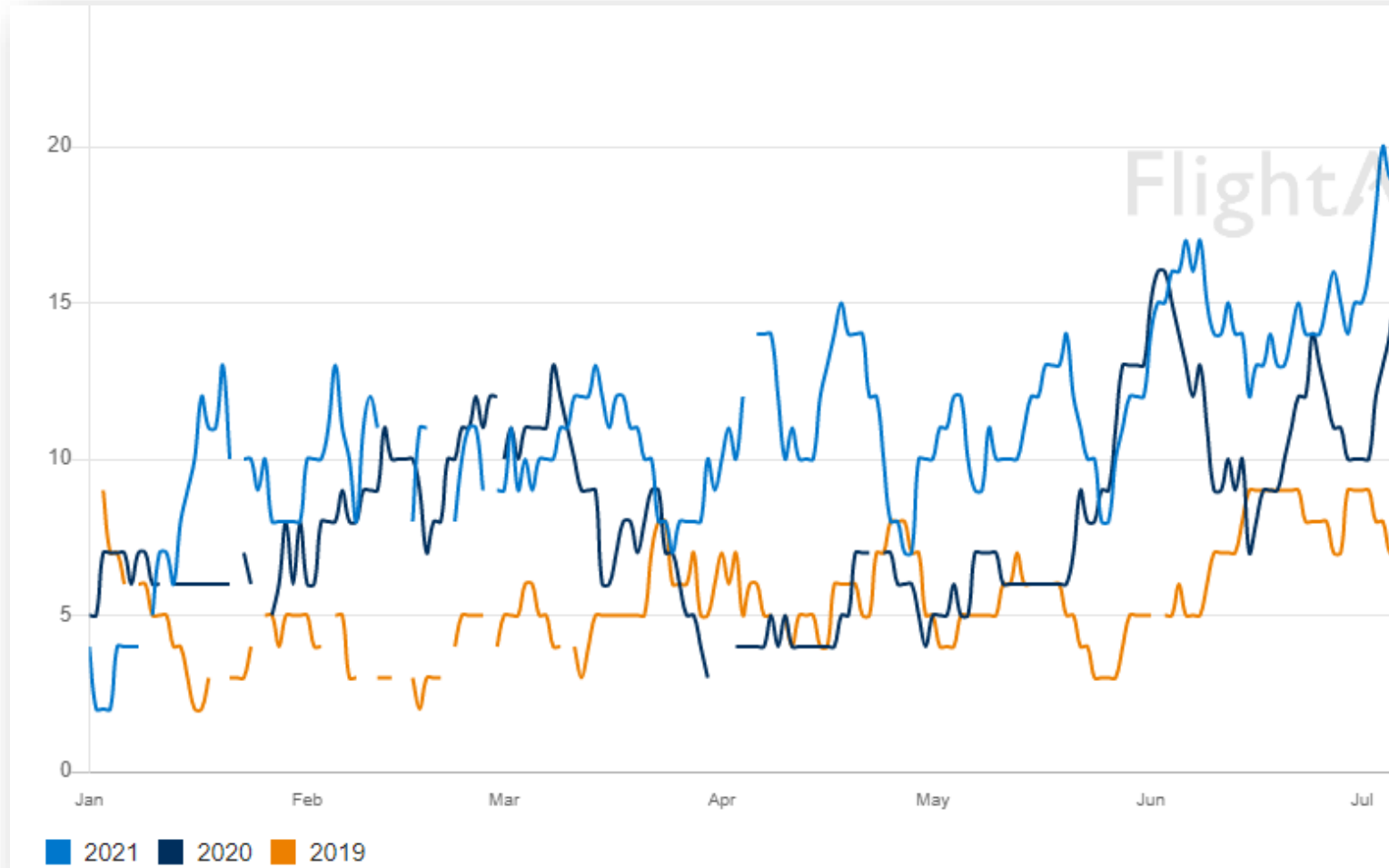
Human Factors Efforts



Quarterly Activity

An overall snapshot of Q2 Activity

Activity Growth



Questions?



