

**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, MAY 23, 2023, 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: Susann Mills _____ Sam Baker _____ John Kirby _____ Ken Hart _____
Penny Bakefelt _____ Eddie Melendrez _____ Mayor Deborah Folden _____

2) PLEDGE OF ALLEGIANCE

This Agenda was posted on May 19, 2023. 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) Mayberry Housing Incentive 2023-5: Dirty Girl Construction
- B) Mayberry Housing Incentive 2023-6: Dirty Girl Construction
- C) Mayberry Housing Incentive 2023-7: Dirty Girl Construction
- D) Mayberry Housing Incentive 2023-8: Dirty Girl Construction
- E) Mayberry Housing Incentive 2023-9: Dirty Girl Construction
- F) Mayberry Housing Incentive 2023-10: Dirty Girl Construction

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) 2023 Ontario Speedway Status Update

7) NEW BUSINESS

- A) Resolution #2023-108: GASB 54

8) PUBLIC HEARINGS

- A) Resolution #2023-107: Amending Resolution #2022-142 Public Safety Fee
- B) Resolution #2023-109: State Revenue Sharing
- C) Resolution #2023-110: Adopt City of Ontario 2023-2024 Annual Budget

9) DISCUSSION ITEMS

- A) Verde Light Community Solar Project - MOU - GRANT

10) DEPARTMENT HEAD UPDATES

- A) Finance: Monthly Report
- B) Airport: Semi-Annual Report
- C) Public Works: Quarterly Report January - March 2023

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 [Current or Potential]/Consult with Legal Counsel; (i) Performance Evaluation of Public Officers and Employees; (j) Trade Negotiations; and/or (l) 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.

11) HAND-OUTS

- A) Minutes: Tater Tot 03-08-2023; 03-22-2023; 04-12-2023
Minutes: County Court 05-03-2023; 05-10-2023
- B) April 2023 Check Register

12) CORRESPONDENCE, COMMENTS AND EX-OFFICIO REPORTS

13) ADJOURN



**AGENDA REPORT
CONSENT AGENDA
May 23, 2023**

To: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **MAYBERRY HOUSING INCENTIVE 2023-5: DIRTY GIRL CONSTRUCTION**

DATE: May 17, 2023

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE THE APPLICATION 2023-5 BY DIRTY GIRL CONSTRUCTION FOR THE MAYBERRY HOUSING INCENTIVE PROGRAM IN THE AMOUNT OF \$2,352.94.

SUMMARY:

Dirty Girl Construction applied for \$2,352.94 through the Mayberry Housing Incentive Program.

The Mayberry Fund Committee is the reviewing and recommending authority for the City of Ontario Mayberry Housing Incentive Program and, as such, is the committee tasked with reviewing and providing a recommendation to the City Council on all applications submitted for the Mayberry Housing Incentive payments. The committee met and discussed the application.

BACKGROUND:

The City Council under Resolution Number 2022-120 created the Mayberry Housing Incentive Program to promote new housing development within the City limits of Ontario for the 55 years and older housing project called Mayberry Subdivision to help the senior citizens of Ontario with their housing needs. The Council approved \$80,000.00 for the program which is divided into the 34 new dwelling units in the approved Mayberry Subdivision for a \$2,352.94 incentive for each dwelling.

CURRENT SITUATION:

Dirty Girl Construction is requesting approval of their application for the \$2,352.94. Incentive on a new home to be located at 1226 PHILLIPS DRIVE. being LOT 17 of MAYBERRY SUBDIVISION. The proposed dwelling will be 1,023 square feet. The application was deemed to be complete by the Community Development Director and the requirements of the Mayberry Housing Incentive Program and was forwarded to the committee for their review and recommendation. The committee recommended approval of the application on March 15, 2023.

ANALYSIS:

- A. **STRATEGIC PLAN** This action meets the goals of the City Council Strategic Plan by providing the lifestyle of the community, desirability of the community and growth to the City and its tax base.
- B. **FINANCIAL** The City would payout the Mayberry Housing Incentive created under Resolution 2022-121 in the amount of \$2,352.94.
- C. **TIMING** Time is of the essence on this application as the applicant wants to pull a building permit and start construction as soon as they receive their approval.
- D. **POLICY/LEGAL** The Mayberry Fund Committee is required to make a recommendation to the City Council. The City Council is required to approve the incentive prior to payment.

ALTERNATIVES:

Table the Action: The City Council could table the request and request further information from the applicant.

Deny the Action: The \$2,352.94 payment will not be made.

RECOMMENDATION:

Staff reviewed the application for completeness and found it meeting or exceeding the minimum requirements. The Mayberry Fund Committee sent a favorable recommendation to the City Council. Therefore, staff recommends that the City Council approve the application by Dirty Girl Construction for the amount of \$2,352.94.

ATTACHMENTS:

- 1. 2023-05 Full Packet



Mayberry #5
Permit #12469

City of Ontario, Oregon
Mayberry Subdivision
Housing Incentive Program Checklist

Applicant: DIRTY GIRL CONSTRUCTION Date: 02-23-2023

Site Address or Tax Lot: 1226 Phillips Circle Ontario OR 97914

Application Number: 2023-5 (City Use Only)

Application Information: (Applicant or Staff)

- ☒ Completed Application Signed & Dated: 2-23-2023
- ☐ Documentation showing funding: _____
- ☐ Within the Mayberry Subdivision a 55 year of age or older senior housing project.
- ☐ Floor Plan or description describing minimum square footage:
1. House Square footage: 1023
 2. Size of Garage: 244
- ☒ Description of Property of Home:
1. Tax Lot map & Number: MANBERRY LOT 17
 2. Copy of Deed: _____
 3. Or written description: _____
- ☒ Completed W-9 Taxpayer Form.

Process Completed: (Staff Use Only below)

- ☒ PDAC (if Required) date Completed: N/A
- ☒ Community Development Director approval date: Dan Cummings 3/15/23
- ☒ Forwarded to Review Committee: 3/14/23
- ☒ Committee forwards recommendation to City Manager: 3/15/23
- ☐ City Council Approval or Denial: _____
- ☐ City Manager signs application signifying Council **Approval**: _____
- ☐ Application submitted to Finance for tracking: _____
- ☐ Certificate of Occupancy issued (**within 2 yrs. of Council approval**): _____
- ☐ Payment made to Owner: _____



City of Ontario, Oregon
Mayberry Subdivision Housing Incentive
Program Builder Agreement

1. Eligibility: Developer, Investor, Contractors, or persons acting as their own contractor are eligible for the Mayberry Subdivision 55 years and older Housing Incentive Program so far as they meet the requirements set by state and local building code.
2. Incentive Offer:
 - A. A qualified project will be eligible for a \$2,352.94 incentive payment at the time the Certificate of Occupancy (C of O) is Issued.
 - B. The dwelling unit must be a new dwelling unit in the senior citizen 55 year and older Mayberry Subdivision in Ontario.
 - C. The dwelling unit must be new construction with a minimum of 400 sq. feet of living area with at least one-off street parking space for a single bedroom and two off street parking spaces for two or more bedrooms. Parking space maybe uncovered or have a carport or a garage.
 - D. The dwelling unit must be completed within 24 months of the application approval.
 - E. The dwelling unit must be in the city limits of Ontario and in the Mayberry, Subdivision approved for this program.
 - F. The dwelling unit project must not be receiving any other governmental funding or subsidy (federal or state loan guarantees or tax credits are excluded).
3. General: This program is valid for contractors or owners/developers/investors using contractors that are licensed and in good standing with the state builders association and who are licensed, bonded, and insured. Amounts are reserved on a first come first-served basis. Incentive amounts are reserved for each project at the time an incentive application is approved and executed. Incentive amounts are returned to the general pool if the project is disqualified or not completed by the completion date, or the completion date is not extended by the City Manager.
4. Compliance-
 - A. Sufficient proof must be provided to ensure that the home meets the minimum requirements eligible for the incentive program.
 - B. All projects are expected to comply with federal, state, and local codes.
5. Payments of the \$2,352.94 building incentive are to be made within 30 days after certificate of occupancy is issued.

CB Owner/Contractor/Builder Initials

<u>DIRTY GIRL CONSTRUCTION</u>	<u>208 608 3111</u>		
Legal Company Name or Owner/Builder	Phone	Fax	
<u>1712 ALAMEDA DR</u>	<u>ONTARIO</u>	<u>OR</u>	<u>97914</u>
Company Address	City	State	Zip Code
<u>238 445</u>	Yes ☒ No ☐		
Contractor License Number	Licensed to Build in Oregon	Federal Tax ID Number	

<u></u>	<u></u>	<u></u>
Payee Company Name (if contractor)	Payee First Name	Payee Last Name
<u></u>	<u></u>	<u></u>
Mailing Address	City	State Zip Code
<u></u>	<u></u>	<u></u>
Email	Phone	Federal Tax ID Number

<u>[Signature]</u>	<u>11-2-2022</u>	<u>[Signature]</u>	<u>11-3-22</u>
Contractor/Builder Signature	Date	Community Development Director Signature	Date

<u></u>	<u></u>	<u></u>	<u></u>
City Manager Signature	Date	Business Loan Fund Chair Signature	Date
Copy of Contractor License due on Initiation of Agreement		<u>Mayberry</u>	

Project Closeout

Buyers Information

Buyer 1 (Name, First, Middle, Last)

Phone

Signature

Buyer 2 if Applicable (Name, First, Middle, Last)

Phone

Signature

Address

City

State, Zip Code

City of Ontario

House Complete: Certificate of Occupancy

Yes ☐ No ☐

Finance Director (Name, First, Middle Initial, Last)

Date

Signature

City Manager (Name, First, Middle Initial, Last)

Date

Signature

Record of Payment

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

Check Number

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

Check Number

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

Check Number

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

Check Number

Addendum attached if needed

FOUNDATION & FLOOR NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/ENGINEER FOR CORRECTION.
2. VERIFY DESIGN OF FOUNDATIONS, PATIOS AND PORCHES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE APPROVED BY THE DRAFTER/ENGINEER PRIOR TO CONSTRUCTION.
3. VERIFY DESIGN OF FOUNDATIONS, PATIOS AND PORCHES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE APPROVED BY THE DRAFTER/ENGINEER PRIOR TO CONSTRUCTION.
4. SLOPE AWAY FROM HOUSE MINIMUM 5% FOR 10' IN EACH DIRECTION AND 24" THEREAFTER.
5. SLOPE AWAY FROM HOUSE MINIMUM 24" AWAY FROM HOUSE.
6. FOUNDATION DAMP PROOFING OR WATERPROOFING SHALL BE PROVIDED FROM THE TOP OF THE FOOTINGS TO THE FINISHED GRADE. AREAS WITH HIGH WATER TABLE OR OTHER KNOWN SEVERE SOIL-WATER CONDITIONS SHALL REQUIRE WATER PROOFING. DAMP PROOFING AND/OR WATERPROOFING SHALL COMPLY WITH IRC 2015 RULES.
7. ALL CONCRETE SLABS (PORCHES, PATIOS AND WALKWAYS) TO CONSIST OF 4" CONCRETE ON COMPACTED SAND/GRAVEL. MINIMUM REBAR OR WIRE MESH (RECOMMENDED).
8. 180 BATT INSULATION BETWEEN FLOOR JOISTS ON MAIN LEVEL UNO.
9. 180 BATT INSULATION BETWEEN FLOOR JOISTS ON MAIN LEVEL UNO.
10. 180 BATT INSULATION BETWEEN FLOOR JOISTS ON MAIN LEVEL UNO.
11. CRANK SPACE VENTILATION EQUALS 150" FT PER EVERY 100 SQ. FT. OF LIVING SPACE ACHIEVED THROUGH FOUNDATION VENTS. DO NOT PLACE VENTS UNDER BEARING POINTS. FOUNDATION VENTS SHOWN AT APPROXIMATE LOCATIONS. ALL FOUNDATION VENT LOCATIONS TO BE VERIFIED ON SITE.

SQUARE FOOTAGE TABLE		
CONCRETE	CONCRETE	
TOTAL AREA 1,232 SQ. FT.		
UNCONCRETE		
TOTAL AREA 880 SQ. FT.		
TOTAL PLUMBING AREA 715 SQ. FT.		
MECHANICAL		
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REVISION	DATE	BY	DESCRIPTION
1	11/12/2023	MM	INITIALS
2	11/12/2023	MM	INITIALS

SINGLE FAMILY HOME #1
1228 PHILLIPS CIRCLE
MAYBERRY SUBDIVISION, LOT 15
ONTARIO, MAHEUR COUNTY, OR

FLOOR PLAN

SECOND CHANCE
DRAWINGS PROVIDED FOR

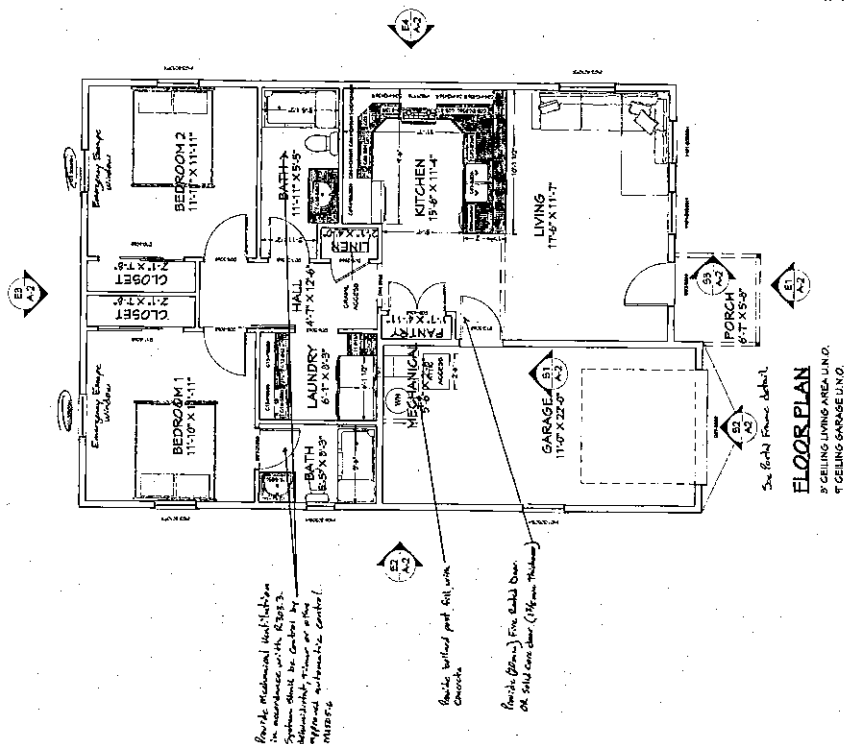
DATE: 11/12/2023
SCALE: 1/4" = 1'-0"
SHEET: A-1

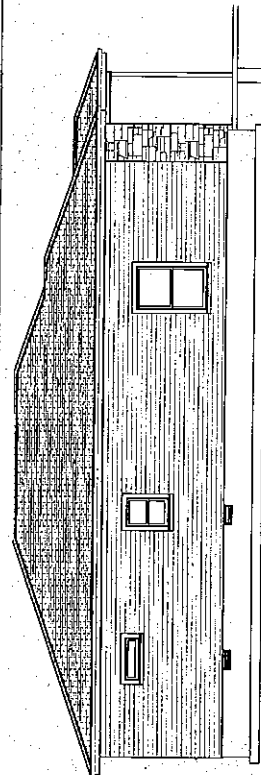
A-1

SEE A-3 FOR CABINET,
DOOR & WINDOW
SCHEDULE INFORMATION
INCLUDING HEADER
REQUIREMENTS.

SQUARE FOOTAGE TABLE

AREA	AREA (SQ. FT.)
TOTAL AREA	1,200.00
TOTAL AREA EXCLUDING PORCH	1,120.00
TOTAL AREA INCLUDING PORCH	1,200.00



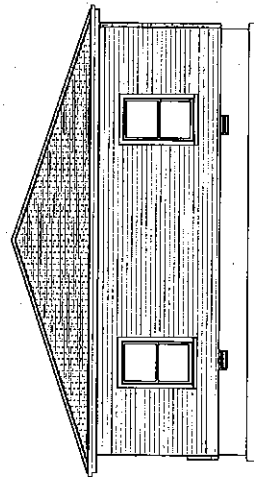


FRONT ELEVATION

* Finish off all other visible
interior and exterior
finish work.

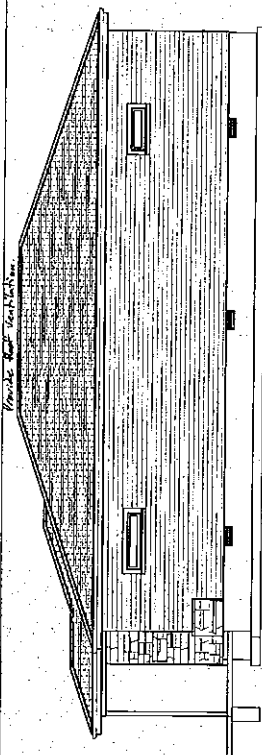
* Windows and sliding glass doors
shall be installed with
insulation, weatherstripping
and caulking.

* Finish off all other visible
interior and exterior
finish work.



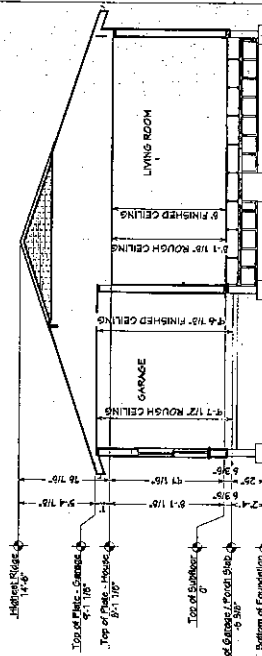
REAR ELEVATION

* Finish off all other visible
interior and exterior
finish work.

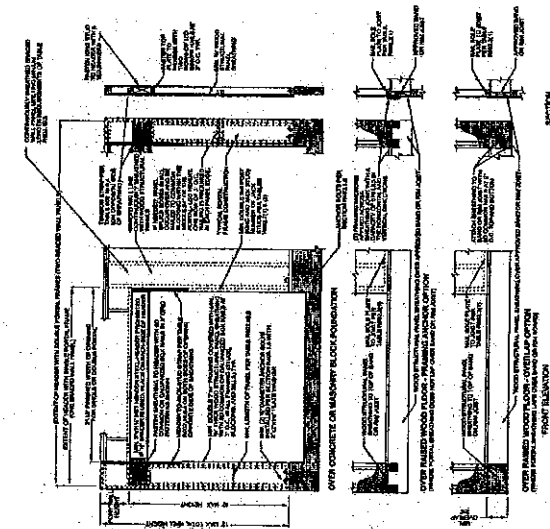


RIGHT ELEVATION

LEFT ELEVATION

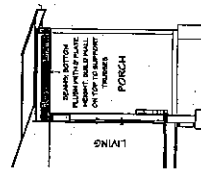


CROSS SECTION 1



CROSS SECTION 2

* Cross section 2 - CONTIGUOUS SHEATHED PORTAL FRAME
2021 OREC FIGURE R602.10.6.4
NOT TO SCALE



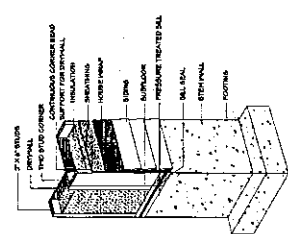
CROSS SECTION 3

NO	NUMBER	QTY	WIDTH	DEPTH	HEIGHT	ROOM NAME	DESCRIPTION	COMMENTS
1	1	1	36"	24"	36"	KITCHEN	BASE CABINET	
2	2	1	24"	24"	36"	KITCHEN	BASE CABINET	
3	3	2	36"	36"	36"	KITCHEN	CORNER CABINET	
4	4	5	24"	12"	36"	KITCHEN	WALL CABINET	
5	5	2	12"	24"	36"	KITCHEN	BASE CABINET	
6	6	1	50"	16"	19"	KITCHEN	WALL CABINET	MICROWAVE HOOD VENT UNDER CABINET. VERIFY MICROWAVE HOOD VENT FOR CABINET DIMENSIONS
7	7	1	24"	24"	36"	KITCHEN	CORNER CABINET	
8	8	1	36"	24"	36"	KITCHEN	BASE CABINET	
9	9	1	36"	24"	36"	KITCHEN	BASE CABINET	
10	10	1	42"	24"	36"	BATH	BASE CABINET	
11	11	1	19"	24"	36"	LAUNDRY	BASE CABINET	
12	12	1	42"	24"	36"	LAUNDRY	BASE CABINET	
13	13	2	36"	12"	36"	LAUNDRY	WALL CABINET	
14	14	1	30"	24"	36"	LAUNDRY	BASE CABINET	
15	15	1	30"	24"	36"	BATH	BASE CABINET	

NO	LABEL	QTY	TYPE	SIZE	NO	HEADER	TRIMMERS	COMMENTS
1	101-3000	1	GARAGE	3000	1	30X11 TRIMMER (2)	LVL	CONTINUOUS HEADER ENTIRE WALL PER CS-PF. TRIMMER AND KING STUDS PER CS-PF.
2	102-3000	1	HINGED	3000 L X	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD
3	103-4000	1	DOUBLE HINGED	4000 L X	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD
4	104-3000	1	DOORWAY	3000	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD
5	105-3000	1	HINGED	3000 L X	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD
6	106-3000	1	BARN	3000 R	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD
7	107-2100	2	HINGED	2100 L X	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD
8	108-3000	1	HINGED	3000 L X	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD
9	109-3000	1	HINGED	3000 R X	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD
10	110-4000	1	SLIDER	4000 L X	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD
11	111-4000	1	SLIDER	4000 R X	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD
12	112-3000	1	HINGED	3000 L X	1	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD

NO	LABEL	QTY	SIZE	NO	DESCRIPTION	HEADER	TRIMMERS	BOTTOM	TOP	TEMPERED	COMMENTS
1	101-3000SH	5	30X10X	1	SINGLE HUNG	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	20"	30"	
2	102-4010FX	1	4010FX	1	FIXED GLASS	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	30"	30"	
3	103-3010FX	2	3010FX	1	FIXED GLASS	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	30"	30"	
4	104-3000SH	1	24X10X	1	SINGLE HUNG	24X6X11 (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	44"	30"	YES

SHEAR PLAN



CS	CS-SPR. MIN. THICK. APA RATED SHEATHING 1" SIDE OF FULL 16" X 80" SHEET NAILING & EDGES & 12" FIELD STUD SPACING AT 1" O.C. PER R602.10.4 BRACING METHOD (SEE TABLE R602.10.4)	CS-PF: SEE IBC FIGURE ON PAGE 5-2 ON PAGE (A-2)
CMF		
MSF	MSF: MIN. THICK. APA RATED SHEATHING 1" SIDE OF FULL 16" X 80" SHEET NAILING & EDGES & 12" FIELD STUD SPACING AT 1" O.C. PER R602.10.4 BRACING METHOD (SEE TABLE R602.10.4)	

SEE A-3 FOR CABINET,
DOOR & WINDOW
SCHEDULE INFORMATION
INCLUDING HEADER
REQUIREMENTS.

