CITY COUNCIL MEETING MINUTES
October 25, 2022

The scheduled meeting of the Ontario City Council was called to order by Mayor Riley Hill at 6:00 p.m. on Tuesday, October 25, 2022, in the Council Chambers of City Hall. Council members present were John Kirby, Riley Hill, Michael Braden, Ken Hart, Eddie Melendrez, and Susann Mills. Sam Baker arrived at 6:10.

Members of staff present were Dan Cummings, Tori Barnett, Terry Leighton, Justin Zysk, Kari Ott, Michael Iwai, and Clint Benson.

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 October 21, 2022. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website www.ontariooregon.org.

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

CONSENT AGENDA

KIRBY moved, HART seconded, **TO ADOPT THE CONSENT AGENDA, WHICH INCLUDED THE COUNCIL MEETING MINUTES OF SEPTEMBER 27, 2022, AND HOUSING INCENTIVE PROGRAM: DAVID THOMPSON (51-2022).** Roll call vote: Mills-yes; Baker-out; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 6/0/1.

OLD BUSINESS

Lease Renewal: Amendment #4 Water Tower Lease w/T-Mobile (Sprint)

Dan Cummings, City Manager, presented.

MILLS moved, MELENDREZ seconded, **THE CITY COUNCIL APPROVE AMENDMENT NO. 4 TO THE WATER TOWER LEASE BETWEEN T-MOBILE WEST LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO UBIQUITEL, INC., AND THE CITY OF ONTARIO AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT.** Roll call vote: Mills-yes; Baker-out; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 6/0/1.

STOL Drag Race

Justin Zysk, Airport Manager, presented. Data was presented (attached) that the Council had not received in a presentation last year, and he wanted them to have all available data to allow for a fully informed decision.

Mayor Hill confirmed it was estimated that it would cost the city $48K to hold the STOL race.

Mr. Zysk stated that was correct.

Mayor Hill stated then the city would be putting up almost $50K with no idea of how much money could be made.

Mr. Zysk stated the $48K was break even.

Mayor Hill stated this was a much different presentation then what they had received previously.

Councilor Kirby asked if the city could request profit and loss statements from other events in the area?

Mr. Zysk stated yes, they could request that. They should be able to provide a good picture. He hesitated in saying that would be a viable solution because there were other areas lined up to take this event if Ontario did not.

Mayor Hill voiced his appreciation for bringing the information to them, as there was a big different between $25K and $50K. He was willing to move forward with the $25K, but not the $50K.

Councilor Hart asked if anything was budgeted for this even this year.

Ms. Ott stated in the budget had $25K revenue/$25K expenditures, so it was shown as a break even in the budget.

Councilor Hart asked if they had gone before the V&C Committee last year.

Mr. Zysk stated yes. The V&C gave $2,500, which was returned when the event did not take place. The V&C thought they might be able to do $5K this time, but that was only 10% of what was needed.

Councilor Hart stated at this point, he could not commit to doing something now, given the city's financial situation.

Councilor Braden stated what they had seen last year was an advertising campaign for the virtues of the event. What impact would this have on Ontario regarding the number of people attending and an event for the community to host. The numbers had been presented well, and there would probably only be a recapture of about one-third, based on ticket sales and the rest was questionable, so this would be an event the city would pay for for the community. What benefit did Mr. Zysk perceive this community would receive from hosting this event.

Mr. Zysk stated the following of an event like this was large, and he didn't know if the city and/or the airport could support a large following that would bring the revenue on ticket sales up to a 100% coverage point. There wasn't parking, space for planes, spectators, etc., so it would be challenging, so they'd have a cut-off for that. As far as the economic impact, that was more difficult to assess, but with all those people there would be a growth in the economy. He was torn on the decision as he couldn't get behind either way – getting behind the event or not hosting the event. In time it could be big, but the variables were too unknown at this point.

Mayor Hill stated it seemed prudent to follow up on Councilor Kirby's request to see what had been done in other locations before making a decision. For the city to put up $25K of taxpayer money on a "possibility", while he supported community events, and he'd love to see more come to the area, those were taxpayer dollars.

NEW BUSINESS

Bid Approval to Purchase Rescue One Unit
Kari Ott, Finance Director, presented.

Mayor Hill verified the dollar amount was already in the budget, and how many miles were on Rescue One?

Ms. Ott stated the money was all there.

Chief Leighton stated there were 120,125 miles and 13,221 hours. Around 10K hours was when issues started, and moving the vehicle to the back line needed to be considered.

Mayor Hill asked about a delivery date.

Chief Leighton stated that was a key piece of this. All the other places were 18-24 months out, or at the end of 2024. The one that has been assigned to Ontario, with delivery around May-June, 2023.

Mayor Hill asked the worth of the current Rescue One.

Chief Leighton stated it was around 2¢, but if they sold it, maybe around $15-20K. It was literally falling apart.