	REVENUE		EXPENDITURES		
	REGISTRATIONS		SUPPLIES	POSTAGE	TOTAL
FY 2016	\$	2,985.45	\$ 570.00	\$ 39.20	\$ 609.20
FY 2017	\$	2,065.00	\$ 225.00	\$ 201.37	\$ 426.37
FY 2018	\$	2,130.00	\$ 260.00	\$ 163.11	\$ 423.11
FY 2019	\$	2,720.00	\$ 212.50	\$ 188.57	\$ 401.07
FY 2020	\$	2,430.00	\$ 245.00	\$ 240.30	\$ 485.30
FY 2021	\$	2,770.00	\$ 309.75	\$ 252.05	\$ 561.80
FY 2022	\$	50.00	\$ -	\$ -	\$ -
	\$	15,150.45	\$ 1,822.25	\$ 1,084.60	\$ 2,906.85



Business Registrations Discussion

July 27, 2021



The City Council asked staff to provide a review of the City Business Registration policy and practice.

Staff provided an opportunity for City Departments to explain how the information collected in a business registration is used and what the value of it is to the City.

Current Status

- 220 Registrations Active for 2021
- First Year's Registration is \$25.00
- Every year afterwards registration renewal is \$10.00
- Annual revenue is between \$2,000 and \$2,500
 - This is not a revenue generating program
 - The fees cover hard costs and a marginal amount of staff time.

How did it start?

The impetus for the business registration was to provide key information for public safety officials responding to emergency events at businesses. Police and Fire have access or knowledge of the owner's contact information, fire suppression systems, security systems, guard dogs, Knox box location, hazardous materials, and whether anyone is residing at the business.

The information collected in the business registration is intended to help staff address what they may encounter on scene as they respond to incidents.

Fire Department Benefits

1. Have contact information in case of emergency.
2. Have contact information to do pre-fire planning.
3. Have contact information in case of a hazardous-materials situation.
4. Data retrieval for company inspections.
5. Data retrieval for information for property sales, new construction, and remodel projects.

Police Department

1. Have contact information in case of emergency or alarm activation.
2. Data retrieval for crime statistics based on types of businesses.
3. Data retrieval for outreach –development of crime prevention opportunities for businesses.
4. Provides infrastructure profile for developing PD response plans.

Other Considerations

1. The database is only as good as the compliance and accuracy of the information.
2. We may have more businesses sign up if we remove the cost.
3. There is a penalty for non-compliance, but we do not have the staff to enforce it fairly.
 - The fine is for \$100 plus \$10 for each day the business fails to register.
4. Without the business registration our public safety officers will be going into situations blindly.
5. Businesses expect it.

What do other places do?

With Business Licenses

- John Day
- Vale
- Nyssa
- Pendleton

Without Business Licenses

- Hermiston
- LaGrande
- Burns (under consideration)
- Baker City

Options

- Keep the low-cost business registration to cover sticker costs and mailings.
- Remove the cost of the business registration, but continue to require it.
- Have a voluntary business registration with no cost. (Likely to have low participation)
- Remove the business registration.

APPOINTEE
ROLES AND RESPONSIBILITIES FOR INDIVIDUALS
SERVING ON STATUTORY BOARDS, COMMITTEES AND
THE PLANNING COMMISSIONS

Introduction

The City of Ontario uses various appointments to boards, committees, and the Planning Commission to advise the City Council. Each varies in terms of:

- 1) the duties of the individuals appointed;
- 2) the length of the appointment;
- 3) compensation, if any, that is to be received;
- 4) whether City Councilors may serve as voting members;
- 5) the date and time of meetings and the number of meetings per year

Appointment Process

- 1) Nomination - A person can be nominated for the position at a City Council meeting.
- 2) Solicitation – The opening is advertised in the local media for all positions.
- 3) Application – Each individual must complete an application form – whether they are nominated or solicited. The forms are available in City Recorder's Office and on the City's internet website www.ontariooregon.org

Completed applications are submitted to the City Recorder's Office – 444 SW 4th St., Ontario, OR 97914; fax # 541-889-7121.