(1)	2' X 6" WALL
-----	--------------

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY PROBLEMS AND/OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER, DESIGNER FOR CORRECTION.
2. ALL EXTERIOR WALLS THIN SHEATHING U.O.
3. EXTERIOR FRAMING: 2" X 6" W/ 2' X 6" O.C. WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE U.O. ANY EXTERIOR OR INTERIOR BEAMING WALL OVER 10' HIGH TO BE 2" X 6" AT 16" O.C. U.O.
4. INTERIOR FRAMING: 2" X 4" FRAMING AT 16" O.C. (TYPICAL)
5. ALL STRUCTURAL MEMBER SIZED FOR 30' OR BETTER DOWNSHIP TIR/ LARCH U.O.
6. SIZED 50% GYPSUM BOARD ON GARAGE SIDE AT ALL GARAGE/ DWELLING WALLS, ALL CEILING, AND ON ALL WALLS, BEAMS, AND POSTS SUPPORTING FIRE PROTECTED HORIZONTAL STRUCTURAL MEMBER. 1/2" GYPSUM BOARD ON TOP OF ALL OTHER WALLS
7. THE WINDOW, A SHALL NOT PROJECT MORE THAN 4" FROM OTHER WALLS
8. OCCUR THERE SHALL BE LESS THAN A 4" SPACE BETWEEN WALLS AND SHALL BE NO MORE THAN 4" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS.

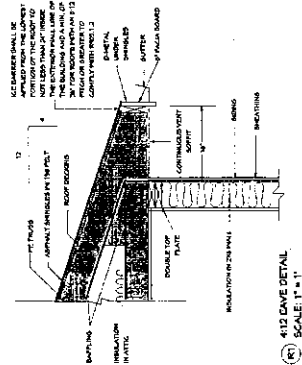
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TIE SCHEDULE	
11	"SIMPSON" POST BASE CENTER ON CONCRETE PIER
12	"SIMPSON" POST CAP

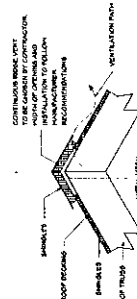
ROOF NOTE SCHEDULE	
(1)	RAISE MEEL AT LIVING SPACE TO MATCH GARAGE CEILING / PLATE HEIGHT
(2)	ROOF JOISTS @ 24" O.C. ALL ROOF TRUSSES BEAR ON EXTERIOR WALLS, NO INTERIOR BEARING WALLS
(3)	4" X 4" POST
(4)	12" X 8" BEAMS: BOTTOM HEIGHT AT 0' PLATE HEIGHT

ROOFING NOTES:

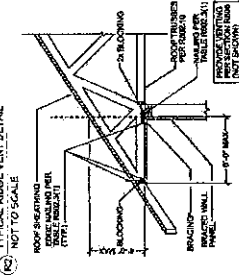
1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BUILDING AND CONSTRUCTION, ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR CONNECTION.
2. ROOF SYSTEM TO BE PREENGINEERED MANUFACTURED WOOD TRUSSES, ENGINEERING FROM THE TRUSSES COMPANY IS REQUIRED. THIS PLAN IS MEANT TO BE USED AS A REFERENCE ONLY, AND IS NOT MEANT TO BE USED AS A SUBSTITUTE FOR THE TRUSSES DESIGN AND LAYOUT. SEE TRUSSES COMPANY LAYOUT FOR TRUSSES DETAILS.
3. ATTACH TOP PLATE OF ALL INTERIOR BEARING WALLS & ALL EXTERIOR WALLS TO PERPENDICULAR ROOF TRUSSES WITH (3) 40 LB NAILS, (2) TERMINALS ON 1 SIDE & (1) TERMINAL ON OPPOSITE SIDE OR OTHER APPROVED METHOD TO PARALLEL ROOF215 U.N.O. ATTACH TOP PLATE OF ALL INTERIOR BEARING WALLS & ALL EXTERIOR WALLS TO PERPENDICULAR ROOF TRUSSES WITH 480 COMMON TOWELS @ 8" O.C. OR OTHER APPROVED METHOD PER PLAN ROOF215 U.N.O.
4. ROOF TRUSSES SHALL BE SUPPORTED LATERNALLY AT POINTS OF BEARING BY SOLID BLOCKING TO PREVENT ROTATION AND LATERAL DISPLACEMENT.
5. SNOOK LOADS LESS THAN OR EQUAL TO 10 PSF: THIS ROOF DECKING, SNOOK LOADS GREATER THAN TO PSF: 50P
6. ROOF VENTILATION: 150 FT. OF VENTILATION PER 300 SQ. FT. OF ATTIC SPACE PER REQ. ROOF VENTILATION COVERED THROUGH CONTINUOUS SLOTTED VENT.
7. 1X6 D. 16 PLUMING CURT RAYED WITH CONTINUOUS VENT ROFFIT U.N.O. CABLE ENDS TO HAVE 1" OVERHANGING U.N.O.



4:12 CAVE DETAIL
SCALE: 1" = 1'

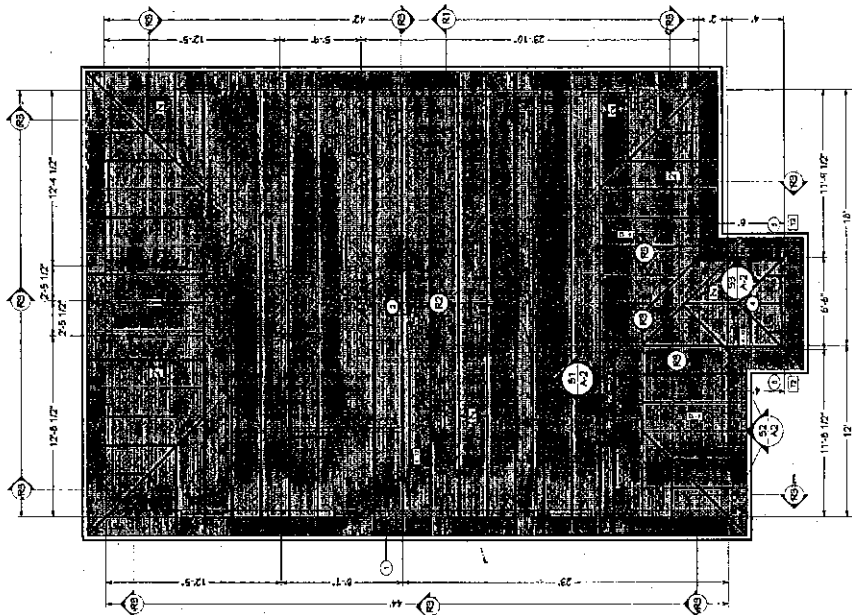


TOPIC A RIDGE VENT DETAIL



Per S1.1 inch = 25.4 mm, 1 foot = 304.8 mm.
 4. Methods of joining shall be as described in Section 0602.10.4.

(25) BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSS
 2016 IBC FIGURE R602.10.9.2(2)
 NOT TO SCALE

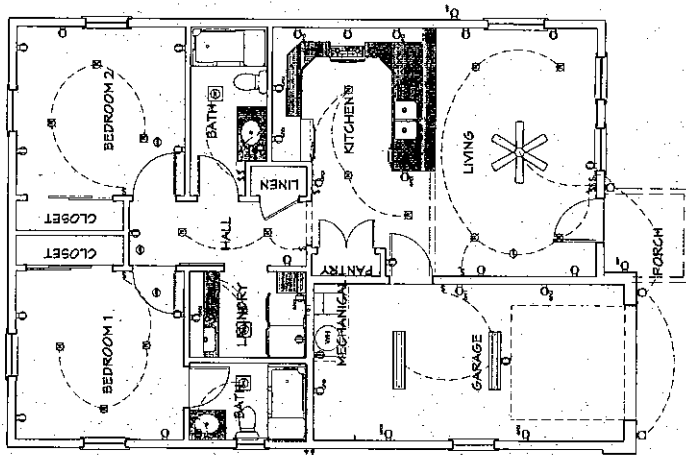


ROOF PLAN

Provide Soft Vest: 1 button.

* Install trusses and bracing as per manufacturer and engineer specifications.

- MECHANICAL NOTES:**
1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.
 2. FURNACE DUCTS FROM GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GA. GALVANIZED SHEET METAL WITH NO OPENINGS INTO GARAGE, FINES STOP AND SEAL AND NO DUCT PENETRATION.
 3. EXHAUSTS GENERATING A SPARK, GLON OR FLAME, INSTALLED IN GARAGES, MUST KEEP FLOOR, BURNERS, HEATING ELEMENTS AND SHUTGAS TO A MINIMUM OF 18" ABOVE THE FLOOR.
 4. DRYER, KITCHEN FANS, BATH FANS, & GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 3' AWAY FROM ANY OPENINGS INTO THE BUILDING.
 5. ALL PLUMBING VENTS TO REAR OF RIDGE. GANG TOGETHER PLUMBING VENTS WHEREVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS. PLUMBING VENTS TO BLEND WITH COLOR OF ROOF.
 6. ALL FUEL BURNING APPLIANCES MUST HAVE COMBUSTION AIR FROM OUTSIDE.
 7. MINIMUM OF ONE HOSE BIB IS TO BE ALIGNED WITH INTERIOR HALL AND SET A MINIMUM OF 20" ABOVE GRADE.
- ELECTRICAL NOTES:**
1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.
 2. ALL WORK TO BE COMPLETED BY AN IDAHO LICENSED ELECTRICAL JOURNEYMAN.
 3. ALL OUTLETS AND SHORE DETECTORS ARE TO BE PLACED PER NEC.
 4. ELECTRICAL AND SERVICE RECEPTACLES AND MECHANICAL REGISTERS SHOWN AT APPROXIMATE LOCATIONS. ALL LOCATIONS TO BE VERIFIED ON SITE.
 5. SET ELECTRICAL & SERVICE RECEPTACLES AT 18" A.F.F. TO CENTER OR AS NOTED.
 6. SET ELECTRICAL & SERVICE RECEPTACLES AT KITCHEN 3' 10" A.F.F. TO CENTER.
 7. SET GFCI ELECTRICAL & SERVICE RECEPTACLES AT GARAGE 3' 10" A.F.F. TO CENTER.
 8. SET GFCI ELECTRICAL RECEPTACLES AT BATH 3' 10" A.F.F. TO CENTER.



ELECTRICAL PLAN

ELECTRICAL SCHEDULE		DATE DESCRIPTION	
13	\$	13	SINGLE POLE
2	\$	2	THREE WAY
11	⊙	11	DUPLEX
15	⊙	15	GFCI
2	⊙	2	DUPLEX (WEATHERPROOF)
1	⊙	1	DUPLEX CEILING MOUNTED
3	⊙	3	220V
16	R	16	RECESSED LIGHT
2	⊙	2	VANITY LIGHT
2	⊙	2	SHOP LIGHT
3	⊙	3	EXTERIOR SCENE
1	⊙	1	CEILING FAN
3	⊙	3	EXHAUST
1	EP	1	ELECTRICAL PANEL - RECESSED
4	⊙	4	COSMOKE DETECTOR
1	HB	1	HOSE BIB

MILLSPEC
DRAFTING

REVISION	DATE	DESCRIPTION
1	11/1/2023	11/1/2023
2	11/1/2023	11/1/2023

SINGLE FAMILY HOME #1
1224 MILLER CIRCLE
MAYBERRY SUBDIVISION LOT 15
ONTARIO, MAHARAJA COUNTY, OR

ELECTRICAL PLAN

SECOND CHANCE
DRAWINGS PROVIDED FOR:
DATE: 2/20/2023

SCALE: 1/4" = 1'
UNITS: INCHES
SHEET: E-1



**AGENDA REPORT
CONSENT AGENDA
May 23, 2023**

To: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **MAYBERRY HOUSING INCENTIVE 2023-6: DIRTY GIRL CONSTRUCTION**

DATE: May 17, 2023

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE THE APPLICATION 2023-6 BY DIRTY GIRL CONSTRUCTION FOR THE MAYBERRY HOUSING INCENTIVE PROGRAM IN THE AMOUNT OF \$2,352.94.

SUMMARY:

Dirty Girl Construction applied for \$2,352.94 through the Mayberry Housing Incentive Program.

The Mayberry Fund Committee is the reviewing and recommending authority for the City of Ontario Mayberry Housing Incentive Program and, as such, is the committee tasked with reviewing and providing a recommendation to the City Council on all applications submitted for the Mayberry Housing Incentive payments. The committee met and discussed the application.

BACKGROUND:

The City Council under Resolution Number 2022-120 created the Mayberry Housing Incentive Program to promote new housing development within the City limits of Ontario for the 55 years and older housing project called Mayberry Subdivision to help the senior citizens of Ontario with their housing needs. The Council approved \$80,000.00 for the program which is divided into the 34 new dwelling units in the approved Mayberry Subdivision for a \$2,352.94 incentive for each dwelling.

CURRENT SITUATION:

Dirty Girl Construction is requesting approval of their application for the \$2,352.94. Incentive on a new home to be located at 1228 PHILLIPS DRIVE. being LOT 32 of MAYBERRY SUBDIVISION. The proposed dwelling will be 1,023 square feet. The application was deemed to be complete by the Community Development Director and the requirements of the Mayberry Housing Incentive Program and was forwarded to the committee for their review and recommendation. The committee recommended approval of the application on March 15, 2023.

ANALYSIS:

- A. **STRATEGIC PLAN** This action meets the goals of the City Council Strategic Plan by providing the lifestyle of the community, desirability of the community and growth to the City and its tax base.
- B. **FINANCIAL** The City would payout the Mayberry Housing Incentive created under Resolution 2022-121 in the amount of \$2,352.94.
- C. **TIMING** Time is of the essence on this application as the applicant wants to pull a building permit and start construction as soon as they receive their approval.
- D. **POLICY/LEGAL** The Mayberry Fund Committee is required to make a recommendation to the City Council. The City Council is required to approve the incentive prior to payment.

ALTERNATIVES:

Table the Action: The City Council could table the request and request further information from the applicant.

Deny the Action: The \$2,352.94 payment will not be made.

RECOMMENDATION:

Staff reviewed the application for completeness and found it meeting or exceeding the minimum requirements. The Mayberry Fund Committee sent a favorable recommendation to the City Council. Therefore, staff recommends that the City Council approve the application by Dirty Girl Construction for the amount of \$2,352.94.

ATTACHMENTS:

- 1. 2023-6 Full Packet



City of Ontario, Oregon
Mayberry Subdivision
Housing Incentive Program Checklist

Mayberry #6
Permit #12471

Applicant: DIRTY GIRL CONSTRUCTION Date: _____

Site Address or Tax Lot: 1228 Phillips Circle Ontario OR 97914

Application Number: 2023-6 (City Use Only)

Application Information: (Applicant or Staff)

- ☐ Completed Application Signed & Dated: 2.23.2023
- ☐ Documentation showing funding: _____
- ☐ Within the Mayberry Subdivision a 55 year of age or older senior housing project.
- ☒ Floor Plan or description describing minimum square footage:
 - 1. House Square footage: 1063
 - 2. Size of Garage: 265
- ☐ Description of Property of Home:
 - 1. Tax Lot map & Number: LOT 32
 - 2. Copy of Deed: _____
 - 3. Or written description: _____
- ☒ Completed W-9 Taxpayer Form.

Process Completed: (Staff Use Only below)

- ☒ PDAC (if Required) date Completed: N/A
- ☒ Community Development Director approval date: Dan Cummings 3/14/23
- ☒ Forwarded to Review Committee: 3/14/23
- ☒ Committee forwards recommendation to City Manager: 3/15/23
- ☐ City Council Approval or Denial: _____
- ☐ City Manager signs application signifying Council Approval: _____
- ☐ Application submitted to Finance for tracking: _____
- ☐ Certificate of Occupancy issued (within 2 yrs. of Council approval): _____
- ☐ Payment made to Owner: _____



City of Ontario, Oregon
Mayberry Subdivision Housing Incentive
Program Builder Agreement

1. Eligibility: Developer, Investor, Contractors, or persons acting as their own contractor are eligible for the Mayberry Subdivision 55 years and older Housing Incentive Program so far as they meet the requirements set by state and local building code.
2. Incentive Offer:
 - A. A qualified project will be eligible for a \$2,352.94 Incentive payment at the time the Certificate of Occupancy (C of O) is Issued.
 - B. The dwelling unit must be a new dwelling unit in the senior citizen 55 year and older Mayberry Subdivision in Ontario.
 - C. The dwelling unit must be new construction with a minimum of 400 sq. feet of living area with at least one-off street parking space for a single bedroom and two off street parking spaces for two or more bedrooms. Parking space maybe uncovered or have a carport or a garage.
 - D. The dwelling unit must be completed within 24 months of the application approval.
 - E. The dwelling unit must be in the city limits of Ontario and in the Mayberry, Subdivision approved for this program.
 - F. The dwelling unit project must not be receiving any other governmental funding or subsidy (federal or state loan guarantees or tax credits are excluded).
3. General: This program is valid for contractors or owners/developers/investors using contractors that are licensed and in good standing with the state builders association and who are licensed, bonded, and insured. Amounts are reserved on a first come first-served basis. Incentive amounts are reserved for each project at the time an incentive application is approved and executed. Incentive amounts are returned to the general pool if the project is disqualified or not completed by the completion date, or the completion date is not extended by the City Manager.
4. Compliance-
 - A. Sufficient proof must be provided to ensure that the home meets the minimum requirements eligible for the incentive program.
 - B. All projects are expected to comply with federal, state, and local codes.
5. Payments of the \$2,352.94 building incentive are to be made within 30 days after certificate of occupancy is issued.

CB Owner/Contractor/Builder Initials

<u>DIRTY GIRL CONSTRUCTION</u>	<u>208 608 3111</u>		
Legal Company Name or Owner/Builder	Phone	Fax	
<u>1712 ALAMEDA DR</u>	<u>ONTARIO</u>	<u>OR</u>	<u>97914</u>
Company Address	City	State	Zip Code
<u>238 445</u>	Yes ☒ No ☐		
Contractor License Number	Licensed to Build In Oregon	Federal Tax ID Number	

Payee Company Name (if contractor)	Payee First Name	Payee Last Name	
Mailing Address	City	State	Zip Code
Email	Phone	Federal Tax ID Number	

<u>[Signature]</u>	<u>11-2-2022</u>	<u>[Signature]</u>	<u>11-3-22</u>
Contractor/Builder Signature	Date	Community Development Director Signature	Date
City Manager Signature	Date	Business Loan Fund Chair Signature	Date
Copy of Contractor License due on Initiation of Agreement		<u>Mayberry</u>	

Project Closeout

Buyers Information

Buyer 1 (Name, First, Middle, Last)	Phone	Signature
Buyer 2 If Applicable (Name, First, Middle, Last)	Phone	Signature
Address	City	State, Zip Code

City of Ontario

House Complete: Certificate of Occupancy Yes ☐ No ☐

Finance Director (Name, First, Middle Initial, Last)	Date	Signature
City Manager (Name, First, Middle Initial, Last)	Date	Signature

Record of Payment

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Addendum attached if needed

SINGLE FAMILY HOME #3

"THE AUNT BEE"

BY:



SECOND CHANCE
CONSTRUCTION LLC

GENERAL NOTES

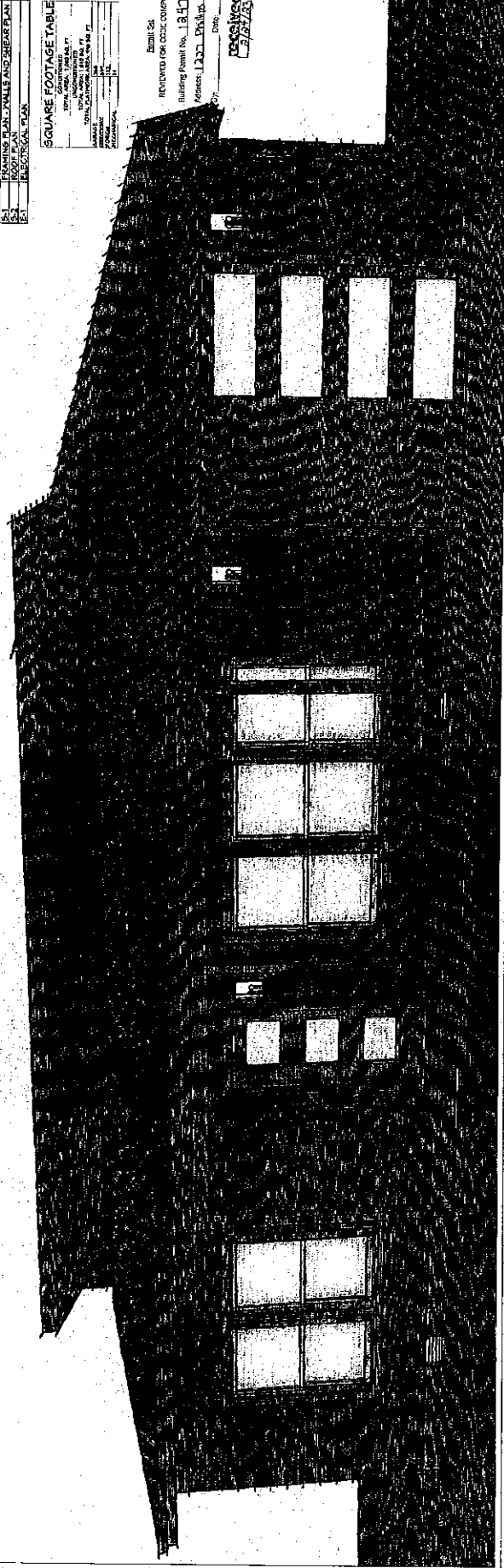
1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWER DESIGNER FOR CORRECTION.
2. IN THE EVENT OF CONFLICT IN OR BETWEEN THE ARCHITECTURAL DRAWINGS, ORC, OR ANY ENGINEERING REPORT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. ALL WORK TO COMPLY WITH THE 2021 ORC, APPLICABLE STATE CODE AND AMENDMENTS, AND COUNTY OR LOCAL CODES AND REGULATIONS.
4. SHOWN TO CONFORM TO THE 2021 ORC.
5. ALL FIREPLACES TO MEET LOCAL & STATE CODE REQUIREMENTS INCLUDING ALL ACCESSORIES, FIRE EXTINGUISHERS, ETC. CHIMNEYS SHALL EXTEND A MINIMUM OF 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' & SHALL NOT BE LESS THAN 2' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
6. ALL GLAZING IN DOORS, SLIDING PATIO DOORS, STORM DOORS, SHOWERS AND BATH ENCLOSURES, WINDOWS WHERE WEATHER EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION, AND FIXED PANEL, GREATER THAN 4 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 15" ABOVE THE FLOOR TO BE TEMPERED (SEE PLANS).
7. ALL ACCESSORIES (IE: GRAB BARS, TONNEL BARS, PAPER DISPENSERS AND SOAP DISHES) PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
8. DOOR & WINDOW SCHEDULE, INCLUDING SLOUGH OPENINGS, INDICATE STANDARDS ONLY. REFER TO MANUFACTURER RECOMMENDATIONS FOR EXACT REQUIREMENTS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
9. DOORS BETWEEN GARAGE AND DWELLING ARE TO BE EITHER SELF CLOSING TIGHT FITTING SOLID WOOD OR 1 3/8" THICKNESS, OR SELF CLOSING TIGHT FITTING WITH FIRE PROTECTION RATING OF NO LESS THAN 20 MINUTES.
10. THE TOP OF ALL HAND WALLS SHALL BE PLACED 34" - 36" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS. THE TOP OF ALL HANDGRIPS TO MAINTAIN A MINIMUM SPACE OF 1 1/2" BETWEEN THE WALL & THE HANDGRIP & SHALL NOT PROJECT MORE THAN 4 1/2". WHERE OPEN RAILINGS OCCUR, THERE SHALL BE LESS THAN A 4" SPACE BETWEEN RAILS AND SHALL BE NO MORE THAN 4" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS.
11. ALL SCALE INDICATORS ON THIS DRAWING ARE FOR ARCH P (24" X 36") PAPER. IF PRINTED ON ANY OTHER PAPER SIZE, SCALE INDICATORS WILL BE INCORRECT.