MELENDREZ moved, MILLS seconded, **THE CITY COUNCIL AWARD THE BID TO PURCHASE A NEW RESCUE ONE UNIT THROUGH SOURCEWELL FROM ROSENBAUER SOUTH DAKOTA, LLC FOR $514,404.** Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 7/0/0.

Councilor Baker asked Chief Leighton asked if the unit came equipped, or how much more would the city have to invest to get it decked out?

Chief Leighton stated the ladders were included, along with some nozzles, but they'd take their hoses and all other equipment would be put on the new unit. It would probably deck it out for around $10K.

Councilor Baker stated maybe the cost of selling the existing unit would cover the cost of equipping the new unit.

Chief Leighton stated that would be a safe assumption. Chief Leighton thanked the Council. It was very much needed. The other truck was in bad shape. Last year alone it caught on fire three times, and those were electrical fires. Also, if they paid for the chassis upon arrival, it would save over $5K. Also, the other bidders indicated costs were going to increase around 6% around December.

Resolution # 2022-142 and Ordinance # 2817-2022 Public Safety Fee
Dan Cummings, City Manager, presented.

Councilor Kirby stated these were inflationary times, and no matter what it was called, it was a tax. He did not feel they needed to place a larger burden on the citizens who were already struggling. The action before them appeared to be a prudent thing to do.

Councilor Melendrez stated it had been said in the pat few Council meetings that is was a fee, not a tax. What was the city going to do if the marijuana revenue wasn't able to fund the police officer, even three years down the road? Where would they pull that money from? Those are things to think about.

BAKER moved, KIRBY seconded, **THE CITY COUNCIL APPROVE RESOLUTION #2022-142, A RESOLUTION SETTING THE PUBLIC SAFETY FEE FROM $5.00 TO $3.63, EFFECTIVE JUNE 30, 2020, AND FROM $3.63 TO $0.00, EFFECTIVE JUNE 30, 2021.** Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 7/0/0.

Mayor Hill stated to stave off any misunderstandings within the community, this action was NOT defunding the police. The Council found another way to fund the police and add to the police department through other revenue options, therefore, reducing the tax burden on the individual citizen.

Ordinance was not used.

OMA: Partnership Needed to Solve Statewide Homeless Emergency

Mayor Hill stated the Oregon Mayor's Association put a letter out to the community and Chief Financial Officers for us to get on board and they have something they plan to present to the legislature at their next session.

Dan Cummings, City Manager, stated the letter was straightforward. They were asking for cities either support this proposal or not. Either he or the Mayor would contact LOC to voice if they supported it or not. They were proposing that they have legislation set in place, for example, if Ontario put this in place, based on Ontario's population, Ontario would receive $472,640 to be used to provide assistance with items such as abatement/clean-up; environmental mitigation; affordable housing; capital construction or improvement costs related to homelessness, such as running water and/or sewer to a site to make a homeless camp; community resource officers; education and outreach; food bank assistance; shelter and/or transitional housing; hygiene stations; operation costs; outreach workers; and prevention. In his opinion, missing was mental health issues of the homeless.

Mayor Hill stated in his assessment of the letter, it gave them great latitude if passed, to spend that money. If the city wanted to spend it on mental health, that was an option. It was open to the city to determine the best way to expend the funds.

Mr. Cummings stated this was not set; it was only asking for support. It could be assumed that through the process that might become more defined.

Mayor Hill stated currently it was only a proposal from the League of Oregon Cities to the legislature and the governor to come up with a fund to assist cities with homelessness.

Councilor Kirby stated if they were going to endorse this, they needed to address substance abuse in mental health residential settings. The officers were dealing with individuals with mental health problems, and Oregon nothing could be done with them. Most of the homelessness was caused by either substance abuse or mental health problems. Why those were not addressed was a disgrace. There was no residential facility to take those people to. That was hurting this community. If they had their way, they'd get rid of them, 100% of the homeless out of Ontario. Nobody wanted to say that, so the state wanted them housed. But, they needed to be treated and back on their feet towards becoming citizens who could help move forward as an overall nation. Just housing people with problems was no answer.

Councilor Melendrez stated some of those words were harsh. The homeless population in our community needed help. They fell on hard times for many different reasons, and Councilor Kirby was making a huge assumption over an entire group of people that was not correct.

Mayor Hill stated they could add to the letter that they desired to add mental health to the list.

HART moved, KIRBY seconded, **THE MAYOR AFFIX HIS SIGNATURE TO SUPPORT THE MEMORANDUM AND ASK THAT THE OREGON MAYOR'S ASSOCIATION ADD MENTAL HEALTH SERVICES AS WELL TO THE FUNDING OPTIONS.** Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 7/0/0.