Applicant Requirements

Potential nominees to boards and commissions should:

- Have an interest in the board or commission they are applying for
- Be willing to become knowledgeable about the particular board or commission
- Be committed and willing to serve as a representative of the City on the board or commission
- Have no conflict of interest in regard to the board or commission they are applying for
- Apply or accept a nomination willingly, and not out of a sense of obligation
- Be available on the dates/times of the meetings of the particular board or commission. Attendance at meetings is encouraged. The determination of unexcused absences shall be made by the respective committee. A recommendation for removal from office shall be forwarded to the City Council. This Section shall not apply to statutory boards which have other procedures for removal of members

Roles and Responsibilities - The roles of individuals appointed to various boards and commissions vary depending on the statutory nature of the appointment.

1) Some board or commission appointments serve only in an **advisory capacity** while other positions may be both **advisory and policy management**. The statutes govern the nature of the role of the board or commission.

- a) **Advisory Boards** - Boards and commissions which are advisory in nature function as a sounding board to the agency director or management personnel. The board member is appointed to solicit feedback from the community and to advise the management staff on such issues as program priorities, the success of the agency in meeting stated objectives and to provide assistance to management staff in addressing issues and concerns which may develop in relationship to the agency functioning in the community. Separating an advisory role from a policy management role is a fine line which may have to be defined by mutual agreement between the board and management staff. The internal day-to-day management and operation of an agency is not the function of an advisory board unless the management staff solicits input. If the operation, management and performance is below desired levels (assuming it is known what those levels are), the advisory body has an obligation to provide feedback to the management staff and actively seek resolution of the deficiencies.
- b) **Advisory and Policy Management Boards** - Boards or commissions which have both advisory and policy management responsibilities, such as hiring the agency director, performing evaluation of management, approving contracts, and approving and reviewing budgets, require a more active role on the part of appointed board members. Such boards or commissions require the appointee to gain an in-depth understanding not only of the financing arrangements but of the operating policies and guidelines which contribute to the operation of the agency. However, the day-to-day management of the agency remains with the management staff.

2) After Appointment:

- a) Once appointed, board and commission members have the responsibility to become familiar with the goals and objectives of the agency, and any state and/or county statutes which guide the operation of the agency and its financing arrangements. Some agencies have a complex financing arrangement with federal, state and local funds involved. Developing a knowledge base of the financing arrangement is important if the board member is to fulfill their role as a contributing member to the advisory body.
- b) Appointees should be mindful that they are serving as a representative of the City on the board or commission.
- c) Appointees should come prepared to meetings. Board members should take the time to become familiar with the agency, its challenges, problems and programs. In addition, gaining operational knowledge of the financial condition is paramount to becoming an effective board member.

CITY OF ONTARIO

REQUEST FOR BOARD OR COMMISSION APPOINTMENT

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

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

NAME: _____
Last First, Middle Initial

HOME ADDRESS: _____
Street City Zip Code

TELEPHONE: _____
Home, Work, Cell, or Business (Include Area Code) E-mail Address

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

1. 2. 3.

Community Activities/Civic Organization/Boards/Committees:

Activity / Organization:

Length of Service

Position (s) Held:

Employment:

Current Employer: Position: Dates of Employment:

Education:

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

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

Signature: Date: July 18, 2019

Submit

Reset



Supplemental Attachment for City Council Vacancy Appointment

Name:		
Address:		
Month / Years a residency in the City of Ontario	Years _____ Months _____	
What is the greatest opportunity for the City of Ontario and its residents? (250 words or less)		
What is the greatest challenge for the City of Ontario? (250 words or less)		
Why do you want to be appointed to the Ontario City Council? (250 words or less)		

What current and prior volunteer and community service have you been involvement with?
Who is your current employer and what is your title?
What current business ownership interests do you have that may have to be declared with the Oregon Ethics Commission?