DESIGN CRITERIA	
ALL WORK TO COMPLY WITH 2021 ORC & IECC	
WIND LOAD REQUIREMENT IS PER	
CLIMATE ZONE	
SEISMIC ZONE	
FLOOD ZONE	
MOISTURE	

PREScriptive INSULATION	
ALL WORK TO COMPLY WITH 2021 IECC	
W/ FLOOR	
W/ WALL	
W/ ROOF	
W/ CAVITY	
W/ FLOOR (GRAVEL)	
W/ FLOOR (GRAVEL)	

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6. ROOF PLAN	
7. ELECTRICAL PLAN	

SQUARE FOOTAGE TABLE	
1. TOTAL AREA, SQUARE FT	
2. TOTAL AREA, SQUARE FT	
3. TOTAL AREA, SQUARE FT	
4. TOTAL AREA, SQUARE FT	
5. TOTAL AREA, SQUARE FT	
6. TOTAL AREA, SQUARE FT	
7. TOTAL AREA, SQUARE FT	
8. TOTAL AREA, SQUARE FT	
9. TOTAL AREA, SQUARE FT	
10. TOTAL AREA, SQUARE FT	



MILL SPEC
DRAFTING

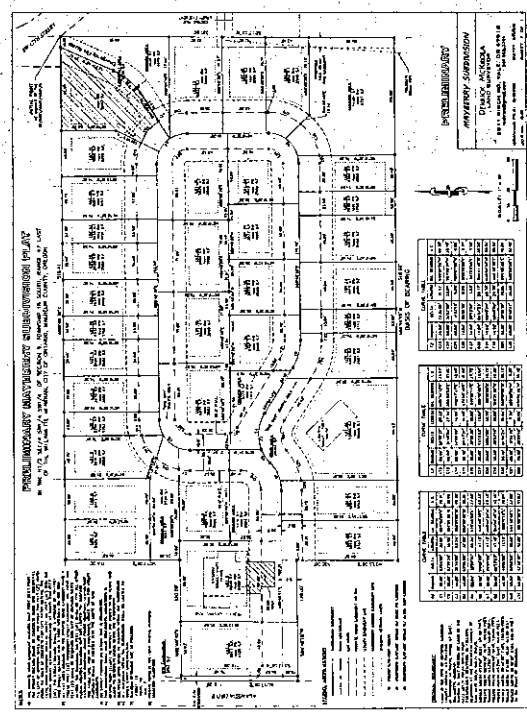
REVISION TABLE	
NUMBER	DATE
1	2/20/2023

SINGLE FAMILY HOME #3
1227 HILBERT CIRCLE
MAYNARD SUBDIVISION, LOT 16
ONTARIO, MAHESHA COUNTY, OR

PROJECT OVERVIEW

SECOND CHANCE
DRAWINGS PROVIDED FOR

DATE:	2/20/2023
SCALE: 1/8" = 1'	
ARCH D	24" X 36"
SHEET:	P-1



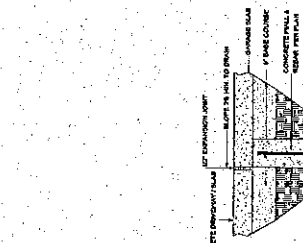
1. CONTRACTOR TO DESIGN FRAMING PRIOR TO BUILDING AND CONSTRUCTION. ARCHITECTORS AND ENGINEERS SHALL BE RESPONSIBLE TO THE ATTENTION OF THE FRAMINGDESIGNER FOR CORRECTION.
2. VERIFY DESIGN OF PORCHES, PATIOS AND MULKANIS PRIOR TO CONSTRUCTION.
3. COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.
4. SLOPE VENT FROM HOUSE MINIMUM 5% FOR 10' IN EACH DIRECTION AND 2% THEREAFTER.
5. SLOPE CONCRETE MINIMUM 2% AWAY FROM HOUSE.
6. FOUNDATION DAMP PROOFING OR WATERPROOFING SHALL BE PROVIDED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. AREAS WITH HIGH WATER TABLE OR OTHER KNOWN SEVERE SOLAR/WATER CONDITIONS SHALL REQUIRE WATER PROOFING, DAMP PROOFING AND/OR WATER PROOFING SHALL COMPLY WITH IRC 2015 M60.
7. ANY CONCRETE SLABS PORCHES, PATIOS AND MULKANIS TO CONSIST OF 4" CONCRETE ON COMPACTED 4" FILL WITH 20% M.S.
8. ANY CONCRETE SHALL BE LAYED ON FINE PINE (RECOMMENDED).
9. 2" POLYSTYRENE INSULATION.
10. R-20 BATT INSULATION BETWEEN FLOOR JOISTS ON MAIN LEVELS I.O.
11. PROVIDE 1/2" BLOCKING BETWEEN FLOOR JOISTS AT FINISH WALL L.O. SPAN PER MFR. RECOMMENDATION.
12. CRAWL SPACE VENTILATION EQUALS 1 SQ. FT. PER EVERY 100 SQ. FT. OF LIVING SPACE ACHIEVED THROUGH FOUNDATION VENTS. DO NOT PLACE VENTS UNDER BEARING POINTS. FOUNDATION VENTS SHOWN AT APPROPRIATE LOCATIONS. ALL FOUNDATION VENT LOCATIONS TO BE VERIFIED ON SITE.

1. CONTRACTOR TO REVIEW TRAININGS PRIOR TO DRINKING AND CONSTRUCTION, ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PRATTLEDESIGNER FOR CORRECTION.
2. VERIFY DESIGN OF PORCHES, PATIOS AND MALPASOS PRIOR TO CONSTRUCTION.
3. COORDINATE ANY ADJACENT ESTABLISHED SOIL LOADS (NOT DESIGNED FOR) CREATED FROM THE FLOOR, JOIST OR TRUSSES PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.
4. SLOPE AWAY FROM HOUSE MINIMUM 3% FOR 10' IN EACH DIRECTION AND 3% THEREAFTER.
5. SLOPE AWAY FROM HOUSE MINIMUM 2% AWAY FROM HOUSE.
6. FOUNDATION DAMP PROOFING OR WATERPROOFING SHALL BE PROVIDED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. AREAS WITH HIGH WATER TABLE OR OTHER KNOWN SEVERE SOIL-WATER CONDITIONS SHALL REQUIRE WATER PROOFING. DAMP PROOFING AND/OR WATERPROOFING SHALL COMPLY WITH IRC 2018 R403.
7. ALL CONCRETE SLABS (PORCHES, PATIOS AND MALPASOS) TO CONSIST OF 4" CONCRETE ON COMPACTED SAND/GRAVEL MIX (4:1:10) RENO. OR WIRE MESH (RECOMMENDED).
8. FOUNDATION FINISHING (KICKS, OR FINISHES) TO BE 1/2" MIN. THICKNESS U.S.O.
9. 8:00 L.A. MINIMUM 12" DEEP NEW FLOOR JOISTS ON WALLS LEVEL U.S.O.
10. PROVIDE FULL BATT INSULATION BETWEEN JOISTS AT TRAILING WALLS. 1/2" OF UNINS. VENT. RECOMMENDED.
11. CRADLE SPACE VENTILATION EQUALS 150 CF. PER SQUARE FOOT OF UNINS. SPACE. ACHIEVED THROUGH FOUNDATION VENTS. DO NOT PLACE VENTS UNDER BEARING POINTS. FOUNDATION VENTS SHOWN AT APPROXIMATE LOCATIONS. ALL FOUNDATION VENT LOCATIONS TO BE VERIFIED ON SITE.

TIE SCHEDULE	
T1	"SIMPSON" POST BASE CENTERED ON CONCRETE PIER
T2	"SIMPSON" POST CAP

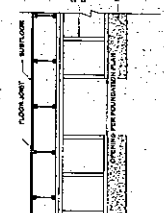
T1	"SIMPSON" POST BASE CENTERED ON CONCRETE PIER
T2	"SIMPSON" POST CAP

2	BOLLARD POST BURIED MIN. 3' BELOW GRADE FOR MECHANICAL
3	6" DIRECT BEARING PONY WALL
4	Ø1" 3/4" X 12' 0" LVL FLUSH BRAMS IN JOISTS HANG ON FACE
5	CRAWL SPACE ACCESS BETWEEN FLOOR JOISTS
6	FLOOR JOISTS: 4" 12" TJI 110 OR BETTER @ 24" O.C.
7	18" DIAMETER PIER FOUNDATION



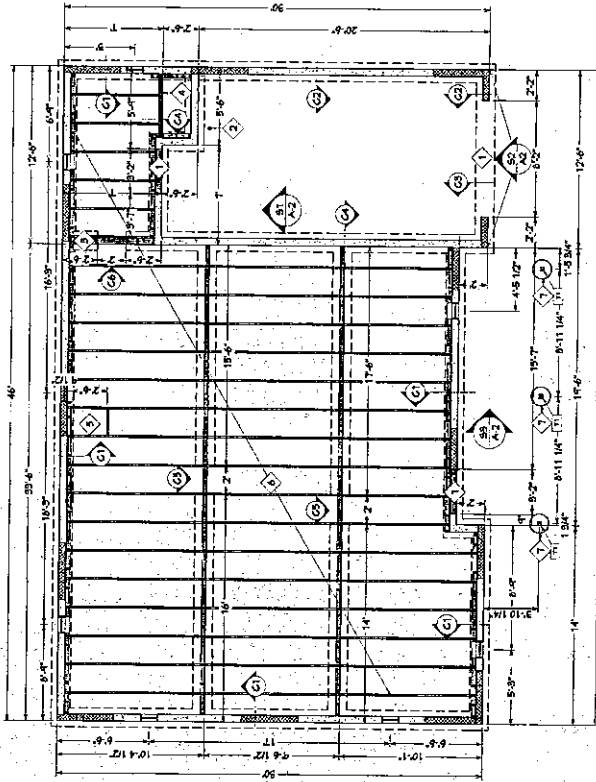
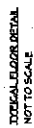
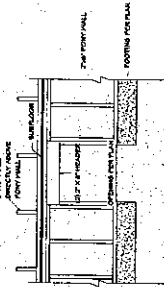
C2 GARAGE FOUNDATION DETAILS
SCALE: 1" = 1'

(C3) GARAGE, DOOR OPENING, DETAIL
SCALE: 1" = 1'



25 TYPICAL PONY WALL ACCESS
NOT TO SCALE

CA® TYPICAL PONY WALL ACCESS W/ DIRECT BEARING
NOT TO SCALE



FOUNDATION PLAN

REVISION	DATE	DESCRIPTION
1	2/20/2020	ISSUED

SINGLE FAMILY HOME #9
715 ARMY PEEK
1227 PHILLIPS CIRCLE
MAYBERRY SUBDIVISION, LOT 16
ONTARIO, MICHIGAN COUNTY, MI

FLOOR PLAN

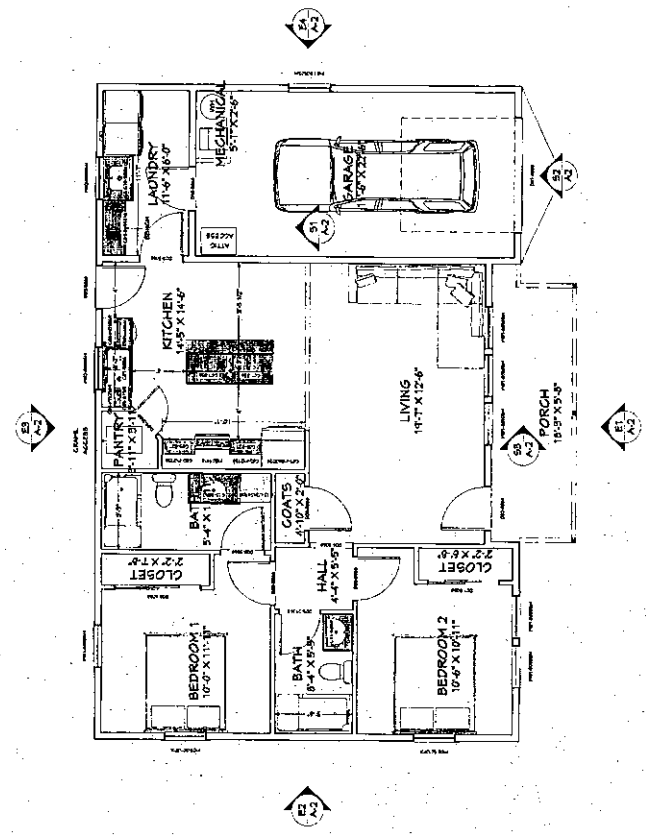
SECOND CHANGE
DRAWINGS PROVIDED FOR

DATE: 2/21/2020
SCALE: 1/8" = 1'-0"
UNITS: L.S.D.
ANGLED: (N) x (S) x (E)
SHEET: A-1

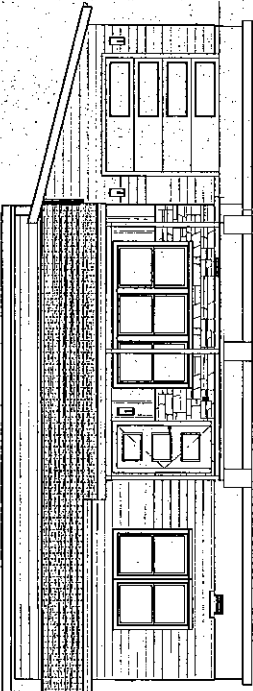
SEE A-3 FOR CABINET,
DOOR & WINDOW
SCHEDULE INFORMATION
INCLUDING HEADER
REQUIREMENTS.

SQUARE FOOTAGE TABLE

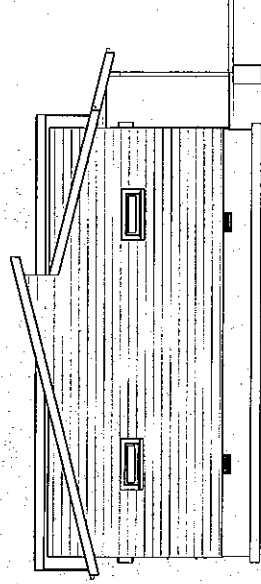
ROOM	AREA	PERIMETER
TOTAL FLOOR AREA	175.00	175.00
TOTAL GARAGE AREA	10.00	10.00
TOTAL PORCH AREA	10.00	10.00
TOTAL PATIO AREA	10.00	10.00
TOTAL DECK AREA	10.00	10.00
TOTAL BALCONY AREA	10.00	10.00
TOTAL TERRACE AREA	10.00	10.00
TOTAL PORCH AREA	10.00	10.00
TOTAL DECK AREA	10.00	10.00
TOTAL BALCONY AREA	10.00	10.00
TOTAL TERRACE AREA	10.00	10.00



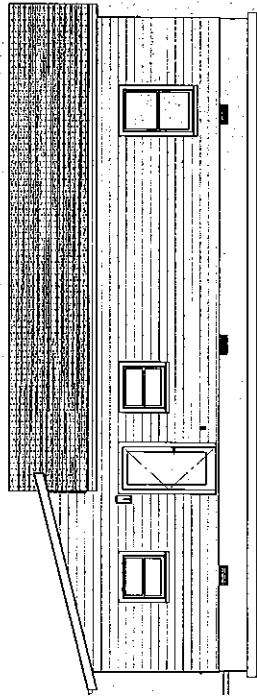
FLOOR PLAN
8' CEILING LIVING AREA U.N.O.
4' CEILING GARAGE U.N.O.



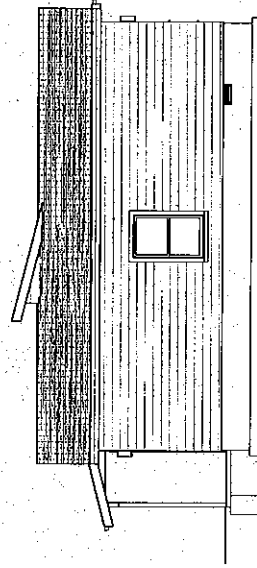
FRONT ELEVATION



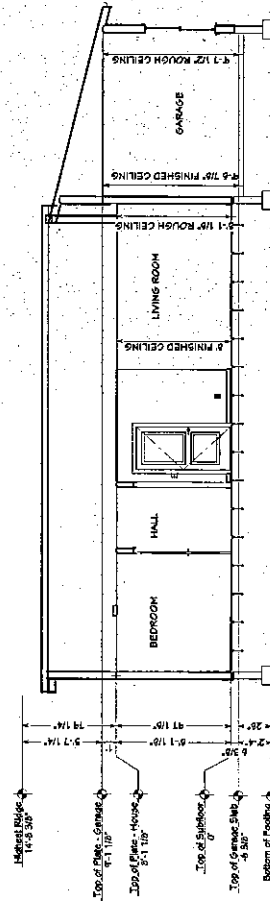
LEFT ELEVATION



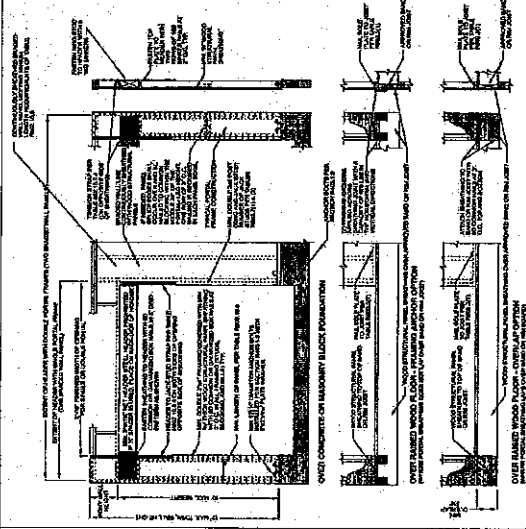
REAR ELEVATION



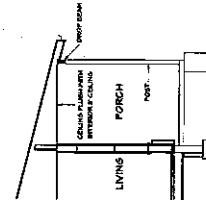
RIGHT ELEVATION



CROSS SECTION 1



CROSS SECTION 2
6'-6" - CONTINUOUSLY SHEATHED PORTAL FRAME
2021 OREC FIGURE 1602.10.6A
NOT TO SCALE



CROSS SECTION 3
SCALE: 1/4" = 1'

3D	NUMBER	QTY	WIDTH	DEPTH	HEIGHT	ROOM NAME	DESCRIPTION/COMMENTS
	G01	1	36"	24"	28 3/8"	KITCHEN	CABINET ABOVE REFRIGERATOR. VERIFY APPLIANCE REQUIREMENTS FOR CABINET DIMENSIONS
	G02	2	27"	12"	36"	KITCHEN	
	G03	2	27"	24"	36"	KITCHEN	
	G04	1	30"	16"	14"	KITCHEN	MICROWAVE HOOD VENT UNDER CABINET. VERIFY MICROWAVE REQUIREMENTS FOR CABINET DIMENSIONS
	G05	1	14 1/2"	24"	36"	KITCHEN	
	G06	1	12"	12"	36"	KITCHEN	
	G07	5	36"	24"	36"	KITCHEN	
	G08	1	21"	12"	36"	KITCHEN	
	G09	1	48"	18"	18"	LAUNDRY	
	G10	1	36"	24"	36"	LAUNDRY	
	G11	1	24 1/2"	24"	36"	BATH	
	G12	1	24"	24"	40"	BATH	
	G13	1	42"	24"	36"	BATH	

3D	LABEL	QTY	TYPE	SIZE	R/O	HEADER	HEADER TYPE	TRIMMERS	COMMENTS
	D01-6060	1	CAMBRIDGE	60x80		1 3/4"x11 1/8"x14" (2)	LVL		CONTINUOUS HEADER ENTIRE WALL PER C&P. TRIMMER AND KING STUDS PER C&P.
	D02-5065	2	HINGED	50x65 L EX	36"x83"	2x6x84" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	
	D03-8065	4	HINGED	80x65 R IN	36"x83 1/2"	2x6x84" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	
	D04-3065	1	DOORWAY	30x65	36"x83 1/2"	2x6x84" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	
	D05-21065	1	HINGED	210x65 R IN	36"x83 1/2"	2x6x84" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	
	D06-3065	1	HINGED	30x65 L IN	36"x83 1/2"	2x6x84" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	
	D07-5065	1	SLIDER	50x65 R IN	62"x83 1/2"	2x6x85" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	
	D08-6065	1	SLIDER	60x65 R IN	74"x83 1/2"	2x6x87" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	
	D09-2465	1	HINGED	24x65 L IN	36"x83 1/2"	2x6x83" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	
	D10-3065	1	HINGED	30x65 R IN	36"x83 1/2"	2x6x84" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	SHALL BE COVERED WITH A SET OF GLASS DOOR, AND BE ONE OF THE FOLLOWING: MIN. 3/4" THICK SOLID WOOD, MIN. 3/8" THICK SOLID OR HONEYCOMB CORE STEEL DOOR, OR A 20 MINUTE FIRE RATED DOOR.

3D	LABEL	QTY	TYPE	SIZE	R/O	DESCRIPTION	HEADER	HEADER TYPE	TRIMMERS	BOTTOM	TOP	TEMPERED COMMENTS
	D01-3005H	1	5005H	36"x60"		SINGLE HUNG 2X6X84" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	20"	50"		
	D02-3005H	2	3005H	36"x60"		SINGLE HUNG 2X6X84" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	44"	60"		
	D03-5010FX	2	5010FX	50"x12"		FIXED GLASS 2X6X84" (2)	LUMBER	(1) TRIMMER(S) & (1) KING STUD	60"	60"		

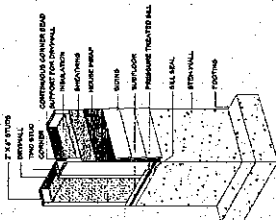
FRAMING & SHEATHING NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/ENGINEER FOR CORRECTION.
2. ALL EXTERIOR WALLS 1/2" SHEATHING U.N.O.
3. SINGLE BOTTOM PLATE U.N.O. ANY EXTERIOR OR INTERIOR BRACING WALL SHALL BE 2" X 8" AT 24" O.C. WITH DOUBLE TOP PLATE AND 1/2" SHEATHING U.N.O.
4. ALL STRUCTURAL LUMBER SIZED FOR NO. 2 OR BETTER DOUGLAS FIR / LARCH U.N.O.
5. REQUIRED 3/4" GYPSUM BOARD ON GARAGE SIDE AT ALL GARAGE / DWELLING WALLS. ALL CEILINGS, AND ON ALL WALLS, BEAMS, AND POSTS SUPPORTING FIRE PROTECTED HORIZONTAL STRUCTURAL MEMBERS. 1/2" GYPSUM BOARD ON ALL OTHER WALLS U.N.O.
6. THE TOP OF ALL HANDRAILS TO MAINTAIN A MINIMUM SPACE OF 1 1/2" BETWEEN THE WALL & THE HANDRAIL, & SHALL NOT PROJECT MORE THAN 4 1/2". WHERE OPEN RAILINGS OCCUR, THERE SHALL BE LESS THAN 4" SPACE BETWEEN WALLS AND SHALL BE NO MORE THAN 7" ABOVE THE FLOOR SURFACE OR NOSE OF TREADS.

SYMBOL	DESCRIPTION
	G5: MIN. 1/2" APA RATED SHEATHING (1) SIDE OF WALL IN DOOR & WINDOW OPENINGS. STUD SPACING AT 16" O.C. PER R602.10.4 METHODS & TABLE R602.3(5)
	G5-PP: SEE IRC FIGURE ON PAGE 5-3 ON PAGE (A-2)
	M5: MIN. 1/2" APA RATED SHEATHING 1 SIDE OF WALL IN DOOR & WINDOW OPENINGS. STUD SPACING AT 16" O.C. PER R602.10.4 METHODS & TABLE R602.3(5)

SEE A-3 FOR CABINET, DOOR & WINDOW SCHEDULE INFORMATION INCLUDING HEADER REQUIREMENTS.