DISCUSSION ITEMS

Grant Writer RFP Results

Justin Zysk, Dan Cummings, City Manager, stated: *A few months ago, you directed staff to put out an RFP seeking grant writing services, similar to what we did when we found Merchant McIntyre. We put that out but didn't get anything back. We posted on Oregon Buys, which used to be ORPA, with about 40 recipients of that RFP as potential responses. Unfortunately, we didn't get any back from any of them. We did receive a bid proposal in the mail from Merchant McIntyre. Unfortunately it was received late, so it was not a responsive bid. As you all met with them today, myself and City Manager Cummings met with them as well. We were all able to get on the same page for what we* *need to do moving forward to make this a more successful relationship. We're presenting to you to make a decision on how we wish to proceed with our relationship with our current grant writers.*

Mayor Hill stated the entire Council had discussion with Merchant McIntyre, but they did not know the city did not have their proposal. With the current election two weeks away, and not knowing the climate would be following the election, especially on the national level, maybe they should just whistle Dixie until after the election.

Councilor Hart asked when the current contract was slated to expire.

Mr. Cummings stated they were operating on a month-to-month lease situation, so at the end of October it would end unless the Council wanted different. They would continue working on the grants currently in place. Following the meeting that day, he and Justin had a much better idea now of what the function of MM was and what the function was for staff. There was a lot of misconceptions passed on as far as what they would do and what the city needed to do. If the city continued with MM or any other grant writers, they needed to have a complete understanding of who was to do what. If the stayed with MM, he wanted to meet with them, staff, and the Council, so everyone had a better understanding of this. Before, everyone thought hire a grant writer, they would write it, they'd do it all, and try and get the city a grant. That was not correct. There was a lot of staff time involved, and there was a lot of information that MM could not put together, such as budgeting, engineering reports, etc., that needed to be part of the grant application. That's where city personnel would be involved. He now had a good understanding of what the grant writers would do and what the city needed to do. The city needed to define the scope. MM was in agreement that there needed to be more definition, and that would take some Council direction – such as what grants did they want the city to go after, which one was more beneficial, etc. That would have to be done regardless of the grant writing firm. Councilor Hart had asked to find a firm that handled both Oregon and federal, but no one responded to that. MM was not geared up to search for all Oregon grants. But if staff found an Oregon grant, and wanted to pursue it, would MM help. They would help, but just weren't in a position to seek them.

Mr. Cummings stated because the MM proposal had arrived late, that RFP was closed, so the Council had the right to select MM based on their new offer, or continue with what they had. Based on that, he opened their package and reviewed it. They were offering the same thing, but more defined, of what their role was and what they would expect from the city. Their normal offer was $8,000 as a minimum, but they were willing to continue at the $6,500 they had with the original contract. They were proposing a year-to-year contract at that $6,500 a month. The $6,000 the city just approved, was a typo. He was still negotiating that because that was what was signed and accepted, so he was trying to hold them to that.

KIRBY moved, HART seconded, **THE CITY APPROPRIATE MONEY FOR ONE MORE MONTH OF SERVICES FROM MERCHANT MCINTYRE.** Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Braden-yes; Melendrez-yes; Hill-yes. Motion carried 7/0/0.

Councilor Hart asked that this be brought back to the November 22nd agenda because they'd know the election results, and there would be a completely different opportunity in Oregon, if there was change in the governor shop, or the house or senate, the ability of rural Oregon to get access was much greater, and both of the members here were Republican, and their ability to work with us was even more enhanced. But who knew what was going to happen on the federal side. On November 22nd he'd feel more comfortable trying to decide how to go forward, but they'd need an actual proposal. Did they have to resubmit their proposal in order for the Council to take action on the 22nd?

Mr. Cummings stated they could submit their proposal for the November 22nd meeting, and the Council could decide then if they wanted to do the year contract or month-to-month. However, MM did NOT want to do month-to-month. They were doing that as a courtesy until the Council could determine what they wanted to do. They couldn't financially do a month-to-month. They wanted a minimum of a one year contact.

Nuisance Abatement Ordinance Update

Dan Cummings, City Manager, stated the City Attorney would be submitting a rough draft of the ordinance by the end of the week. It would go under staff review, along with the Councilors who were on the Committee, and it would be presented to Council at the following meeting if there were no changes.

HAND OUTS

Minutes: County Court *(Attached)*
County Court: 09-21-2022; 10-12-2022

Check Register *(Attached)*
September, 2022

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

- Sharon Ulman stated she understood she was speaking out of turn, but in listening to the conversation about the STOL racing today, it occurred to her that City Manager Cummings was occupying two positions and now he's doing the two positions but occupying only one salary. Possibly the funds from his salary, which was economic development and planning and zoning, could be used for the races. Just a thought.

ADJOURN

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

ACCEPTED:

Riley J. Hill

Riley J. Hill, Mayor

ATTEST

Tori Barnett

Tori Barnett, MMC, City Recorder