Accounts Payable

Checks by Date - Summary by Check Date

User: kari.ott
Printed: 7/23/2021 12:33 PM



Check No	Vendor No	Vendor Name	Check Date	Check Amount
127369	602114	Veronica Pantaleon	06/02/2021	173.71
Total for 6/2/2021:				173.71
127373	&525	American Staffing, Inc.	06/04/2021	443.62
127374	626400	Campo & Poole Distributing, LLC	06/04/2021	4,248.89
127375	637828	Century Link Communications, LLC	06/04/2021	101.87
127376	520400	Dorman's, Inc.	06/04/2021	96.51
127377	879530	Nicholas Ducote	06/04/2021	225.00
127378	879209	Elite Extrication & Equipment	06/04/2021	2,416.00
127379	UB*11880	FPG OREGON LLC DBA LIENKAEMPE	06/04/2021	501.43
127380	634311	Frazier Aviation, LLC	06/04/2021	425.00
127381	879191	Kristy Lynn Janti	06/04/2021	22.00
127382	408200	J-U-B Engineers, Inc.	06/04/2021	1,868.90
127383	UB*11879	OLE TREASURE PLACE	06/04/2021	77.91
127384	151001	City of Ontario	06/04/2021	5,000.00
127385	539200	Ontario Area Chamber of Commerce	06/04/2021	2,000.00
127386	879553	Training & Employment Consortium	06/04/2021	270.00
127387	UB*11881	DELL TRUMBLE	06/04/2021	9.64
127388	774001	Wtechlink	06/04/2021	300.00
Total for 6/4/2021:				18,006.77
ACH	878915	Jacobs Engineeering Group, Inc.	06/09/2021	21,228.42
Total for 6/9/2021:				21,228.42
ACH	PRFED	PAYROLL TAXES	06/11/2021	632.58
ACH	PRORTAX2	OREGON DEPARTMENT OF REVENUE	06/11/2021	2.79
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	06/11/2021	155.12
ACH	PRPERS	OREGON PERS	06/11/2021	1,150.50
127389	005000	A-1 Key and Lock Service	06/11/2021	5.00
127390	033300	Argus Observer	06/11/2021	112.24
127391	037600	AT&T	06/11/2021	24.65
127392	879542	Atlas Land Surveying	06/11/2021	2,574.77
127393	879455	Carquest Auto Parts	06/11/2021	38.50
127394	637830	Century Link	06/11/2021	468.91
127395	262000	Eastside Florist	06/11/2021	57.00
127396	270285	Enhanced Telecommunications & Data, Inc	06/11/2021	97.00
127397	879299	Dwayne Allen Holloway	06/11/2021	1,265.00
127398	360015	Home Depot Credit Services	06/11/2021	14.98
127399	879247	Idaho Communications, LLC	06/11/2021	470.00
127400	879244	Jon Laurenson	06/11/2021	274.50
127401	428200	League of Oregon Cities	06/11/2021	808.35
127402	879189	Chief Terry Leighton	06/11/2021	63.58
127403	432000	Les Schwab Tires - Warehouse Center	06/11/2021	1,234.90
127404	456402	Malheur County Clerk	06/11/2021	419.00