WALL FINISHING NOTE SCHEDULE
(1) 1/2" X 1/2" WALL



TYPICAL WALL SYSTEM
NOT TO SCALE

WALL FINISHING NOTE SCHEDULE

WALL TYPE	FINISH
1/2" X 1/2" WALL	1/2" X 1/2" WALL

WALL FINISHING NOTE SCHEDULE

WALL TYPE	FINISH
1/2" X 1/2" WALL	1/2" X 1/2" WALL

WALL FINISHING NOTE SCHEDULE

WALL TYPE	FINISH
1/2" X 1/2" WALL	1/2" X 1/2" WALL

WALL FINISHING NOTE SCHEDULE

WALL TYPE	FINISH
1/2" X 1/2" WALL	1/2" X 1/2" WALL

WALL FINISHING NOTE SCHEDULE

WALL TYPE	FINISH
1/2" X 1/2" WALL	1/2" X 1/2" WALL

WALL FINISHING NOTE SCHEDULE

WALL TYPE	FINISH
1/2" X 1/2" WALL	1/2" X 1/2" WALL

WALL FINISHING NOTE SCHEDULE

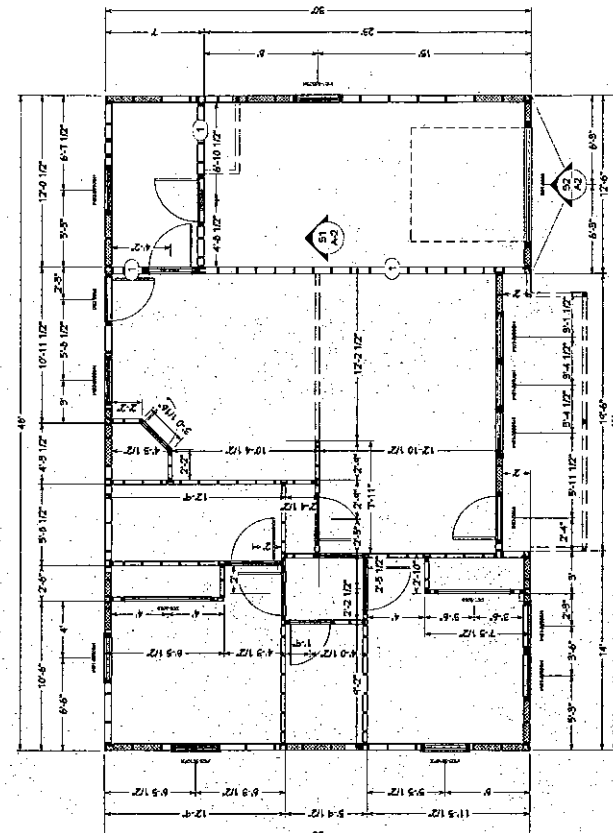
WALL TYPE	FINISH
1/2" X 1/2" WALL	1/2" X 1/2" WALL

WALL FINISHING NOTE SCHEDULE

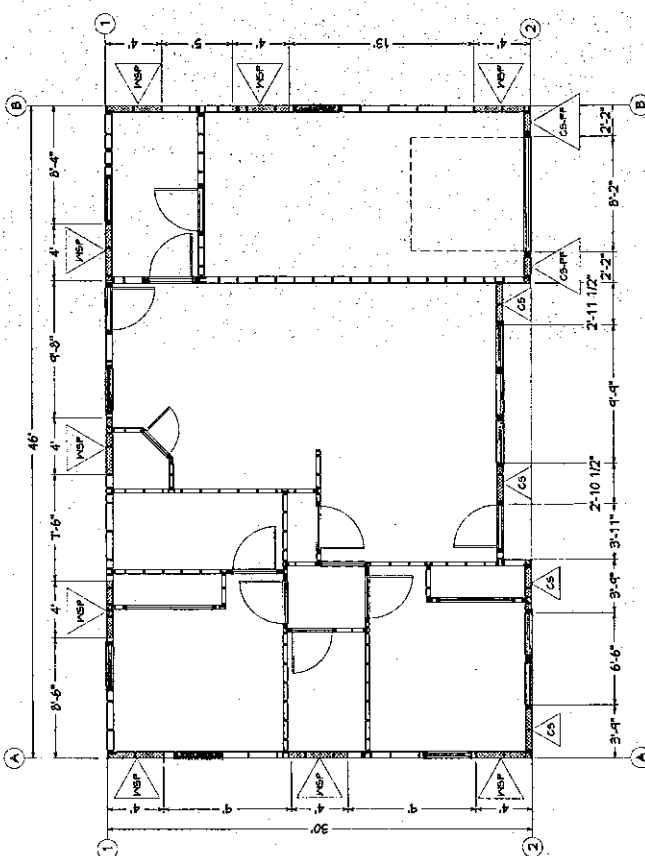
WALL TYPE	FINISH
1/2" X 1/2" WALL	1/2" X 1/2" WALL

WALL FINISHING NOTE SCHEDULE

WALL TYPE	FINISH
1/2" X 1/2" WALL	1/2" X 1/2" WALL



FRAMING PLAN - WALLS



SHEAR PLAN

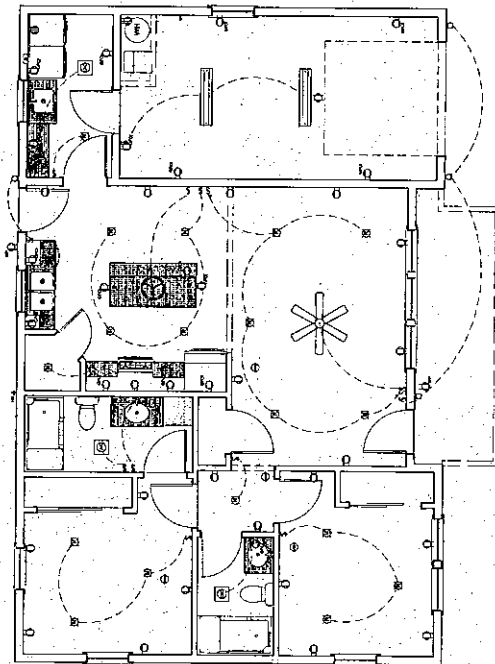
(R3) TYPICAL RAKE DETAIL
NOT TO SCALE

MECHANICAL NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTSPERSON FOR CORRECTION.
2. FURNACE DUCTS FROM GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 36" GA. GALVANIZED SHEET METAL WITH NO OPENINGS INTO GARAGE. FIRES STOP AND SEAL AROUND DUCT PENETRATION.
3. APPLIANCES GENERATING A SPARK, GLON OR FLAME, INSTALLED IN GARAGES, MUST KEEP PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES TO A MINIMUM OF 18" ABOVE THE FLOOR.
4. DRYER, KITCHEN FANS, BATH FANS, & GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 3' AWAY FROM ANY OPENINGS INTO THE BUILDING.
5. ALL PLUMBING VENTS TO REAR OF HOUSE. BATHS TOGETHER PLUMBING VENTS WHEREVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS. PLUMBING VENTS TO BLEND WITH COLOR OF ROOF.
6. ALL FUEL BURNING APPLIANCES MUST HAVE COMBUSTION AIR FROM OUTSIDE.
7. MINIMUM OF ONE HOSE BIB TO BE ASSIGNED WITH INTERIOR HALL AND SET A MINIMUM OF 2'7" ABOVE GRADE.

ELECTRICAL NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTSPERSON FOR CORRECTION.
2. ALL WORK TO BE COMPLETED BY AN IDHNO LICENCED ELECTRICAL JOURNEYMAN.
3. GFCI'S AND SMOKE DETECTORS ARE TO BE PLACED PER REC.
4. APPROXIMATE LOCATIONS FOR ALL ELECTRICAL WORK ARE SHOWN AT APPROXIMATE LOCATIONS. ALL LOCATIONS TO BE CONFIRMED BY THE CONTRACTOR.
5. SET ELECTRICAL & SERVICE RECEPTACLES AT 18" A.F.F. TO CENTER OR AS NOTED.
6. SET ELECTRICAL & SERVICE RECEPTACLES AT KITCHEN 3'0" A.F.F. TO CENTER.
7. SET GFCI ELECTRICAL & SERVICE RECEPTACLES AT GARAGE 3'0" A.F.F. TO CENTER.
8. SET GFCI ELECTRICAL RECEPTACLES AT BATH 3'6" A.F.F. TO CENTER.



ELECTRICAL PLAN

SYMBOL	QUANTITY	DESCRIPTION
\$	16	SINGLE POLE
\$3	2	THREE WAY
⊖	20	DUPLEX
⊖GFI	16	GFCI
⊖WP	2	DUPLEX (WEATHERPROOF)
⊖	1	DUPLEX CEILING MOUNTED
⊖	5	220V
R	16	RECESSED DOWN LIGHT S
⊖	2	VANITY LIGHT
⊖	1	CHANDLIER
⊖	4	EXTERIOR SCENE
⊖	2	SHOT LIGHT
⊖	1	CEILING FAN
⊖	3	EXHAUST
⊖	1	ELECTRICAL PANEL - RECESSED
⊖	4	COSMO DETECTOR
⊖	1	HOSE BIB

MILLSPEC
DRAFTING

REVISION TABLE	DATE	DESCRIPTION
1	2/20/2023	

SINGLE FAMILY HOME #3
1221 MILLERS CIRCLE
STONY BROOK, NY 11790
HAYWARD BUILDING, LOT 16
ONTARIO, KALHEUR COUNTY, OR

ELECTRICAL PLAN

SECOND CHANCE
DRAWINGS PROVIDED FOR
DATE: 2/21/2023

SCALE: 1/4" = 1'-0"
UNITS: ARCH D
SHEET: E-1



**AGENDA REPORT
CONSENT AGENDA
May 23, 2023**

To: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **MAYBERRY HOUSING INCENTIVE 2023-7: DIRTY GIRL CONSTRUCTION**

DATE: May 17, 2023

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE THE APPLICATION 2023-7 BY DIRTY GIRL CONSTRUCTION FOR THE MAYBERRY HOUSING INCENTIVE PROGRAM IN THE AMOUNT OF \$2,352.94.

SUMMARY:

Dirty Girl Construction applied for \$2,352.94 through the Mayberry Housing Incentive Program.

The Mayberry Fund Committee is the reviewing and recommending authority for the City of Ontario Mayberry Housing Incentive Program and, as such, is the committee tasked with reviewing and providing a recommendation to the City Council on all applications submitted for the Mayberry Housing Incentive payments. The committee met and discussed the application.

BACKGROUND:

The City Council under Resolution Number 2022-120 created the Mayberry Housing Incentive Program to promote new housing development within the City limits of Ontario for the 55 years and older housing project called Mayberry Subdivision to help the senior citizens of Ontario with their housing needs. The Council approved \$80,000.00 for the program which is divided into the 34 new dwelling units in the approved Mayberry Subdivision for a \$2,352.94 incentive for each dwelling.

CURRENT SITUATION:

Dirty Girl Construction is requesting approval of their application for the \$2,352.94. Incentive on a new home to be located at 1230 PHILLIPS DRIVE. being LOT 31 of MAYBERRY SUBDIVISION. The proposed dwelling will be 1,023 square feet. The application was deemed to be complete by the Community Development Director and the requirements of the Mayberry Housing Incentive Program and was forwarded to the committee for their review and recommendation. The committee recommended approval of the application on March 15, 2023.

ANALYSIS:

- A. **STRATEGIC PLAN** This action meets the goals of the City Council Strategic Plan by providing the lifestyle of the community, desirability of the community and growth to the City and its tax base.
- B. **FINANCIAL** The City would payout the Mayberry Housing Incentive created under Resolution 2022-121 in the amount of \$2,352.94.
- C. **TIMING** Time is of the essence on this application as the applicant wants to pull a building permit and start construction as soon as they receive their approval.
- D. **POLICY/LEGAL** The Mayberry Fund Committee is required to make a recommendation to the City Council. The City Council is required to approve the incentive prior to payment.

ALTERNATIVES:

Table the Action: The City Council could table the request and request further information from the applicant.

Deny the Action: The \$2,352.94 payment will not be made.

RECOMMENDATION:

Staff reviewed the application for completeness and found it meeting or exceeding the minimum requirements. The Mayberry Fund Committee sent a favorable recommendation to the City Council. Therefore, staff recommends that the City Council approve the application by Dirty Girl Construction for the amount of \$2,352.94.

ATTACHMENTS:

1. 2023-7 Full Packet



City of Ontario, Oregon
Mayberry Subdivision
Housing Incentive Program Checklist

Mayberry #7
Permit #12473

Applicant: DIRTY GIRL CONSTRUCTION Date: 2-23-2023

Site Address or Tax Lot: 1230 Phillips Circle Ontario OR 97914

Application Number: 2023-7 (City Use Only)

Application Information: (Applicant or Staff)

- ☐ Completed Application Signed & Dated: 2-23-2023
- ☐ Documentation showing funding: _____
- ☐ Within the Mayberry Subdivision a 55 year of age or older senior housing project.
- ☐ Floor Plan or description describing minimum square footage:
 - 1. House Square footage: 1063
 - 2. Size of Garage: 265
- ☒ Description of Property of Home:
 - 1. Tax Lot map & Number: LOT 31
 - 2. Copy of Deed: _____
 - 3. Or written description: _____
- ☒ Completed W-9 Taxpayer Form.

Process Completed: (Staff Use Only below)

- ☒ PDAC (if Required) date Completed: N/A
- ☒ Community Development Director approval date: Dan Cummings 3/14/23
- ☒ Forwarded to Review Committee: 3/14/23
- ☒ Committee forwards recommendation to City Manager: 3/15/23
- ☐ City Council Approval or Denial: _____
- ☐ City Manager signs application signifying Council **Approval**: _____
- ☐ Application submitted to Finance for tracking: _____
- ☐ Certificate of Occupancy issued (within 2 yrs. of Council approval): _____
- ☐ Payment made to Owner: _____



City of Ontario, Oregon
Mayberry Subdivision Housing Incentive
Program Builder Agreement

1. Eligibility: Developer, Investor, Contractors, or persons acting as their own contractor are eligible for the Mayberry Subdivision 55 years and older Housing Incentive Program so far as they meet the requirements set by state and local building code.
2. Incentive Offer:
 - A. A qualified project will be eligible for a \$2,352.94 incentive payment at the time the Certificate of Occupancy (C of O) is Issued.
 - B. The dwelling unit must be a new dwelling unit in the senior citizen 55 year and older Mayberry Subdivision in Ontario.
 - C. The dwelling unit must be new construction with a minimum of 400 sq. feet of living area with at least one-off street parking space for a single bedroom and two off street parking spaces for two or more bedrooms. Parking space maybe uncovered or have a carport or a garage.
 - D. The dwelling unit must be completed within 24 months of the application approval.
 - E. The dwelling unit must be in the city limits of Ontario and in the Mayberry, Subdivision approved for this program.
 - F. The dwelling unit project must not be receiving any other governmental funding or subsidy (federal or state loan guarantees or tax credits are excluded).
3. General: This program is valid for contractors or owners/developers/investors using contractors that are licensed and in good standing with the state builders association and who are licensed, bonded, and insured. Amounts are reserved on a first come first-served basis. Incentive amounts are reserved for each project at the time an incentive application is approved and executed. Incentive amounts are returned to the general pool if the project is disqualified or not completed by the completion date, or the completion date is not extended by the City Manager.
4. Compliance:
 - A. Sufficient proof must be provided to ensure that the home meets the minimum requirements eligible for the incentive program.
 - B. All projects are expected to comply with federal, state, and local codes.
5. Payments of the \$2,352.94 building incentive are to be made within 30 days after certificate of occupancy is issued.

CB Owner/Contractor/Builder Initials

<u>DIRTY GIRL CONSTRUCTION</u>	<u>208 608 3111</u>		
Legal Company Name or Owner/Builder	Phone	Fax	
<u>1712 ALAMEDA DR</u>	<u>ONTARIO</u>	<u>OR</u>	<u>97914</u>
Company Address	City	State	Zip Code
<u>238 445</u>	Yes ☒ No ☐		
Contractor License Number	Licensed to Build in Oregon	Federal Tax ID Number	

<u></u>	<u></u>	<u></u>
Payee Company Name (if contractor)	Payee First Name	Payee Last Name
<u></u>	<u></u>	<u></u>
Mailing Address	City	State Zip Code
<u></u>	<u></u>	<u></u>
Email	Phone	Federal Tax ID Number

<u>[Signature]</u>	<u>11-2-2022</u>	<u>[Signature]</u>	<u>11-3-22</u>
Contractor/Builder Signature	Date	Community Development Director Signature	Date

<u></u>	<u></u>	<u></u>	<u></u>
City Manager Signature	Date	Business Loan Fund Chair Signature	Date
Copy of Contractor License due on Initiation of Agreement		<u>Mayberry</u>	

Project Closeout

Buyers Information

Buyer 1 (Name, First, Middle, Last)

Phone

Signature

Buyer 2 if Applicable (Name, First, Middle, Last)

Phone

Signature

Address

City

State, Zip Code

City of Ontario

House Complete: Certificate of Occupancy

Yes ☐ No ☐

Finance Director (Name, First, Middle Initial, Last)

Date

Signature

City Manager (Name, First, Middle Initial, Last)

Date

Signature

Record of Payment

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

Check Number

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

Check Number

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

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Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

Check Number

Addendum attached if needed

SINGLE FAMILY HOME #3 "THE AUNT BEE"

BY:



SECOND CHANCE
CONSTRUCTION LLC

GENERAL NOTES

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.
2. IN THE EVENT OF CONFLICT IN OR BETWEEN THE ARCHITECTURAL DRAWINGS, ORC, OR ANY ENGINEERING REPORT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. ALL WORK TO CONFORM WITH THE 2021 ORC, APPLICABLE STATE CODE AND AMENDMENTS, AND COUNTY OR LOCAL CODES AND REGULATIONS.
4. SHEAN TO CONFORM TO THE 2021 ORC.
5. ALL FIREPLACES TO MEET LOCAL & STATE CODE REQUIREMENTS INCLUDING ALL ACCESSORIES, FIRE RATINGS, ETC. CHIMNEYS SHALL EXTEND A MINIMUM OF 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' & SHALL NOT BE LESS THAN 9' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
6. ALL GLAZING IN DOORS, SLIDING PATIO DOORS, STORM DOORS, SHOWER AND BATH ENCLOSURES, WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 36" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION, AND FIXED PANEL GREATER THAN 9 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 15" ABOVE THE FLOOR TO BE TEMPERED (SEE PLANS).
7. ALL ACCESSORIES (E.G. GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES) PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
8. DOOR & WINDOW SCHEDULE, INCLUDING ROUGH OPENINGS, INDICATE STANDARDS ONLY. REFER TO MANUFACTURER RECOMMENDATIONS FOR EXACT REQUIREMENTS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
9. DOORS BETWEEN GARAGE AND DWELLING ARE TO BE EITHER SELF-CLOSING TIGHT-FITTING SOLID WOOD AND 1 3/8" THICKNESS, OR SELF-CLOSING TIGHT-FITTING WITH FIRE PROTECTION RATINGS OF NO LESS THAN 20 MINUTES.
10. THE TOP OF ALL HAND RAILS SHALL BE PLACED 34" - 38" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS. THE TOP OF ALL HANDGRIPS TO MAINTAIN A MINIMUM SPACE OF 1 1/2" BETWEEN THE RAIL & THE HANDRAIL. & SHALL NOT PROJECT MORE THAN 4 1/2" WHERE OPEN RAILINGS OCCUR. THERE SHALL BE LESS THAN A 4" SPACE BETWEEN RAILS AND SHALL BE NO MORE THAN 4" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS.
11. ALL SCALE INDICATORS ON THIS DRAWING ARE FOR ARCHITECTURAL PAPER. IF PRINTED ON ANY OTHER PAPER SIZE, SCALE INDICATORS WILL BE INCORRECT.

DESIGN CRITERIA

ALL WORK TO COMPLY WITH 2021 ORC & IECC
SINGLE-FAMILY RESIDENTIAL
CLIMATE ZONE 6
PRESSURE ZONE 1
FRESH AIR 15.0 and 5 Calculations regional to Mechanical equipment when applying for mechanical permits.

PRESCRIPTIVE INSULATION

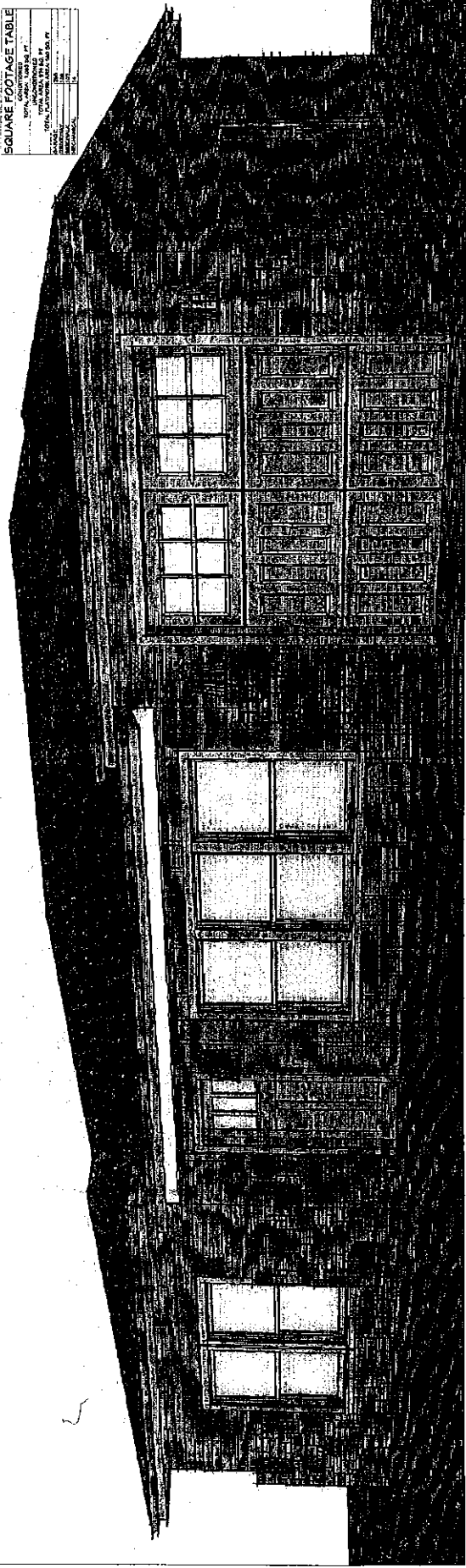
ALL WORK TO COMPLY WITH 2021 IECC
WALLS: 2x6, 12" MIN. R-15
CEILING/ATTIC: 12" MIN. R-30
FLOOR (GARAGE): 12" MIN. R-10

TABLE OF CONTENTS

NO.	DESCRIPTION
1	PROJECT OVERVIEW
2	FOUNDATION PLAN
3	FLOOR PLAN
4	CEILING PLAN
5	DOOR AND WINDOW SCHEDULES
6	FRAMING PLAN, WALLS AND SHEAR PLAN
7	MECHANICAL PLAN
8	ELECTRICAL PLAN

SQUARE FOOTAGE TABLE

NO.	DESCRIPTION	AREA (SQ. FT.)
1	FOUNDATION	1,200
2	FLOOR	1,200
3	CEILING	1,200
4	DOOR AND WINDOW	1,200
5	FRAMING	1,200
6	MECHANICAL	1,200
7	ELECTRICAL	1,200



MILLSPEC
DRAFTING

REVISION	DATE	BY
1	12/02/2023	MM

SINGLE FAMILY HOME #3
1222 PHILLIPS CIRCLE
THE AUNT BEE
HAYWARD, CALIFORNIA 94541
ON: 2023-12-02

PROJECT OVERVIEW

SECOND CHANCE
DRAWINGS PROVIDED FOR

DATE: 12/02/2023
SCALE: 1/4" = 1'-0"
ARCH: D
SHEET: P-1

Received
3/21/25

REVISION	DATE	DESCRIPTION
1	2020/03/23	ISSUED FOR PERMIT

SINGLE FAMILY HOME #8
1234 MILLER STREET
MAYBERRY SUBDIVISION LOT 32
ONTARIO, KALHEUR COUNTY, OR

SITE PLAN

SECOND CHANCE
DRAWINGS PROVIDED FOR
PERMIT REVIEW

DATE: 2020/03/23
SCALE: 1" = 10' U.S.
ASCD (24" X 36")
SHEET: 1-1

FOUNDATION & FLOOR NOTES:

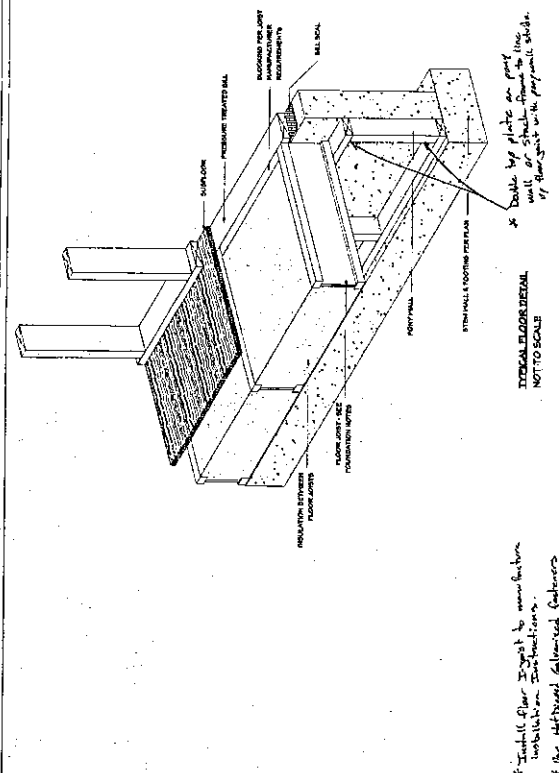
1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTSPERSON FOR CORRECTION.
2. DESIGN OF PORCHES, PATIOS AND MAJORS PRIOR TO CONSTRUCTION.
3. CONCRETE SHALL BE 3000 PSI MINIMUM STRENGTH AND SHALL BE DESIGNED FOR A MINIMUM OF 100 YEARS OF SERVICE.
4. SLOPE CONCRETE MINIMUM 1/4" PER 1' IN EACH DIRECTION AND 2" THEREAFTER.
5. SLOPE CONCRETE MINIMUM 3/4" AWAY FROM HOUSE.
6. FOUNDATION DAMP PROOFING OR WATERPROOFING SHALL BE PROVIDED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE. AREAS WITH HIGH WATER TABLE OR OTHER KNOWN SEVERE SOIL WATER CONDITIONS SHALL REQUIRE WATER PROOFING. DAMP PROOFING AND/OR WATERPROOFING SHALL COMPLY WITH IRC 2015 PAGE.
7. ALL CONCRETE SLABS (PORCHES, PATIOS AND MAJORS) TO CONSIST OF 4" CONCRETE ON COMPACTED SAND/GRANVEL MIX (4 REBAR OR WIRE MESH RECOMMENDED).
8. 750 BATT INSULATION BETWEEN FLOOR JOISTS ON MAIN LEVEL UNLESS NOTED OTHERWISE.
9. 100 BATT INSULATION BETWEEN FLOOR JOISTS ON MAIN LEVEL UNLESS NOTED OTHERWISE.
10. 100 BATT INSULATION BETWEEN FLOOR JOISTS ON MAIN LEVEL UNLESS NOTED OTHERWISE.
11. CRACK SPACE VENTILATION EQUALS 1 SQ. FT PER EVERY 100 SQ. FT OF LIVING SPACE. CRACKS THROUGH FOUNDATION VENTS. DO NOT PLACE VENTS UNDER BEARING POINTS. FOUNDATION VENTS SHOWN AT APPROXIMATE LOCATIONS. ALL FOUNDATION VENT LOCATIONS TO BE VERIFIED ON SITE.

SQUARE FOOTAGE TABLE

ITEM	DESCRIPTION	AREA (SQ. FT.)
1	FOOTING	1,200.00
2	FOUNDATION	1,200.00
3	SLAB	1,200.00
4	WALL	1,200.00
5	ROOF	1,200.00
6	CEILING	1,200.00
7	FLOOR	1,200.00
8	STAIR	1,200.00
9	CL. & CLO.	1,200.00
10	BATH	1,200.00
11	KITCHEN	1,200.00
12	LIVING	1,200.00
13	DINING	1,200.00
14	BREAKFAST	1,200.00
15	SLEEPING	1,200.00
16	BEDROOM	1,200.00
17	BATH	1,200.00
18	HALL	1,200.00
19	CLO.	1,200.00
20	PORCH	1,200.00
21	PATIO	1,200.00
22	MAJOR	1,200.00
23	LANDSCAPE	1,200.00
24	DRIVEWAY	1,200.00
25	POOL	1,200.00
26	SPRING	1,200.00
27	WATER	1,200.00
28	SEWER	1,200.00
29	WATER	1,200.00
30	SEWER	1,200.00

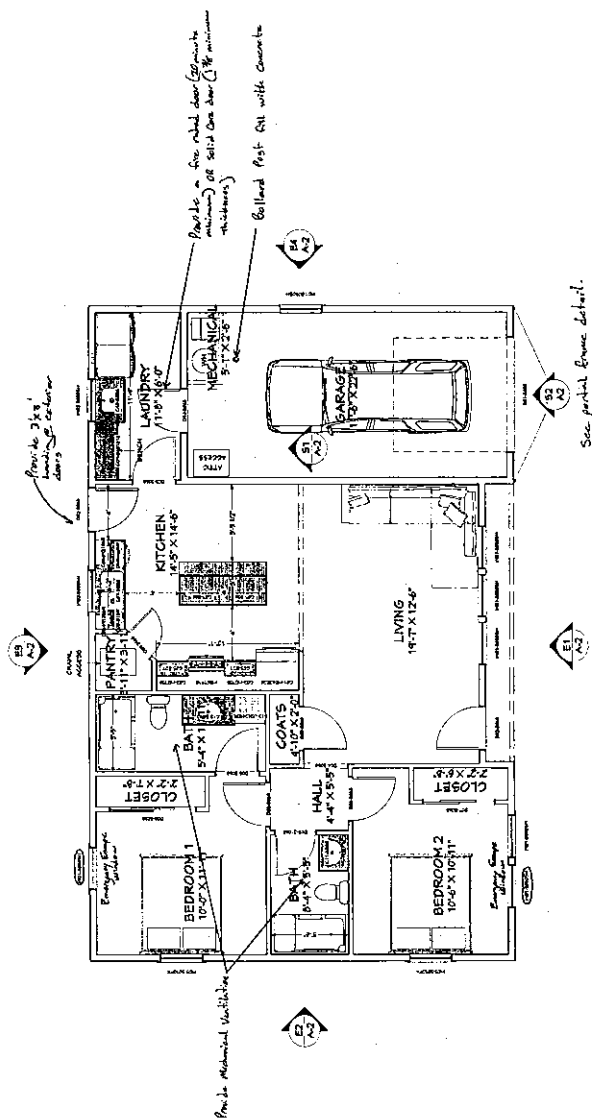
LEGEND

---	PROPERTY LINE
---	SETBACK LINE
---	ADJACENT LOT
---	ADJACENT ROAD
---	ADJACENT RAILROAD
---	ADJACENT AIRPORT
---	ADJACENT WATERWAY
---	ADJACENT PARK
---	ADJACENT SCHOOL
---	ADJACENT CHURCH
---	ADJACENT HOSPITAL
---	ADJACENT GOVERNMENT
---	ADJACENT PRIVATE
---	ADJACENT PUBLIC
---	ADJACENT COMMERCIAL
---	ADJACENT INDUSTRIAL
---	ADJACENT AGRICULTURAL
---	ADJACENT FOREST
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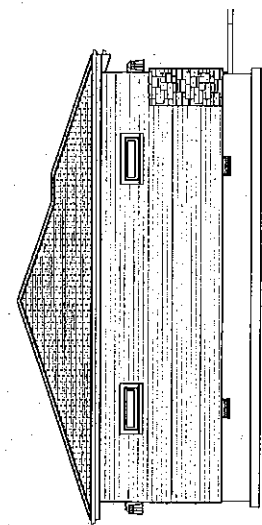


SEE A-3 FOR CABINET,
DOOR & WINDOW
SCHEDULE INFORMATION
INCLUDING HEADER
REQUIREMENTS.

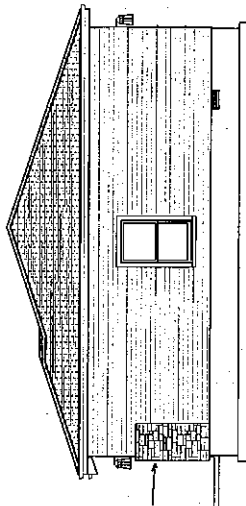
SQUARE FOOTAGE TABLE	
CONDITIONED	
TOTAL AREA	1,885 SQ. FT.
UNCONDITIONED	
TOTAL AREA	934 SQ. FT.
TOTAL PLANTING AREA	360 SQ. FT.
FINISHES	
CEILING	250
FLOORING	1,885
WALLS	1,885
MECHANICAL	150



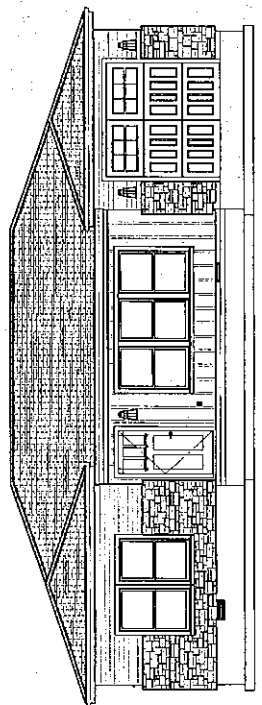
FLOOR PLAN



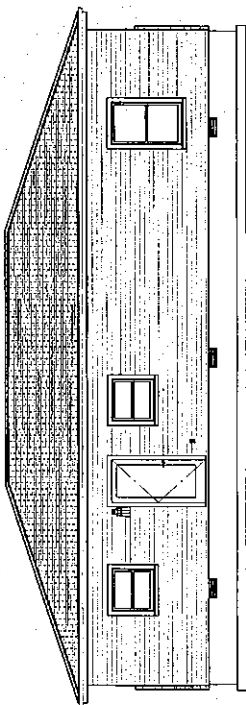
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



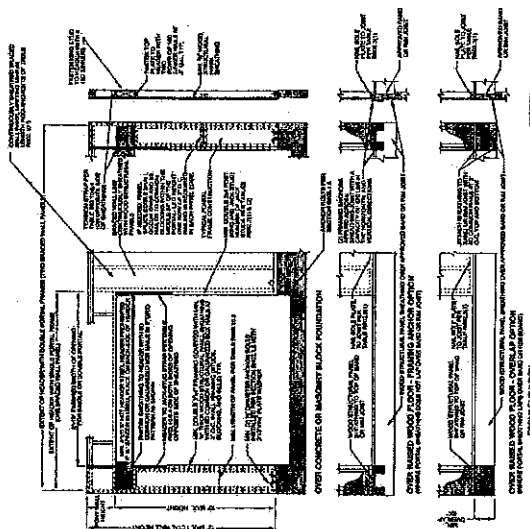
REAR ELEVATION

1. Insulated against water resistance barrier per full specifications as per manufacturer installation instructions.

2. Windows and sliding doors shall be installed per full specifications as per manufacturer installation instructions. Integrate window flashing with water resistant barrier.

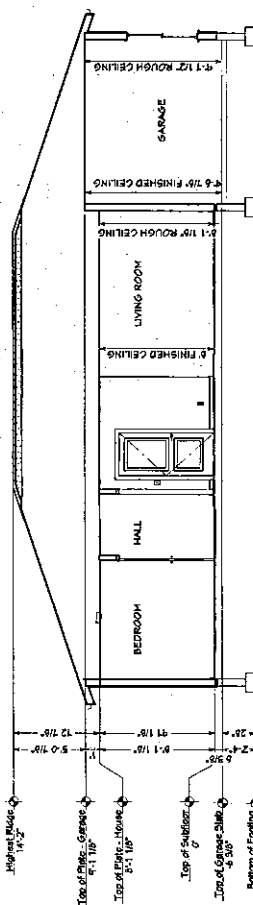
Install stone veneer to match foundation installation instructions.

Provide roof ventilation.



CROSS SECTION 2

CS-PT - CONTINUOUSLY SHEATHED PORTAL FRAME
2021 ORC FIGURE R602.10.6.4
NOT TO SCALE



CROSS SECTION 1

3D	NUMBER	QTY	WIDTH	DEPTH	HEIGHT	ROOM NAME	DESCRIPTION	COMMENTS
	G01	1	36"	24"	30 1/2"	KITCHEN	WALL CABINET	CABINET ABOVE REFRIGERATOR; VERIFY APPLIANCE REQUIREMENTS FOR CABINET DIMENSIONS
	G02	2	27"	12"	36"	KITCHEN	WALL CABINET	
	G03	2	27"	24"	36"	KITCHEN	BASE CABINET	
	G04	1	36"	18"	14"	KITCHEN	WALL CABINET	MICROWAVE HOOD VERY UNDER CABINET; VERIFY MICROWAVE DIMENSIONS FOR CABINET
	G05	1	14 1/2"	24"	36"	KITCHEN	BASE CABINET	
	G06	1	12"	12"	36"	KITCHEN	WALL CABINET	
	G07	3	36"	24"	36"	KITCHEN	BASE CABINET	
	G08	1	21"	12"	36"	KITCHEN	WALL CABINET	
	G09	1	48"	18"	18"	LAUNDRY	BASE CABINET	
	G10	1	36"	24"	36"	LAUNDRY	BASE CABINET	
	G11	1	24 1/2"	24"	36"	BATH	BASE CABINET	
	G12	1	24"	24"	60"	BATH	UTILITY CABINET	
	G13	1	42"	24"	36"	BATH	BASE CABINET	

3D	LABEL	QTY	TYPE	SIZE	NO.	HEADER	HEADER TYPE	TRIMMERS	COMMENTS
	D01-3000	1	GARAGE	3000	98 7/8"	1 3/4 X 1 7/8 X 104" (2)	LVL		CONTINUOUS HEADER ENTRE WALL PER CS-PT TRIMMER AND KING STUDS PER CS-PT
	D02-3000	2	HINGED	3000 LEX	38 7/8"	2X6X41" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	
	D03-3000	4	HINGED	3000 R IN	38 7/8" 1/2"	2X6X41" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	
	D04-3000	1	DOORWAY	3000	38 7/8" 1/2"	2X6X41" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	
	D05-2100	1	HINGED	2100 R IN	38 7/8" 1/2"	2X6X38" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	
	D06-3000	1	HINGED	3000 L IN	38 7/8" 1/2"	2X6X41" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	
	D07-5000	1	SLIDER	5000 R IN	62 7/8" 1/2"	2X8X65" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	
	D08-6000	1	SLIDER	6000 R IN	74 7/8" 1/2"	2X8X77" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	
	D09-3400	1	HINGED	3400 L IN	38 7/8" 1/2"	2X6X38" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	
	D10-3000	1	HINGED	3000 R IN	38 7/8" 1/2"	2X6X41" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE AND SHALL BE 1 3/8" THICK SOLID OR HONEYCOMB-CORE STEEL DOOR OR A 20 MINUTE FIRE RATED DOOR

3D	LABEL	QTY	SIZE	NO.	DESCRIPTION	HEADER	HEADER TYPE	TRIMMERS	BOTTOM TOP	TEMPERED COMMENTS
	W01-3000H	1	3000H	38 7/8"	SINGLE HUNG	2X6X38" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	60"	
	W02-3000H	2	3000H	38 7/8"	SINGLE HUNG	2X6X38" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	60"	
	W03-3010H	2	3010H	38 7/8"	FIXED GLASS	2X6X38" (2)	LUMBER	(1) TRIMMERS & (1) KING STUD	60"	

APR 11/2023
 1. Project: [Blank]
 2. Location: [Blank]
 3. Client: [Blank]
 4. Designer: [Blank]
 5. Date: [Blank]



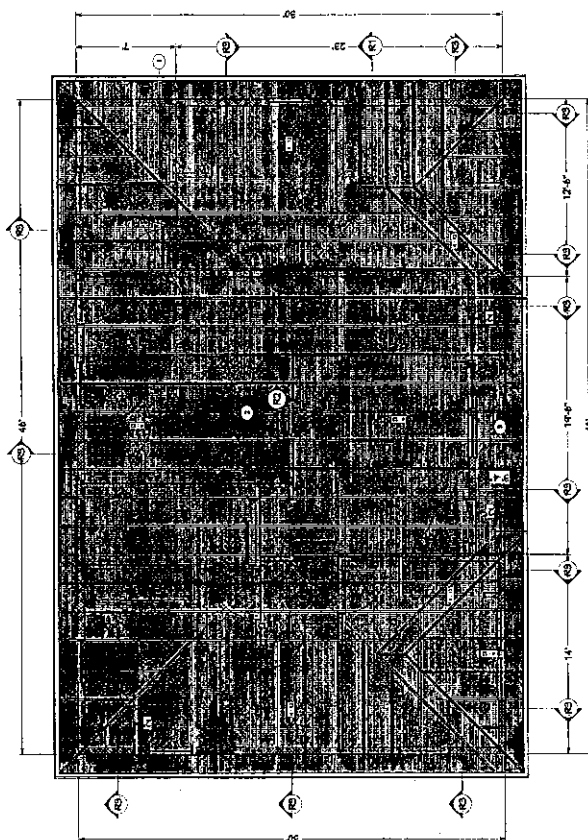
Item	Description	Quantity	Unit	Price	Total
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3	2x8 Stud	20	LF	3.50	70.00
4	2x10 Stud	10	LF	4.50	45.00
5	2x12 Stud	5	LF	5.50	27.50
6	2x14 Stud	2	LF	6.50	13.00
7	2x16 Stud	1	LF	7.50	7.50
8	2x18 Stud	1	LF	8.50	8.50
9	2x20 Stud	1	LF	9.50	9.50
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98	2x198 Stud	1	LF	98.50	98.50
99	2x200 Stud	1	LF	99.50	99.50
100	2x202 Stud	1	LF	100.50	100.50



Item	Description	Quantity	Unit	Price	Total
1	2x4 Stud	100	LF	1.50	150.00
2	2x6 Stud	50	LF	2.50	125.00
3	2x8 Stud	20	LF	3.50	70.00
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100	2x202 Stud	1	LF	100.50	100.50



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99	2x200 Stud	1	LF	99.50	99.50
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101	2x204 Stud	1	LF	101.50	101.50
102	2x206 Stud	1	LF	102.50	102.50
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107	2x216 Stud	1	LF	107.50	107.50
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122	2x246 Stud	1	LF	122.50	122.50
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176	2x354 Stud	1	LF	176.50	176.50
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179	2x360 Stud	1	LF	179.50	179.50
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187	2x376 Stud	1	LF	187.50	187.50
188	2x378 Stud	1	LF	188.50	188.50
189	2x380 Stud	1	LF	189.50	189.50
190	2x382 Stud	1	LF	190.50	190.50
191	2x384 Stud	1	LF	191.50	191.50
192	2x386 Stud	1	LF	192.50	192.50
193	2x388 Stud	1	LF	193.50	193.50
194	2x390 Stud	1	LF	194.50	194.50
195	2x392 Stud	1	LF	195.50	195.50
196	2x394 Stud	1	LF	196.50	196.50
197	2x396 Stud	1	LF	197.50	197.50
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211	2x424 Stud	1	LF	211.50	211.50
212	2x426 Stud	1	LF	212.50	212.50
213	2x428 Stud	1	LF	213.50	213.50
214	2x430 Stud	1	LF	214.50	214.50
215	2x432 Stud	1	LF	215.50	215.50
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217	2x436 Stud	1	LF	217.50	217.50
218	2x438 Stud	1	LF	218.50	218.50
219	2x440 Stud	1	LF	219.50	219.50
220	2x442 Stud	1	LF	220.50	220.50
221	2x444 Stud	1	LF	221.50	221.50
222	2x446 Stud	1	LF	222.50	222.50
223	2x448 Stud	1	LF	223.50	223.50



ROOF PLAN

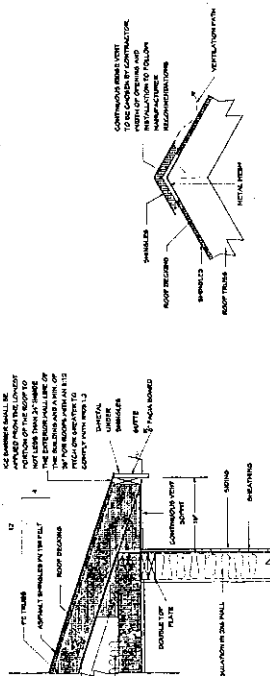
- * Install trusses and bracing to manufacture installation instruction and engineers specifications.

- * Provide roof ventilation.

ROOFING NOTES:

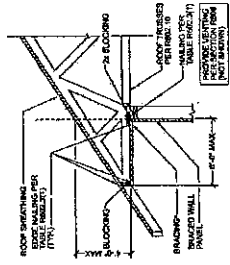
1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE TRADE/DESIGNER FOR CORRECTION.
2. ROOF SYSTEM IS TO BE PRE-ENGINEERED MANUFACTURED WOOD TRUSSES, ENGINEERING FROM THE TRUSSES COMPANY IS REQUIRED. THIS PLAN IS MEANT TO BE USED AS A REFERENCE ONLY, AND IS NOT MEANT TO BE USED AS A SUBSTITUTE FOR THE TRUSSES DESIGN AND LAYOUT. SEE TRUSSES COMPANY LAYOUT FOR TRUSSES DETAILS.
3. ATTACH TOP PLATE OF ALL INTERIOR BEAMING WALLS TO PERPENDICULAR ROOF TRUSSES WITH (0) 160 BOLD NAILS; (2) 100ALS ON 1 SIDE & (1) TOP/NAIL ON OPPOSITE SIDE OR OTHER APPROVED METHOD PER TABLE 1903.2(1) U.N.O. ATTACH TOP PLATE OF ALL EXTERIOR BEAMING WALLS TO PARALLEL ROOF TRUSSES WITH 80 COMMON TOPNAILS @ 6" O.C. OR OTHER APPROVED METHOD PER TABLE 1903.2(1) U.N.O.
4. ROOF TRUSSES SHALL BE SUPPORTED LATERALLY AT POINTS OF BEAMING BY SOLID BLOCKING TO PREVENT ROTATION AND LATERAL DISPLACEMENT.
5. SNOOK LENGTHS NOT TO EXCEED 10 TO 15% 1/4" ROOF DECKING. SNOOK LOADS GREATER THAN 10 PSF: 50% SNOOK LENGTHS LESS THAN OR EQUAL TO 10 TO 15% 1/4" ROOF DECKING.
6. ROOF VENTS FREE CODED 1 1/2" FT. OF VENTILATION PER 300 SQ. FT. OF ATTIC SPACE PER IBC 9007
7. VENTILATION CODED THROUGH CONTINUOUS SLOFT VENT.
8. BOXED IN FLUSH CUT EAVES WITH CONTINUOUS VENT SOFFIT U.N.O. EAVES ENDS TO HAVE 1/2" OVERHANG U.N.O.