Check No	Vendor No	Vendor Name	Check Date	Check Amount
127405	879301	Net Assets Corporation	06/11/2021	492.00
127406	516494	State of Oregon Department of Transportati	06/11/2021	3,289.46
127407	879551	Painter Holdings & Business Ventures, Inc.	06/11/2021	7.00
127408	879166	Pitney Bowes Global Financial Services, LI	06/11/2021	953.25
127409	879469	SBRK Finance Holdings, Inc.	06/11/2021	1,261.00
127410	879145	Silver Signet, LLC	06/11/2021	75.00
127411	130950	Sparklight Business	06/11/2021	104.41
127412	702008	Staples Business Credit	06/11/2021	661.21
127413	788402	TransUnion Risk & Alternative Data Soluti	06/11/2021	75.00
127414	072400	Dave Walters	06/11/2021	48.33
127415	879151	Waste-Pro	06/11/2021	40.05
127416	835009	Winterbrook Planning	06/11/2021	60,000.00
Total for 6/11/2021:				76,876.08
ACH	878915	Jacobs Engineering Group, Inc.	06/14/2021	2,043.52
127417	879563	Andrew P Bentz	06/14/2021	6,000.00
127418	879555	Zacharias Cathy	06/14/2021	6,000.00
127419	879562	Kevin Draper	06/14/2021	6,000.00
127420	879554	Jennifer Gerulf	06/14/2021	25,000.00
127421	879557	Troy Hansen	06/14/2021	6,000.00
127422	879564	Matt Hatch	06/14/2021	6,000.00
127423	879560	Taylor Jewkes	06/14/2021	6,000.00
127424	879558	Megan Lowder	06/14/2021	6,000.00
127425	879559	Lisa Maeda	06/14/2021	6,000.00
127426	879556	Dustin Andrew Martinsen	06/14/2021	6,000.00
127427	879538	Lisa L. Reeser	06/14/2021	6,000.00
127428	879561	Gregory W Simmons	06/14/2021	6,000.00
Total for 6/14/2021:				93,043.52
127429	879566	Bill Collins	06/16/2021	82.50
127430	879567	Kari Inness	06/16/2021	82.50
127431	879568	Darci VandenHoek	06/16/2021	82.50
Total for 6/16/2021:				247.50
127432	&525	American Staffing, Inc.	06/18/2021	843.96
127433	028000	Anderson Perry & Associates, Inc.	06/18/2021	5,340.00
127434	032000	Andrews Seed Co., Inc.	06/18/2021	4,308.24
127435	21409	Big Sky Sportswear	06/18/2021	69.12
127436	144000	Cascade Natural Gas Corporation	06/18/2021	81.70
127437	645195	Fire Rescue Equipment NW, LLC	06/18/2021	11,849.00
127438	376000	Idaho Power	06/18/2021	307.64
127439	879410	Idaho Power	06/18/2021	3,957.47
127440	879225	Malheur Media, LLC	06/18/2021	60.00
127441	879545	Miller Nash Graham & Dunn, LLP	06/18/2021	4,332.00
127442	22427	Murysmith, Inc.	06/18/2021	17,676.74
127443	UB*11882	PATRICK SMITH	06/18/2021	170.00
127444	879138	Stantec Consulting Services, Inc.	06/18/2021	3,040.00
127445	702008	Staples Business Credit	06/18/2021	60.14
127446	702100	Staples Credit Plan	06/18/2021	51.43
127447	&357	Larry A. Sullivan	06/18/2021	5,098.20
127448	879553	Training & Employment Consortium	06/18/2021	720.00
127449	878992	Wolfcom Enterprises	06/18/2021	390.00