ROOF NOTE SCHEDULE	
(1)	RAISE HEEL AT LIVING SPACE TO MATCH GARAGE CEILING / EAVE HEIGHT
(2)	ROOF TRUSSES @ 24" O.C.; ALL ROOF TRUSSES BEAR ON EXTERIOR WALLS, NO INTERIOR BEARING WALLS
(3)	9' 4" EAVE, THIS WALL



R1
4:12 EAVE DETAIL
SCALE: 1" = 1'

R2 TYPICAL RIDGE VENT DETAIL
NOT TO SCALE



For \$11.1 inch = 284 mm, 1 foot = 304.8 mm.

DRAGED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSS
2018 IRC FIGURE R602.10.5.2(2)
NOT TO SCALE

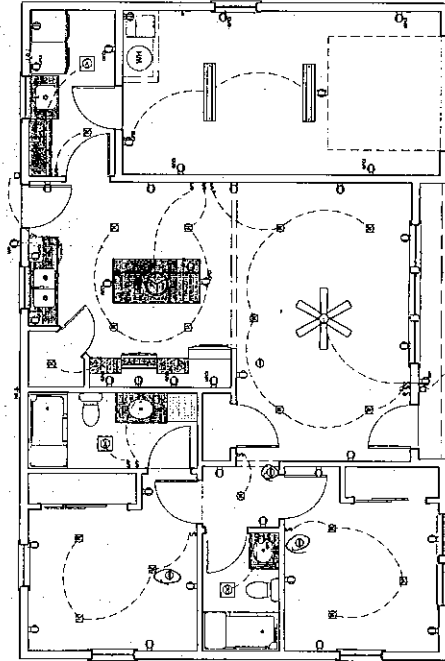
MECHANICAL NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTSPERSON FOR CORRECTION.
2. FURNACE DUCTS FROM GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GA. GALVANIZED SHEET METAL WITH NO OPENINGS INTO GARAGE. FIRED STOP AND SEAL AROUND ALL OPENINGS.
3. APPLIANCES GENERATING A SPARK, GLOR OR FLAME, INSTALLED IN GARAGES MUST KEEP FLUE, BURNERS, HEATING ELEMENTS AND SWITCHES TO A MINIMUM OF 18" ABOVE THE FLOOR.
4. DRYER, KITCHEN FANS, BATH FANS, & GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 3' AWAY FROM ANY OPENINGS INTO THE BUILDING.
5. ALL PLUMBING VENTS TO REAR OF RIDGE. GANG TOGETHER PLUMBING VENTS WHEREVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS. PLUMBING VENTS TO BLEND WITH COLOR OF ROOF.
6. ALL FUEL BURNING APPLIANCES MUST HAVE COMBUSTION AIR FROM OUTSIDE.
7. MINIMUM OF ONE HOSE BIB TO BE ALIGNED WITH INTERIOR WALL AND SET A MINIMUM OF 20" ABOVE GRADE.

ELECTRICAL NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTSPERSON FOR CORRECTION.
2. ALL WORK TO BE COMPLETED BY AN IDAHO LICENSED ELECTRICAL JOURNEYMAN.
3. OUTLETS AND SMOKE DETECTORS ARE TO BE PLACED PER I.E.C.
4. ELECTRICAL AND SERVICE RECEPTACLES AND MECHANICAL REGISTERS SHOWN AT APPROXIMATE LOCATIONS. ALL LOCATIONS TO BE VERIFIED ON SITE.
5. SET ELECTRICAL & SERVICE RECEPTACLES AT 18" AFF TO CENTER OR AS NOTED.
6. SET OF ELECTRICAL & SERVICE RECEPTACLES AT KITCHEN STUP AT 18" AFF TO CENTER.
7. SET OF ELECTRICAL & SERVICE RECEPTACLES AT GARAGE STUP AT 18" AFF TO CENTER.
8. SET OF ELECTRICAL RECEPTACLES AT BATH STUP AT 18" AFF TO CENTER.

* See BCD Technical Bulletin attachment for installation and installation of H/H/C duct system. System is to be installed within insulation that meets the criteria in Submittal #1073.



ELECTRICAL PLAN

* Install smoke and carbon monoxide detectors to meet minimum installation requirements and NFPA 72.

MILLSPEC DRAFTING

REVISION TABLE
NUMBER
DATE
DESCRIPTION

SINGLE FAMILY HOME #3
1220 PHILLIPS CIRCLE
MAYBERRY SUBDIVISION, LOT 32
DUNSMO, MAHERBUR COUNTY, OK

ELECTRICAL PLAN

SECOND CHANCE
DRAWINGS PROVIDED FOR
DATE: 2/22/2023

DATE: 2/22/2023

SCALE: 1/8" = 1'-0"
ARCH D
(24" x 36")

SHEET: E-1

SYM	ELECTRICAL SYMBOL	DESCRIPTION
\$	10	SINGLE POLE
\$3	2	THREE WAY
⊖	20	DUPLEX
⊖FCI	10	⊖FCI
⊖WP	2	DUPLEX (WEATHERPROOF)
⊖	1	DUPLEX CEILING MOUNTED
⊖	9	220V
R	10	RECESSED DOWN LIGHT 6"
⊖	2	Vanity LIGHT
⊖	1	CHANDLIER
⊖	2	SHOP LIGHT
⊖	1	CEILING FAN
⊖	9	EXHAUST
⊖	1	ELECTRICAL PANEL - RECESSED
⊖	4	CARBON MONOXIDE DETECTOR
⊖	1	HOSE BIBS
⊖	4	EXTERIOR LIGHT



**AGENDA REPORT
CONSENT AGENDA
May 23, 2023**

To: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **MAYBERRY HOUSING INCENTIVE 2023-8: DIRTY GIRL CONSTRUCTION**

DATE: May 17, 2023

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE THE APPLICATION 2023-8 BY DIRTY GIRL CONSTRUCTION FOR THE MAYBERRY HOUSING INCENTIVE PROGRAM IN THE AMOUNT OF \$2,352.94.

SUMMARY:

Dirty Girl Construction applied for \$2,352.94 through the Mayberry Housing Incentive Program.

The Mayberry Fund Committee is the reviewing and recommending authority for the City of Ontario Mayberry Housing Incentive Program and, as such, is the committee tasked with reviewing and providing a recommendation to the City Council on all applications submitted for the Mayberry Housing Incentive payments. The committee met and discussed the application.

BACKGROUND:

The City Council under Resolution Number 2022-120 created the Mayberry Housing Incentive Program to promote new housing development within the City limits of Ontario for the 55 years and older housing project called Mayberry Subdivision to help the senior citizens of Ontario with their housing needs. The Council approved \$80,000.00 for the program which is divided into the 34 new dwelling units in the approved Mayberry Subdivision for a \$2,352.94 incentive for each dwelling.

CURRENT SITUATION:

Dirty Girl Construction is requesting approval of their application for the \$2,352.94. Incentive on a new home to be located at 1232 PHILLIPS DRIVE. being LOT 30 of MAYBERRY SUBDIVISION. The proposed dwelling will be 1,023 square feet. The application was deemed to be complete by the Community Development Director and the requirements of the Mayberry Housing Incentive Program and was forwarded to the committee for their review and recommendation. The committee recommended approval of the application on March 15, 2023.

ANALYSIS:

- A. **STRATEGIC PLAN** This action meets the goals of the City Council Strategic Plan by providing the lifestyle of the community, desirability of the community and growth to the City and its tax base.
- B. **FINANCIAL** The City would payout the Mayberry Housing Incentive created under Resolution 2022-121 in the amount of \$2,352.94.
- C. **TIMING** Time is of the essence on this application as the applicant wants to pull a building permit and start construction as soon as they receive their approval.
- D. **POLICY/LEGAL** The Mayberry Fund Committee is required to make a recommendation to the City Council. The City Council is required to approve the incentive prior to payment.

ALTERNATIVES:

Table the Action: The City Council could table the request and request further information from the applicant.

Deny the Action: The \$2,352.94 payment will not be made.

RECOMMENDATION:

Staff reviewed the application for completeness and found it meeting or exceeding the minimum requirements. The Mayberry Fund Committee sent a favorable recommendation to the City Council. Therefore, staff recommends that the City Council approve the application by Dirty Girl Construction for the amount of \$2,352.94.

ATTACHMENTS:

- 1. 2023-8 Full Packet



City of Ontario, Oregon
Mayberry Subdivision
Housing Incentive Program Checklist

Mayberry #8
Permit #12474

Applicant: DIRTY GIRL CONSTRUCTION Date: 1-23-2023
Site Address or Tax Lot: 1232 Phillips Circle Ontario OR 97914
Application Number: 2023-8 (City Use Only)

Application Information: (Applicant or Staff)

- ☐ Completed Application Signed & Dated: 2-23-2023
- ☐ Documentation showing funding: _____
- ☐ Within the Mayberry Subdivision a 55 year of age or older senior housing project.
- ☐ Floor Plan or description describing minimum square footage:
 - 1. House Square footage: 1063
 - 2. Size of Garage: 265
- ☐ Description of Property of Home:
 - 1. Tax Lot map & Number: LOT 30
 - 2. Copy of Deed: _____
 - 3. Or written description: _____
- ☒ Completed W-9 Taxpayer Form.

Process Completed: (Staff Use Only below)

- ☒ PDAC (if Required) date Completed: 1/17
- ☒ Community Development Director approval date: Dan Cummings 3/14/15
- ☒ Forwarded to Review Committee: 3/15/23
- ☒ Committee forwards recommendation to City Manager: 3/15/23
- ☐ City Council Approval or Denial: _____
- ☐ City Manager signs application signifying Council **Approval**: _____
- ☐ Application submitted to Finance for tracking: _____
- ☐ Certificate of Occupancy issued (within 2 yrs. of Council approval): _____
- ☐ Payment made to Owner: _____



City of Ontario, Oregon
Mayberry Subdivision Housing Incentive
Program Builder Agreement

1. Eligibility: Developer, Investor, Contractors, or persons acting as their own contractor are eligible for the Mayberry Subdivision 55 years and older Housing Incentive Program so far as they meet the requirements set by state and local building code.
2. Incentive Offer:
 - A. A qualified project will be eligible for a \$2,352.94 incentive payment at the time the Certificate of Occupancy (C of O) is Issued.
 - B. The dwelling unit must be a new dwelling unit in the senior citizen 55 year and older Mayberry Subdivision in Ontario.
 - C. The dwelling unit must be new construction with a minimum of 400 sq. feet of living area with at least one-off street parking space for a single bedroom and two off street parking spaces for two or more bedrooms. Parking space maybe uncovered or have a carport or a garage.
 - D. The dwelling unit must be completed within 24 months of the application approval.
 - E. The dwelling unit must be in the city limits of Ontario and in the Mayberry, Subdivision approved for this program.
 - F. The dwelling unit project must not be receiving any other governmental funding or subsidy (federal or state loan guarantees or tax credits are excluded).
3. General: This program is valid for contractors or owners/developers/investors using contractors that are licensed and in good standing with the state builders association and who are licensed, bonded, and insured. Amounts are reserved on a first come first-served basis. Incentive amounts are reserved for each project at the time an incentive application is approved and executed. Incentive amounts are returned to the general pool if the project is disqualified or not completed by the completion date, or the completion date is not extended by the City Manager.
4. Compliance-
 - A. Sufficient proof must be provided to ensure that the home meets the minimum requirements eligible for the incentive program.
 - B. All projects are expected to comply with federal, state, and local codes.
5. Payments of the \$2,352.94 building incentive are to be made within 30 days after certificate of occupancy is issued.

CB Owner/Contractor/Builder Initials

<u>DIRTY GIRL CONSTRUCTION</u> Legal Company Name or Owner/Builder	<u>208 608 3111</u> Phone	 Fax
<u>1712 ALAMEDA DR</u> Company Address	<u>ONTARIO</u> City	<u>OR</u> State
<u>238 445</u> Contractor License Number	☒ Yes ☐ No Licensed to Build in Oregon	<u>97914</u> Zip Code
		 Federal Tax ID Number

 Payee Company Name (if contractor)	 Payee First Name	 Payee Last Name
 Mailing Address	 City	 State
		 Zip Code
 Email	 Phone	 Federal Tax ID Number

<u>[Signature]</u> Contractor/Builder Signature	<u>11-2-2022</u> Date	<u>[Signature]</u> Community Development Director Signature
 City Manager Signature	 Date	 Date
Copy of Contractor License due on Initiation of Agreement		<u>Mayberry</u> Business Fund Chair Signature

Project Closeout

Buyers Information

Buyer 1 (Name, First, Middle, Last)	Phone	Signature
Buyer 2 If Applicable (Name, First, Middle, Last)	Phone	Signature
Address	City	State, Zip Code

City of Ontario

House Complete: Certificate of Occupancy Yes ☐ No ☐

Finance Director (Name, First, Middle Initial, Last)	Date	Signature
City Manager (Name, First, Middle Initial, Last)	Date	Signature

Record of Payment

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Addendum attached if needed

SINGLE FAMILY HOME #3

"THE AUNT BEE"

BY:



SECOND CHANCE
CONSTRUCTION LLC

GENERAL NOTES

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER DESIGNER FOR CORRECTION.
2. IN THE EVENT OF CONFLICT IN OR BETWEEN THE ARCHITECTURAL DRAWING, ORC, OR ANY ENGINEERING REPORT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. ALL WORK TO COMPLY WITH THE 2021 ORC, APPLICABLE STATE CODE AND AMENDMENTS, AND COUNTY OR LOCAL CODES AND REGULATIONS.
4. SHEAR TO CONFORM TO THE 2021 ORC.
5. ALL PREPARED TO MEET LOCAL & STATE CODE REQUIREMENTS INCLUDING ALL ACCESSORIES, FREE RAINFALL, ETC. CHIMNEYS SHALL EXTEND A MINIMUM OF 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' & SHALL NOT BE LESS THAN 8' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
6. ALL GLAZING IN DOORS, SLIDING PATIO DOORS, STORM DOORS, SHOWER AND BATH ENCLOSURES, WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION, AND FIXED PANEL GREATER THAN 1 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FLOOR TO BE TEMPERED (SEE PLANS).
7. ALL ACCESSORIES (E.G. BRASS HANDS, TONNEL BANDS, PAPER DISPENSERS AND SOAP DISHES) PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
8. DOOR & WINDOW SCHEDULE, INCLUDING ROUGH OPENINGS, INDICATE STANDARDS ONLY. REFER TO MANUFACTURER RECOMMENDATIONS FOR EXACT REQUIREMENTS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
9. DOORS BETWEEN GARAGE AND DWELLING ARE TO BE EITHER SELF CLOSING TIGHT FITTING SOLID WOOD AND 1 1/8" THICKNESS, OR SELF CLOSING TIGHT FITTING WITH FIRE PROTECTION RATING OF NO LESS THAN 20 MINUTES.
10. THE TOP OF ALL HAND RAILS SHALL BE PLACED 34" - 38" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS. THE TOP OF ALL HANDGRIPS TO MAINTAIN A MINIMUM SPACE OF 1 1/2" BETWEEN THE WALL & THE HANDRAIL & SHALL NOT PROJECT MORE THAN 4 1/2". WHERE OPEN RAILINGS OCCUR, THERE SHALL BE LESS THAN A 4" SPACE BETWEEN RAILS AND SHALL BE NO MORE THAN 4" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS.
11. ALL SCALE INDICATORS ON THIS DRAWING ARE FOR ARCH D (1/4" = 1'-0") PAPER. IF PRINTED ON ANY OTHER PAPER SIZE, SCALE INDICATORS WILL BE INCORRECT.

DESIGN CRITERIA	
ALL WORK TO COMPLY WITH 2021 ORC & IECC	
SNOW LOAD REQUIREMENT IN PRE	
CLIMATE ZONE	4
WIND SPEED	115
WIND DIRECTION	10
WIND PERIOD	30

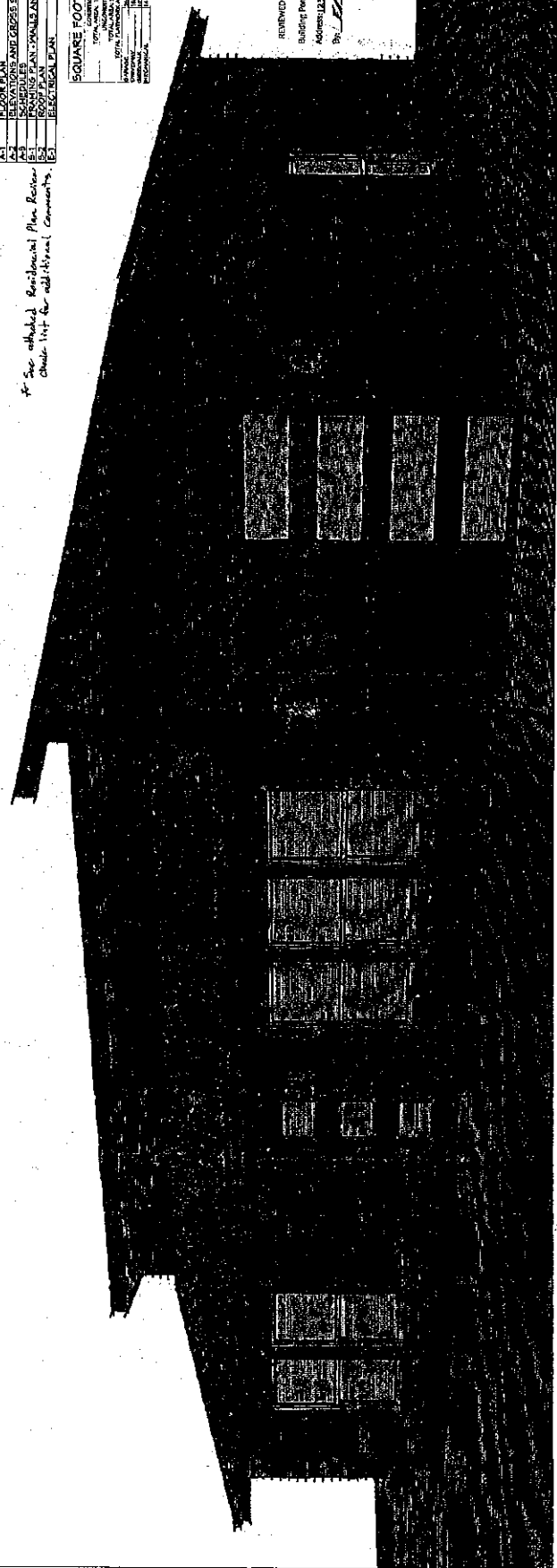
* Manual J, D and S calculation required for HVAC equipment when applying for mechanical permit.

PRESCRIPTIVE INSULATION	
W/FACTOR	150 MIN.
CEILING WALL	R-13 CAVITY MIN.
FLOOR (GRAVEL)	R-30 MIN.

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7. ELECTRICAL PLAN	

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* See attached Residential Plan Review Check List for additional comments.



MILLSPEC
DRAFTING

1	2021/02/22
2	2021/02/22
3	2021/02/22
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98	2021/02/22
99	2021/02/22
100	2021/02/22

SINGLE FAMILY HOME #3
1233 PHILLIPS DRIVE
MAYBERRY SUBDIVISION LOT 30
MAYBERRY, MICHIGAN COUNTY, OR

PROJECT OVERVIEW

SECOND CHANCE
DRAWINGS PROVIDED FOR

DATE	2021/02/22
SCALE	1/4" = 1' U.N.O.
ARCH D	1/4" = 1' U.N.O.
ARCH E	1/4" = 1' U.N.O.
ARCH F	1/4" = 1' U.N.O.
ARCH G	1/4" = 1' U.N.O.
ARCH H	1/4" = 1' U.N.O.
ARCH I	1/4" = 1' U.N.O.
ARCH J	1/4" = 1' U.N.O.
ARCH K	1/4" = 1' U.N.O.
ARCH L	1/4" = 1' U.N.O.
ARCH M	1/4" = 1' U.N.O.
ARCH N	1/4" = 1' U.N.O.
ARCH O	1/4" = 1' U.N.O.
ARCH P	1/4" = 1' U.N.O.
ARCH Q	1/4" = 1' U.N.O.
ARCH R	1/4" = 1' U.N.O.
ARCH S	1/4" = 1' U.N.O.
ARCH T	1/4" = 1' U.N.O.
ARCH U	1/4" = 1' U.N.O.
ARCH V	1/4" = 1' U.N.O.
ARCH W	1/4" = 1' U.N.O.
ARCH X	1/4" = 1' U.N.O.
ARCH Y	1/4" = 1' U.N.O.
ARCH Z	1/4" = 1' U.N.O.

P-1

REVISION	DATE	BY	APP'D
1	2/20/2023		

REVISION TABLE
NUMBER DATE BY APP'D

SITE PLAN

SECOND CHANCE
DRAWINGS PROVIDED FOR
CONTRACTOR

DATE: 2/20/2023
SCALE: 1/4" = 1' U.N.D.
SHEET: 1-1

FOUNDATION & FLOOR NOTES:

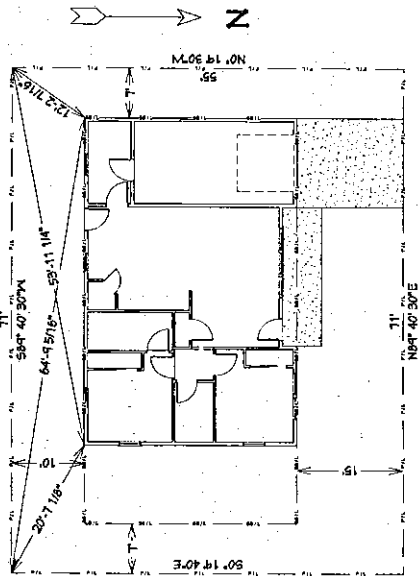
1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTSPERSON FOR CORRECTION.
2. SHOWN DESIGN OF PORCHES, PATIOS AND PATIOWAYS PRIOR TO CONSTRUCTION.
3. CONCRETE FLOORING SHALL BE FINISHED WITH A FINISH THAT IS COMPATIBLE WITH THE FINISH OF THE FLOORING ON THE TRAILER PROVIDER WITH THE ORIGINAL PRIOR TO POURING FOUNDATION.
4. SLOPE CONCRETE MINIMUM 2% FOR 10' IN EACH DIRECTION AND 2% THEREAFTER.
5. FOUNDATION DAMP PROOFING OR WATERPROOFING SHALL BE PROVIDED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE AREAS WITH HIGH WATER TABLE OR OTHER KNOWN SEVERE SOIL WATER CONDITIONS SHALL REQUIRE WATER PROOFING. DAMP PROOFING AND/OR WATERPROOFING SHALL COMPLY WITH IRC 2018 R406.
6. ALL CONCRETE SLABS (PORCHES, PATIOS AND PATIOWAYS) TO CONSIST OF 4" CONCRETE ON COMPACTED SAND/GRAVEL MIX (4 REBAR AND 4" MESH RECOMMENDED).
7. 2" FLOOR DECKING U.N.D.
8. 2" FLOOR DECKING U.N.D.
9. 2" FLOOR DECKING U.N.D.
10. 2" FLOOR DECKING U.N.D.
11. GRAVEL SPACE VENTILATION EQUALS 1.50 FT PER EVERY 100 SQ. FT. OF LIVING SPACE ACHIEVED THROUGH FOUNDATION VENTS. DO NOT PLACE VENTS UNDER BEARING POINTS. FOUNDATION VENTS SHOWN AT APPROXIMATE LOCATIONS. ALL FOUNDATION VENT LOCATIONS TO BE VERIFIED ON SITE.

SQUARE FOOTAGE TABLE

CONSTRUCTION	AREA (SQ. FT.)
FOUNDATION	1,200.00
FLOORING	1,200.00
PAVING	1,200.00
LANDSCAPING	1,200.00
TOTAL	4,800.00

LEGEND

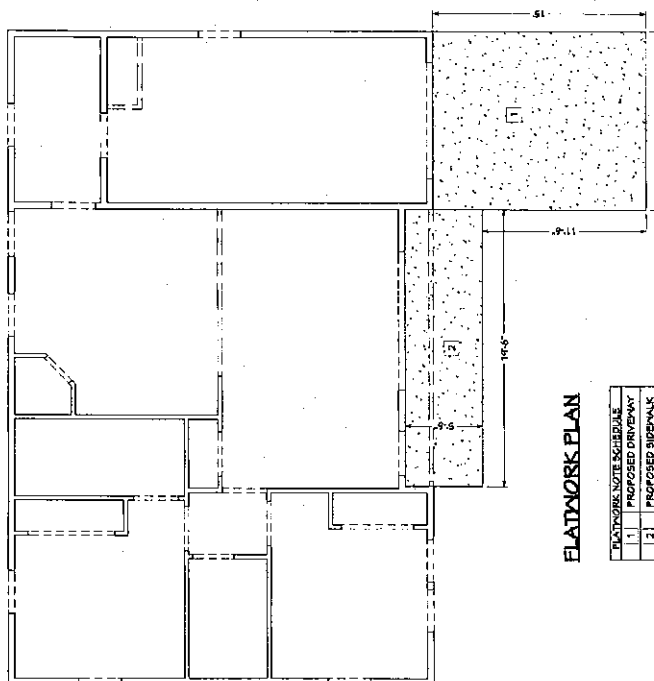
—	FOUNDATION
—	FLOORING
—	PAVING
—	LANDSCAPING



SITE PLAN

SCALE: 1" = 8' 10 1/2" 1/8" = 1"

*Rear 2x3 window
to exterior door



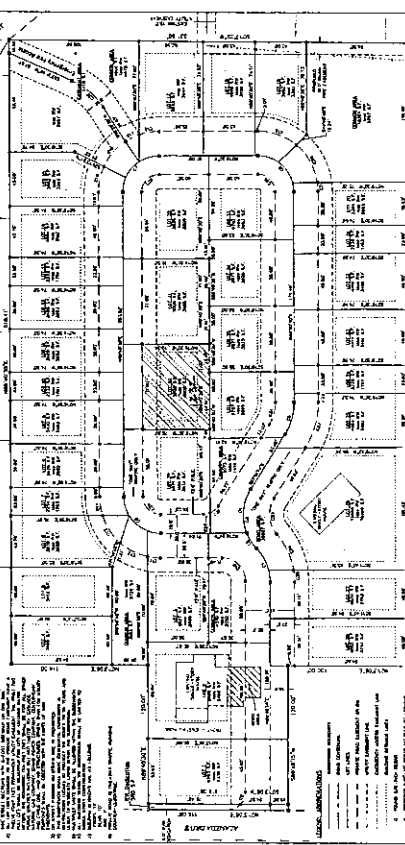
FLATWORK PLAN

FLATWORK NOTE SCHEDULE

NO.	DESCRIPTION
1	PROPOSED DRIVEWAY
2	PROPOSED SIDEWALK

PRELIMINARY MATTHEW SUBDIVISION PLAN

IN THE CITY OF SULLY, MISSOURI, COUNTY OF CLATSOP, STATE OF OREGON

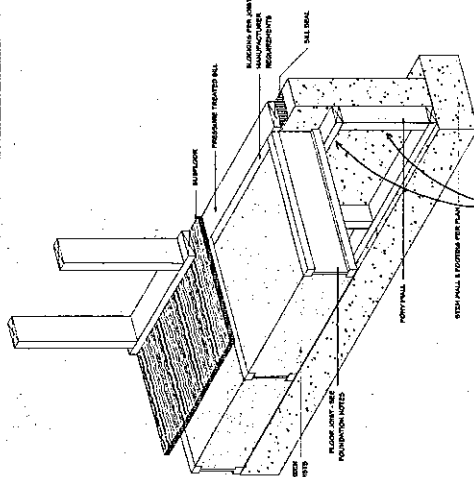


LOT DATA

LOT NO.	AREA (SQ. FT.)	AREA (AC.)	PERCENT OF TOTAL
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2	1,200.00	0.0274	2.74
3	1,200.00	0.0274	2.74
4	1,200.00	0.0274	2.74
5	1,200.00	0.0274	2.74
6	1,200.00	0.0274	2.74
7	1,200.00	0.0274	2.74
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27	1,200.00	0.0274	2.74
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96	1,200.00	0.0274	2.74
97	1,200.00	0.0274	2.74
98	1,200.00	0.0274	2.74
99	1,200.00	0.0274	2.74
100	1,200.00	0.0274	2.74

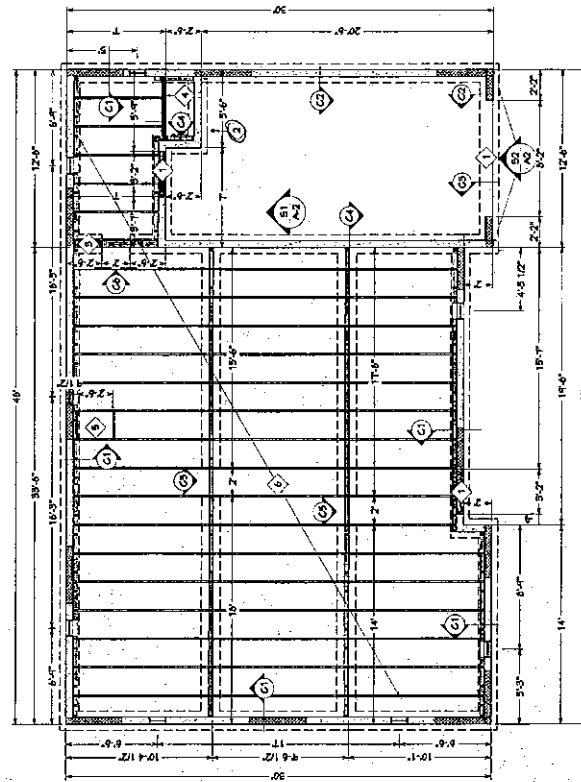
PREPARED BY
MATTHEW SUBDIVISION
DENISE MCANULTY
3801 S. 100TH AVE., SUITE 100, BENTON, IL 61710
PH: 815.462.1234
FAX: 815.462.1235
WWW.MATTHEWSUBDIVISION.COM

FOUNDATION PLAN



Double top plate on party wall
of stairs frame to line-up floor
joist with party wall studs.

TYPICAL FLOOR DETAIL
NOT TO SCALE

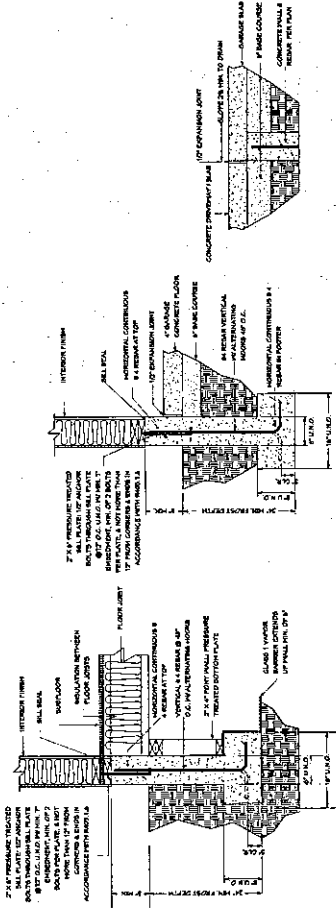


St. Joe Portal Frame, Richard for
question both size and location

FOUNDATION NOTE SCHEDULE	
1	DOOR ABOVE
2	ROLLBACK POST BURIED MIN 2' BELOW GRADE FOR MECHANICAL
3	6" DIRECT BEARING FOOT WALL
4	C21 3"X4" X 12.08 LVL, FLUSH BEAMS W/ JOISTS HUNG ON FACE
5	GRAVEL SPACE ACCESS BETWEEN FLOOR JOISTS
6	FLOOR JOISTS: 41/2" I/J 110 ON BETTER @ 21" O.C.

FOUNDATION & FLOOR NOTES:

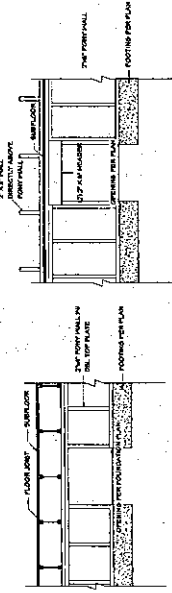
1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWING DESIGNER FOR CORRECTION.
2. VERIFY DESIGN OF ARCHES, PATIOS AND WALKWAYS PRIOR TO CONSTRUCTION.
3. COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS FLOOR WITH THE DESIGNER PRIOR TO POURING FOUNDATION.
4. SLOPE AWAY FROM HOUSE MINIMUM 5% FOR 10' IN EACH DIRECTION AND 2% THEREAFTER.
5. SLOPE CONCRETE MINIMUM 2% AWAY FROM HOUSE.
6. FOUNDATION DRAIN PROOFING AND WATERPROOFING SHALL BE PROVIDED FROM THE TOP OF THE FOOTINGS TO THE FINISHED GRADE. AREAS WITH HIGH-WATER TABLE OR OTHER KNOWN SEVERE SOIL-WATER CONDITIONS SHALL REQUIRE WATER-PROOFING. DRAIN PROOFING AND OTHER WATERPROOFING SHALL COMPLY WITH ALL CODES IN EFFECT.
7. ALL CONCRETE SLABS, PORCHES, PATIOS AND WALKWAYS TO CONSIST OF 4" CONCRETE ON COMPACTED 12" FILL TO 18" MAX.
8. 2" POLYETHYLENE MEMBRANE OR FIBER GLASS REINFORCED.
9. 1" POLY FIBERS UNO.
10. R30 BATT INSULATION BETWEEN FLOOR JOISTS ON HALL LEVEL UNO.
11. R30 BATT INSULATION BETWEEN JOISTS AT BEARING WALL LOC. SPAN PER MFR. RECOMMENDATION.
12. CEMENT SPACE VENTILATION EQUALS 1 SQ. FT. BEARING WALL 1 SQ. FT. LIVING SPACE ACHIEVED THROUGH FOUNDATION VENTILATIONS. DO NOT PLACE VENTS UNDER BEARING POINTS. FOUNDATION VENTS SHOWN AT APPROXIMATE LOCATIONS. ALL FOUNDATION VENT LOCATIONS TO BE VERIFIED ON SITE.



C3 - GARAGE DOOR OPENING DETAIL -
SCALE: 1" = 1'

C2 GARAGE FOUNDATION DETAIL.

HOUSE CRAWL FOUNDATION DETAIL

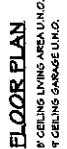


⑥ TYPICAL PONY WALL ACCESS W/ DIRECT BEARING
NOT TO SCALE

(C5) TYPICAL PONY WALL ACCESS
NOT TO SCALE

CA-111-100-40

SQUARE FOOTAGE TABLE	
CONDITIONED	
TOTAL AREA: 1,203 SQ. FT.	
UNCONDITIONED	
TOTAL AREA: 374 SQ. FT.	
TOTAL PLANTING AREA: 545 SQ. FT.	
WALLS:	240
CEILING:	125
FLOOR:	107
MECHANICAL:	34



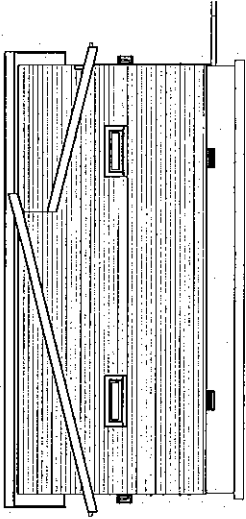
REVISION	DATE	DESCRIPTION
1	2/20/2023	NUMBER TABLE

SINGLE FAMILY HOME #3
1222 PHILLIPS CIRCLE
THE AUNT BEE
MAYNARD SUBDIVISION, LOT 50
ONTARIO, MAHURUM COUNTY, OR

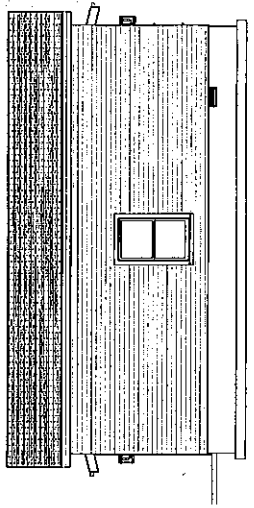
ELEVATIONS AND CROSS SECTIONS

SECON CHANCE
DRAWINGS PROVIDED FOR

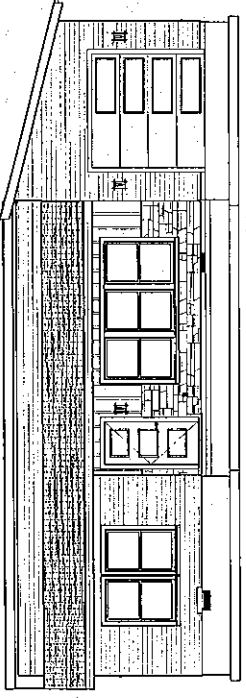
DATE: 2/20/2023
SCALE: 1/4" = 1'
U.S.G.
ARCH'D
(24" x 36")
SHEET:
A-2



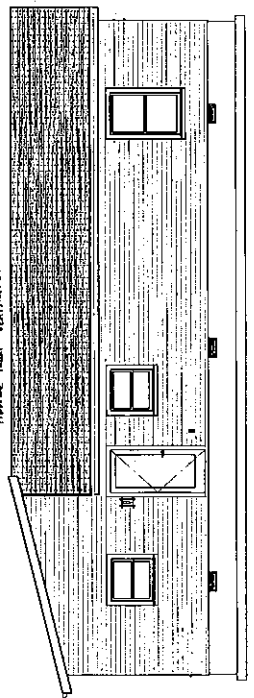
LEFT ELEVATION



RIGHT ELEVATION

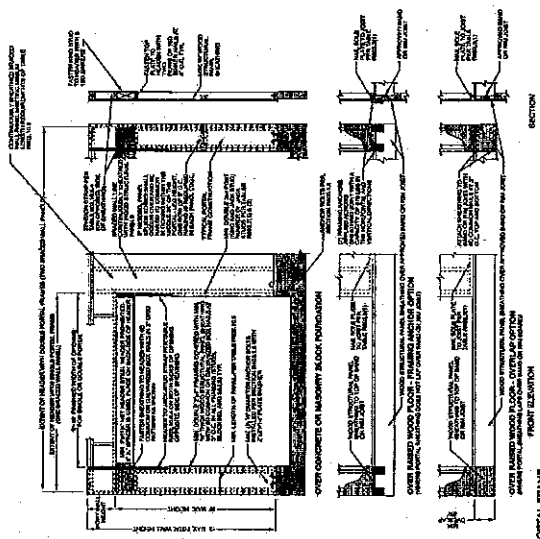


FRONT ELEVATION



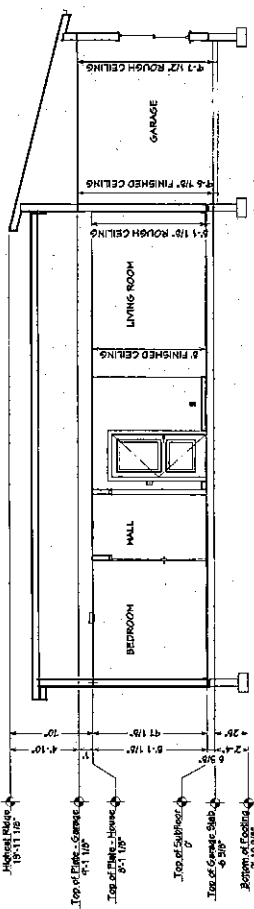
REAR ELEVATION

- * Install gapped water eave/soffit barrier air and sheathing and in accordance with manufacturer's instructions.
- * Windows and sliding glass doors shall be installed in accordance with manufacturer's instructions.
- * Install stone veneer to manufacturer's instructions.
- * Parake Roof Ventilation.



CROSS SECTION 2

GS-PP - CONTINUOUSLY SHEATHED PORTAL FRAME
2021 ORSC FIGURE 1802.10.6.4
NOT TO SCALE



CROSS SECTION 1

3D	NUMBER	QTY	WIDTH	DEPTH	HEIGHT	ROOM NAME	DESCRIPTION	COMMENTS
	G01	1	36"	24"	20 3/16"	KITCHEN	MALL CABINET	CABINET ABOVE REFRIGERATOR. VERIFY APPLIANCE REQUIREMENTS FOR CABINET DIMENSIONS
	G02	2	27"	12"	36"	KITCHEN	MALL CABINET	
	G03	2	27"	24"	36"	KITCHEN	BASE CABINET	
	G04	1	30"	16"	14"	KITCHEN	MALL CABINET	MICROWAVE HOOD VENT UNDER CABINET. VERIFY MICROWAVE REQUIREMENTS FOR CABINET DIMENSIONS
	G05	1	14 1/2"	24"	36"	KITCHEN	BASE CABINET	
	G06	1	12"	12"	36"	KITCHEN	MALL CABINET	
	G07	9	36"	24"	36"	KITCHEN	BASE CABINET	
	G08	1	21"	12"	36"	KITCHEN	MALL CABINET	
	G09	1	45"	10"	10"	LAUNDRY	BASE CABINET	
	G10	1	36"	24"	36"	LAUNDRY	BASE CABINET	
	G11	1	24 1/2"	24"	36"	BATH	BASE CABINET	
	G12	1	24"	24"	48"	BATH	LUXURY CABINET	
	G19	1	42"	24"	36"	BATH	BASE CABINET	

3D	LABEL	QTY	TYPE	SIZE	NO.	HEADER	TRIMMERS	COMMENTS
	D01-5060	1	GARAGE	3060	48"x96"	1 3/4"x11 7/8"x104" (2)	LVL	CONTINUOUS HEADER ENTIRE WALL PER CS-PF TRIMMER AND KING STUDS PER CS-PF
	D02-3069	2	HINGED	3069 L EX	36"x96"	2x6x96" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D03-3069	4	HINGED	3069 R IN	36"x92 1/2"	2x6x91" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D04-3069	1	DOORWAY	3069	36"x92 1/2"	2x6x91" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D05-31068	1	HINGED	21068 R IN	36"x92 1/2"	2x6x91" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D06-3069	1	HINGED	3069 L IN	36"x92 1/2"	2x6x91" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D07-3069	1	SLIDER	3069 R IN	36"x92 1/2"	2x6x91" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D08-6068	1	SLIDER	6068 R IN	74"x92 1/2"	2x6x77" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D04-2468	1	HINGED	2468 L IN	30"x92 1/2"	2x6x91" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D10-3069	1	HINGED	3069 R IN	36"x92 1/2"	2x6x91" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	WALL BE SQUARE WITH A SELF-CLOSING DOOR AND BE ONE OF THE RED LAMINATE WITH THE DOOR WOOD. MIN. 3.5" THICK SOLID OR HOIST CORRELATE STEEL DOOR, OR A 20 MINUTE FIRE RATED DOOR

3D	LABEL	QTY	SIZE	NO.	DESCRIPTION	HEADER	TRIMMERS	BOTTOM TOP	TEMPERED COMMENTS
	W01-3055H	1	3055H	36"x50"	SINGLE HUNG	2x6x91" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	22"	36"
	W02-3055H	2	3055H	36"x50"	SINGLE HUNG	2x6x91" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	44"	36"
	W03-30107X	2	30107X	36"x12"	FIXED GLASS	2x6x91" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	66"	66"

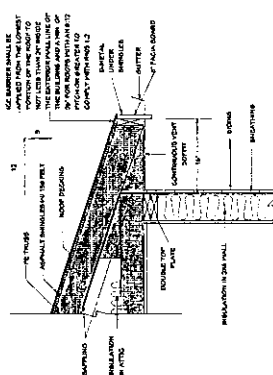
FRAMING PLAN - WALLS

See Portal Frame Detail: 1st
(Extend Header Corners to Corner)

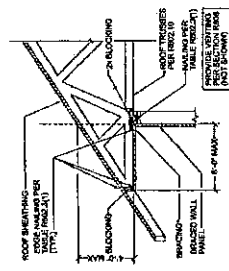
ROOFING NOTES:

- CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER FOR CORRECTION. TRUSS SYSTEM TO BE PRE-ENGINEERED MANUFACTURED TRUSSES, ENGINEERING FROM THE TRUSS COMPANY IS REQUIRED. THIS PLAN IS MEANT TO BE USED AS A REFERENCE ONLY, AND IS NOT MEANT TO BE USED AS A SUBSTITUTE FOR THE TRUSS DESIGN AND LAYOUT. SEE TRUSS COMPANY LAYOUT FOR TRUSS DETAILS.
- AS, ATTACH TOP PLATE OF ALL INTERIOR BEARING WALLS & ALL EXTERIOR WALLS TO PERPENDICULAR ROOF TRUSSES WITH (8) 30 DOWELS (2) DOWELS ON 1 SIDE & (1) TIE ON OPPOSITE SIDE OR OTHER APPROVED METHOD PER TABLE B602.3(1) U.N.O. ATTACH TOP PLATE OF ALL INTERIOR BEARING WALLS & ALL EXTERIOR WALLS TO PARALLEL ROOF TRUSSES WITH 6" COMMON TIEWALLS & O.C. OR OTHER APPROVED METHOD PER TABLE B602.3(1) U.N.O.
- PARALLEL ROOF TRUSSES SHALL BE SUPPORTED LATERALLY AT POINTS OF BEARING BY SOLID BLOCKING TO PREVENT ROTATION AND LATERAL DISPLACEMENT.
- ALL SNOELOADS LESS THAN OR EQUAL TO 175 PSF; 18" ROOF DECKING, SNOELOADS GREATER THAN 175 PSF 20" ROOF DECKING.
- ROOF VENTILATION: 1 SQ. FT. OF VENTILATION PER 500 SQ. FT. OF ATTIC SPACE PER IBC. ROOF VENTILATION LOCATED THROUGHOUT CONTINUOUS ROOF VENT.
- ROOF TO BE BUILT UP PLUMB CUT BATTED WITH CONTINUOUS VENT SOFFIT U.N.O. GABLE ENDS TO HAVE 12" OVERHANGS U.N.O.