Check No	Vendor No	Vendor Name	Check Date	Check Amount
			Total for 6/18/2021:	58,355.64
127450	210200	CMi Software Corp	06/21/2021	18,612.66
127451	428195	Leads Online, LLC	06/21/2021	1,668.00
127452	666052	SAIF Corporation	06/21/2021	134,041.87
127453	879469	SBRK Finance Holdings, Inc.	06/21/2021	25,044.30
127454	802400	Union Pacific Railroad Company	06/21/2021	508.20
127455	847905	WesTek Marketing, LLC	06/21/2021	2,418.75
			Total for 6/21/2021:	182,293.78
ACH	878915	Jacobs Engineering Group, Inc.	06/22/2021	4,875.00
127457	832852	Wells Fargo Business Elite Card	06/22/2021	12,123.99
			Total for 6/22/2021:	16,998.99
ACH	PRFED	PAYROLL TAXES	06/24/2021	306.00
ACH	PRORTAX2	OREGON DEPARTMENT OF REVENUE	06/24/2021	1.88
ACH	PRPERS	OREGON PERS	06/24/2021	776.40
127458	879541	U.S. Department of Homeland Security	06/24/2021	151,500.00
			Total for 6/24/2021:	152,584.28
127462	130624	B & W Car Wash	06/29/2021	24.00
127463	626400	Campo & Poole Distributing, LLC	06/29/2021	3,969.67
127464	420000	John Deere Financial	06/29/2021	17.57
127465	440000	L.N. Curtis and Sons	06/29/2021	60.00
127466	441140	Looks Nu, Inc.	06/29/2021	150.00
127467	879225	Malheur Media, LLC	06/29/2021	270.00
127468	879163	McCurry Ontario Motors, LLC	06/29/2021	50,963.67
127469	879464	Merchant McIntyre Associates, LLC	06/29/2021	6,500.00
127470	242083	State of Oregon Department of Transportati	06/29/2021	28.20
127471	618100	Physicians Primary Care Center, Inc.	06/29/2021	234.00
127472	642093	Red's Automotive Repair, Inc.	06/29/2021	60.25
127473	716553	Saint Luke's	06/29/2021	80.00
127474	879146	Toshiba Financial Services	06/29/2021	2,556.08
127475	637830	Century Link	06/29/2021	739.64
127476	879566	Bill Collins	06/29/2021	357.50
127477	879569	Janice Gordon	06/29/2021	125.00
127478	376000	Idaho Power	06/29/2021	2,969.99
127479	879567	Kari Inness	06/29/2021	357.50
127480	405945	Jeremy Jones	06/29/2021	80.92
127481	879417	LightSpeed Networks, Inc.	06/29/2021	1,130.16
127482	571100	Ontario Rural Fire Protection District	06/29/2021	606.15
127483	879568	Darci VandenHoek	06/29/2021	357.50
127484	288897	Verizon	06/29/2021	1,955.33
			Total for 6/29/2021:	73,593.13
ACH	PRAFLAC	AMERICAN FAMILY LIFE ASSURANCE	06/30/2021	774.22
ACH	PRAMERF	AMERICAN FUNDS GROUP	06/30/2021	225.00
ACH	PRCCIS	E B S TRUST	06/30/2021	74,900.35
ACH	PRCOLONI	COLONIAL LIFE	06/30/2021	1,113.13
ACH	PRFED	PAYROLL TAXES	06/30/2021	71,264.02
ACH	PRICMA	I C M A RETIREMENT TRUST 457	06/30/2021	550.00

Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	PRNATW	NATIONWIDE RETIREMENT SOLUTIO	06/30/2021	400.00
ACH	PRORJU	OREGON DEPARTMENT OF JUSTICE	06/30/2021	732.00
ACH	PRORTAX2	OREGON DEPARTMENT OF REVENUE	06/30/2021	281.76
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	06/30/2021	11,837.73
ACH	PROSGP	OREGON SAVINGS & GROWTH PLAN	06/30/2021	3,500.00
ACH	PRPERS	OREGON PERS	06/30/2021	96,923.19
127459	PRGARN4	GORDON, AYLWORTH & TAMI, P.C.	06/30/2021	164.10
127460	PRLINC	LINCOLN NATIONAL LIFE INS CO	06/30/2021	600.00
127461	PRSFIRE	UMPQUA BANK	06/30/2021	360.00
127485	&525	American Staffing, Inc.	06/30/2021	1,027.90
127486	879572	Scott S Browen	06/30/2021	6,000.00
127487	UB*11883	ETHAN BUTTARS	06/30/2021	94.32
127488	879573	Chad and Carrie Costello	06/30/2021	6,000.00
127489	879570	James A Grissett	06/30/2021	6,000.00
127490	879574	Adam and Holly Hill	06/30/2021	170.00
127491	376000	Idaho Power	06/30/2021	1,786.22
127492	879571	Patricia Jean Molt	06/30/2021	6,000.00
127493	509600	Northwest Insurance Group, Inc.	06/30/2021	2,915.00
127494	572000	Ontario Sanitary Service, Inc.	06/30/2021	313.06
Total for 6/30/2021:				293,932.00
Report Total (144 checks):				987,333.82