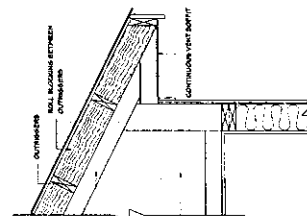
ROOF NOTE SCHEDULE	
(1)	ROOF TRUSSES @ 24" O.C.: ALL ROOF TRUSSES BEAR ON EXTERIOR WALLS, NO INTERIOR BEARING WALLS
(2)	3" 4" EAVE THIS WALL
(3)	12" HEEL @ GARAGE THIS WALL



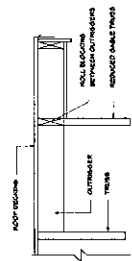
5:12 EAVE DETAIL



For 5L: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

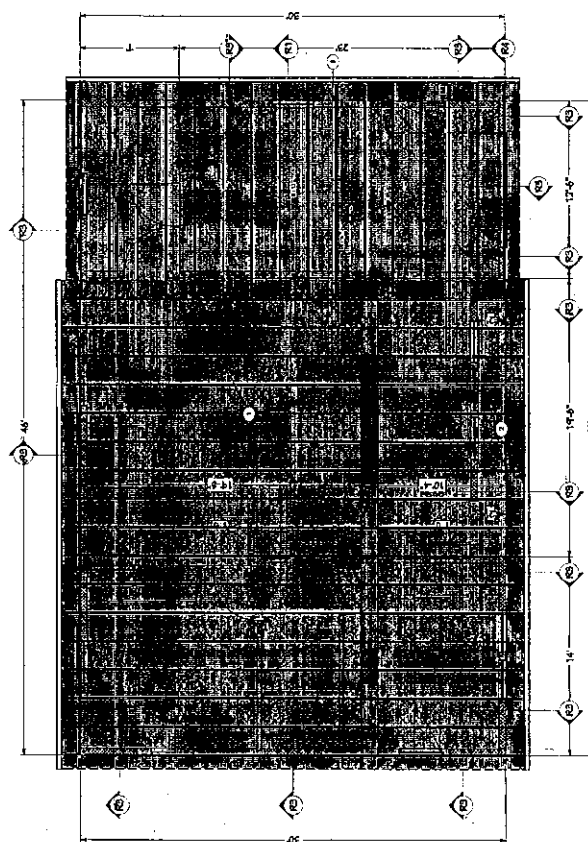


...TYPICAL REDUCED GABLE END DETAIL
NOT TO SCALE



105
TYPICAL RAKE DETAIL
NOT TO SCALE

ROOF PLAN



- Intuition forces and bounding as per machine architecture instructions and engine specification.
- Provide Best Validation.

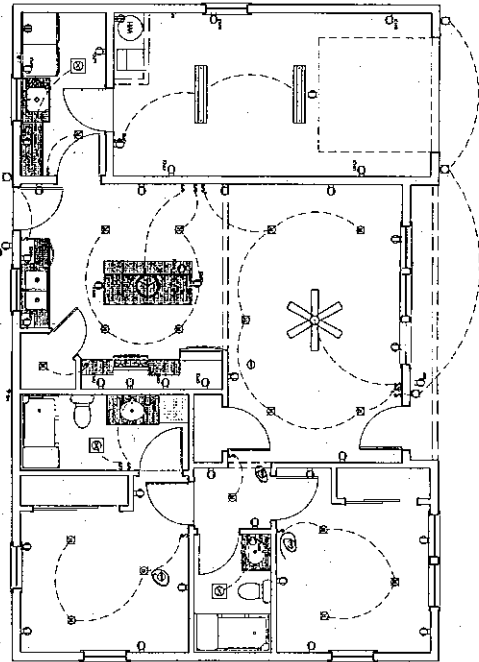
MECHANICAL NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTSPERSON PRIOR TO CONSTRUCTION.
2. PURCHASE DUCTS FROM GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GA. GALVANIZED SHEET METAL WITH NO OPENINGS INTO GARAGE. FINES STOP AND SEAL AROUND DUCT PENETRATION.
3. ALL FUEL BURNING APPLIANCES, SPARK, GLOW OR FLAME, INSTALLED IN GARAGES, MUST KEEP FLOORS, BURNERS, HEATING ELEMENTS AND SWITCHES TO A MINIMUM OF 18" ABOVE THE FLOOR.
4. DRYER, KITCHEN FANS, BATH FANS, & GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 8' AWAY FROM ANY OPENINGS INTO THE BUILDING.
5. ALL PLUMBING VENTS TO REAR OF RIDGE. GANS TOGETHER PLUMBING VENTS WHEREVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS. PLUMBING VENTS TO BLEND WITH COLOR OF ROOF.
6. ALL FUEL BURNING APPLIANCES MUST HAVE COMBUSTION AIR FROM OUTSIDE.
7. MINIMUM OF ONE HOSE BB TO BE ALIGNED WITH INTERIOR WALL AND SET A MINIMUM OF 20" ABOVE GROUND.

ELECTRICAL NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTSPERSON PRIOR TO CONSTRUCTION.
2. ALL WORK TO BE COMPLETED BY AN IDAHO LICENSED ELECTRICAL JOURNEYMAN.
3. OUTLETS AND SERVICE RECEPTACLES ARE TO BE PLACED PER NEC.
4. ELECTRICAL AND SERVICE RECEPTACLES AND MECHANICAL REGISTERS SHOWN AT APPROXIMATE LOCATIONS. ALL LOCATIONS TO BE VERIFIED ON SITE.
5. SET ELECTRICAL & SERVICE RECEPTACLES AT 18" A.F.T. TO CENTER OR AS NOTED.
6. SET ELECTRICAL & SERVICE RECEPTACLES AT 18" A.F.T. TO CENTER.
7. SET GFCI ELECTRICAL & SERVICE RECEPTACLES AT GARAGE 18" A.F.T. TO CENTER.
8. SET GFCI ELECTRICAL RECEPTACLES AT BATHS 18" A.F.T. TO CENTER.

* See BCD Technical Bulletin attached to plans for installation and installation of AHU-duct system applied to excavation space and buried ductwork with in insulation.



ELECTRICAL PLAN

* Install smoke and carbon monoxide detectors to manufacturer's instructions and 100% TC

SYM	ELECTRICAL SYMBOL	QTY	DESCRIPTION
\$		10	SINGLE POLE
\$3		2	THREE WAY
		20	DUPLEX
		10	GFCI
		2	DUPLEX (WEATHERPROOF)
		1	DUPLEX CEILING MOUNTED
		5	220V
		10	RECESSED DOWN LIGHT 6"
		2	VANITY LIGHT
		1	CANDELIER
		2	SHOP LIGHT
		1	CEILING FAN
		3	EXHAUST
		1	ELECTRICAL PANEL - RECESSED
		4	COSMOKE DETECTOR
		1	HOSE BIBS
		4	EXTERIOR SCONCE

MILLSPEC DRAFTING

REVISION TABLE
NO. DATE
1 12/20/2023
2 12/20/2023

SINGLE FAMILY HOME #3
1233 PHILLIPS CIRCLE
HUBBARD, IOWA 52002
ONITARIO, IOWA 52002, OR

ELECTRICAL PLAN

SECOND CHANCE
DRAWINGS PROVIDED FOR
DATE: 12/20/2023

SCALE: 1/4" = 1'-0"
SHEET: E-1



**AGENDA REPORT
CONSENT AGENDA
May 23, 2023**

To: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **MAYBERRY HOUSING INCENTIVE 2023-9: DIRTY GIRL CONSTRUCTION**

DATE: May 17, 2023

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE THE APPLICATION 2023-9 BY DIRTY GIRL CONSTRUCTION FOR THE MAYBERRY HOUSING INCENTIVE PROGRAM IN THE AMOUNT OF \$2,352.94.

SUMMARY:

Dirty Girl Construction applied for \$2,352.94 through the Mayberry Housing Incentive Program.

The Mayberry Fund Committee is the reviewing and recommending authority for the City of Ontario Mayberry Housing Incentive Program and, as such, is the committee tasked with reviewing and providing a recommendation to the City Council on all applications submitted for the Mayberry Housing Incentive payments. The committee met and discussed the application.

BACKGROUND:

The City Council under Resolution Number 2022-120 created the Mayberry Housing Incentive Program to promote new housing development within the City limits of Ontario for the 55 years and older housing project called Mayberry Subdivision to help the senior citizens of Ontario with their housing needs. The Council approved \$80,000.00 for the program which is divided into the 34 new dwelling units in the approved Mayberry Subdivision for a \$2,352.94 incentive for each dwelling.

CURRENT SITUATION:

Dirty Girl Construction is requesting approval of their application for the \$2,352.94. Incentive on a new home to be located at 1227 PHILLIPS DRIVE. being LOT 16 of MAYBERRY SUBDIVISION. The proposed dwelling will be 1,023 square feet. The application was deemed to be complete by the Community Development Director and the requirements of the Mayberry Housing Incentive Program and was forwarded to the committee for their review and recommendation. The committee recommended approval of the application on March 15, 2023.

ANALYSIS:

- A. **STRATEGIC PLAN** This action meets the goals of the City Council Strategic Plan by providing the lifestyle of the community, desirability of the community and growth to the City and its tax base.
- B. **FINANCIAL** The City would payout the Mayberry Housing Incentive created under Resolution 2022-121 in the amount of \$2,352.94.
- C. **TIMING** Time is of the essence on this application as the applicant wants to pull a building permit and start construction as soon as they receive their approval.
- D. **POLICY/LEGAL** The Mayberry Fund Committee is required to make a recommendation to the City Council. The City Council is required to approve the incentive prior to payment.

ALTERNATIVES:

Table the Action: The City Council could table the request and request further information from the applicant.

Deny the Action: The \$2,352.94 payment will not be made.

RECOMMENDATION:

Staff reviewed the application for completeness and found it meeting or exceeding the minimum requirements. The Mayberry Fund Committee sent a favorable recommendation to the City Council. Therefore, staff recommends that the City Council approve the application by Dirty Girl Construction for the amount of \$2,352.94.

ATTACHMENTS:

- 1. 2023-9 Full Packet



Mayberry #9
Permit # 12470

City of Ontario, Oregon
Mayberry Subdivision
Housing Incentive Program Checklist

Applicant: DIRTY GIRL CONSTRUCTION Date: 2.23.2023

Site Address or Tax Lot: 1227 PHILIPS CIRCLE ONTARIO OR 97914
(Lot 16)

Application Number: 2023-9 (City Use Only)

Application Information: (Applicant or Staff)

- ☐ Completed Application Signed & Dated: 2-23-2023
- ☐ Documentation showing funding: _____
- ☐ Within the Mayberry Subdivision a 55 year of age or older senior housing project.
- ☐ Floor Plan or description describing minimum square footage:
 - 1. House Square footage: 1063
 - 2. Size of Garage: 265
- ☐ Description of Property of Home:
 - 1. Tax Lot map & Number: MAYBERRY LOT 16
 - 2. Copy of Deed: _____
 - 3. Or written description: _____
- ☒ Completed W-9 Taxpayer Form.

Process Completed: (Staff Use Only below)

- ☒ PDAC (if Required) date Completed: N/A
- ☒ Community Development Director approval date: Dan Cummings 3/14/23
- ☒ Forwarded to Review Committee: 3/14/23
- ☒ Committee forwards recommendation to City Manager: 3/15/23
- ☐ City Council Approval or Denial: _____
- ☐ City Manager signs application signifying Council **Approval**: _____
- ☐ Application submitted to Finance for tracking: _____
- ☐ Certificate of Occupancy issued (**within 2 yrs. of Council approval**): _____
- ☐ Payment made to Owner: _____



City of Ontario, Oregon
Mayberry Subdivision Housing Incentive
Program Builder Agreement

1. Eligibility: Developer, Investor, Contractors, or persons acting as their own contractor are eligible for the Mayberry Subdivision 55 years and older Housing Incentive Program so far as they meet the requirements set by state and local building code.
2. Incentive Offer:
 - A. A qualified project will be eligible for a \$2,352.94 incentive payment at the time the Certificate of Occupancy (C of O) is Issued.
 - B. The dwelling unit must be a new dwelling unit in the senior citizen 55 year and older Mayberry Subdivision in Ontario.
 - C. The dwelling unit must be new construction with a minimum of 400 sq. feet of living area with at least one-off street parking space for a single bedroom and two off street parking spaces for two or more bedrooms. Parking space maybe uncovered or have a carport or a garage.
 - D. The dwelling unit must be completed within 24 months of the application approval.
 - E. The dwelling unit must be in the city limits of Ontario and in the Mayberry, Subdivision approved for this program.
 - F. The dwelling unit project must not be receiving any other governmental funding or subsidy (federal or state loan guarantees or tax credits are excluded).
3. General: This program is valid for contractors or owners/developers/investors using contractors that are licensed and in good standing with the state builders association and who are licensed, bonded, and insured. Amounts are reserved on a first come first-served basis. Incentive amounts are reserved for each project at the time an incentive application is approved and executed. Incentive amounts are returned to the general pool if the project is disqualified or not completed by the completion date, or the completion date is not extended by the City Manager.
4. Compliance-
 - A. Sufficient proof must be provided to ensure that the home meets the minimum requirements eligible for the incentive program.
 - B. All projects are expected to comply with federal, state, and local codes.
5. Payments of the \$2,352.94 building incentive are to be made within 30 days after certificate of occupancy is issued.

CB Owner/Contractor/Builder Initials

<u>DIRTY GIRL CONSTRUCTION</u>	<u>208 608 3111</u>		
Legal Company Name or Owner/Builder	Phone	Fax	
<u>1712 ALAMEDA DR</u>	<u>ONTARIO</u>	<u>OR</u>	<u>97914</u>
Company Address	City	State	Zip Code
<u>238 445</u>	Yes ☒ No ☐		
Contractor License Number	Licensed to Build in Oregon	Federal Tax ID Number	

<u></u>	<u></u>	<u></u>
Payee Company Name (if contractor)	Payee First Name	Payee Last Name
<u></u>	<u></u>	<u></u>
Mailing Address	City	State Zip Code
<u></u>	<u></u>	<u></u>
Email	Phone	Federal Tax ID Number

<u>[Signature]</u>	<u>11-2-2022</u>	<u>[Signature]</u>	<u>11-3-22</u>
Contractor/Builder Signature	Date	Community Development Director Signature	Date

<u></u>	<u></u>	<u></u>	<u></u>
City Manager Signature	Date	Business Loan Fund Chair Signature	Date
Copy of Contractor License due on Initiation of Agreement		<u>Mayberry</u>	

Project Closeout

Buyers Information

Buyer 1 (Name, First, Middle, Last)	Phone	Signature
Buyer 2 If Applicable (Name, First, Middle, Last)	Phone	Signature
Address	City	State, Zip Code

City of Ontario

House Complete: Certificate of Occupancy Yes ☐ No ☐

Finance Director (Name, First, Middle Initial, Last)	Date	Signature
City Manager (Name, First, Middle Initial, Last)	Date	Signature

Record of Payment

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Property Address	Finance Director	Payee
Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐		
Payment Made:	Date	Check Number

Addendum attached if needed

PRELIMINARY
IN THE N1/2 S

ORIGINAL BOUNDARY:

SECTION 9: THAT PORTION OF LAND IN THE
N1/2 SE1/4 SW1/4 SW1/4 MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

SSAID N1/2 SE1/4 SW1/4 SW1/4 SW1/4;
THENCE SOUTH 0°17'02" WEST, 331.50 FEET
ENCE SOUTH 80°48'58" WEST, 518.00 FEET

THENCE SOUTH 89°48'15" WEST, 518.02 FEET;
THENCE NORTH 0°13'06" EAST, 100.00 FEET;
THENCE SOUTH 89°48'15" WEST, 120.00 FEET;
THENCE NORTH 0°13'06" EAST, 116.06 FEET;

THENCE NORTH 89°40'30" EAST, 120.00 FEET
THENCE NORTH 0°31'06" WEST, 114.00 FEET;
THENCE NORTH 89°40'30" EAST, 518.41 FEET

TO THE POINT OF BEGINNING.

0
1
505

BW Deductible

580 S.F.
N 89° 40' 30" E

0.6
R/W
ICATION

1201

LOT 1
6263 S.F.
less RW

4335 S.F.

NO. 24.57 3'06" W

PHILLIP

1.05
5.00

S89°48'15"W

LEGEND ABBREVIATIONS

SUBDIVISION BOUNDARY

ROAD CENTERLINE _____

LOT LINES _____

--- PRIVATE ROAD EASEMENT ---
--- UTILITY EASEMENT ---

EMERGENCY ACCESS

BUILDING SETBACK

○ FOUND 5/8-INCH REBAR

- PROPOSED 5/8"x30" REBAR W/
- PROPOSED 5/8"x30" REBAR W/

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CH. BEARING
11	40.00'	43°54'50"	30.66'	N67°50'50"

2	40.00'	22°16'24"	15.55'	S57°01'38"
3	40.00'	76°15'20"	53.24'	S84°01'06"

4	40.00'	53°58'56"	37.69°	N84°50'42"
5	50.00'	32°28'16"	28.34°	S74°05'22"

6	30.00'	90°00'00"	47.12'	N44°40'30"	37°03'22"
7	30.00'	90°00'00"	47.12'	N44°40'30"	37°03'22"

7	30.00	90 00 00	47.12	N45°19'30"
8	30.00'	89°57'23"	47.10'	S44°41'48"

[illegible][illegible][illegible]

SINGLE FAMILY HOME #3

"THE AUNT BEE"

BY:



SECOND CHANCE
CONSTRUCTION LLC

GENERAL NOTES

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.
2. IN THE EVENT OF CONFLICT IN OR BETWEEN THE ARCHITECTURAL DRAWINGS, ORSC, OR ANY ENGINEERING REPORT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. ALL WORK TO COMPLY WITH THE 2021 ORSC, APPLICABLE STATE CODE AND AMENDMENTS, AND COUNTY OR LOCAL CODES AND REGULATIONS.
4. SHEATH TO CONFORM TO THE 2021 ORSC.
5. ALL FIREPLACES TO MEET LOCAL & STATE CODE REQUIREMENTS INCLUDING ALL ACCESSORIES, FINISH RATINGS, ETC. CHIMNEYS SHALL EXTEND A MINIMUM OF 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' & SHALL NOT BE LESS THAN 2' ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
6. ALL GLAZING IN DOORS, SLIDING PATIO DOORS, STORY DOORS, SHOWER AND BATH ENCLOSURES, WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" RICH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION, AND FIXED PANEL, GREATER THAN 4 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 10' ABOVE THE FLOOR TO BE TEMPERED (SEE PLANS).
7. ALL ACCESSORIES (IE, GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES) PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
8. DOOR & WINDOW SCHEDULE, INCLUDING ROUGH OPENINGS, INDICATE STANDARDS ONLY. REFER TO MANUFACTURER RECOMMENDATIONS FOR EXACT REQUIREMENTS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
9. DOORS BETWEEN GARAGE AND DWELLING ARE TO BE EITHER SELF CLOSING TIGHT FITTING SOLID WOOD AND 1 3/8" THICKNESS, OR SELF CLOSING TIGHT FITTING WITH FIRE PROTECTION RATING OF NO LESS THAN 20 MINUTES.
10. THE TOP OF ALL HAND RAILS SHALL BE PLACED 34" - 38" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS. THE TOP OF ALL HANDGRIPS TO MAINTAIN A MINIMUM SPACE OF 1 1/2" BETWEEN THE WALL & THE HANDRAIL & SHALL NOT PROJECT MORE THAN 4 1/2". WHERE OPEN RAILINGS OCCUR, THERE SHALL BE LESS THAN A 4" SPACE BETWEEN RAILS AND SHALL BE NO MORE THAN 4" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS.
11. ALL SCALE INDICATORS ON THIS DRAWING ARE FOR ARCH D (24" X 36") PAPER. IF PRINTED ON ANY OTHER PAPER SIZE, SCALE INDICATORS WILL BE INCORRECT.

DESIGN CRITERIA	
ALL WORK TO COMPLY WITH 2021 ORSC & IECC	
MINIMUM REQUIREMENT FOR IECC	
CLIMATE ZONE	4
SEISMIC ZONE	C
WIND SPEED	34

if Manual 5.0 and 5.1 calculations required for Hydro Equipment when applying for mechanical permits.

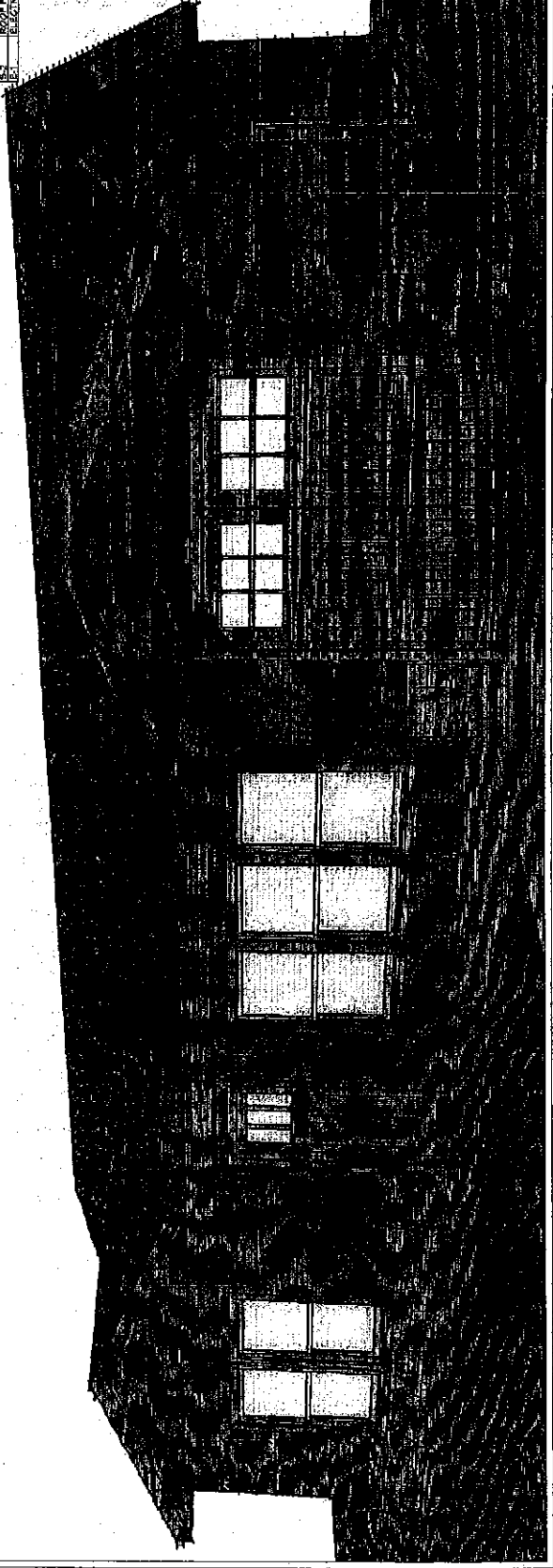
PRESCRIPTIVE INSULATION	
ALL WORK TO COMPLY WITH 2021 IECC	
U-FACTOR	≤ 0.09
MINIMUM R-VALUE	R-15 MIN
CEILING (R-ATC)	R-15 MIN
FLOOR (R-ATC)	R-15 MIN

TABLE OF CONTENTS	
NO.	DESCRIPTION
1	PROJECT OVERVIEW
2	FOUNDATION PLAN
3	FLOOR PLAN
4	CEILING PLAN
5	DOOR AND WINDOW SCHEDULES
6	STAIRS
7	FINISHING PLAN - WALLS AND SEASIDE PLAN
8	MECHANICAL PLAN
9	ELECTRICAL PLAN

SQUARE FOOTAGE TABLE	
NO.	DESCRIPTION
1	FOUNDATION
2	FLOOR
3	CEILING
4	STAIRS
5	FINISHING
6	MECHANICAL
7	ELECTRICAL

REVIEWED FOR CODE OVERLAP
Building Permit No. 10-1-10
MARKET LEO DODGE CO. (S)
By: [Signature] Date: 05-06-2020

received
2/18/20



MILLSPEC
DRAFTING

REVISION TABLE	
NUMBER	DATE
1	2/20/2023

SINGLE FAMILY HOME #3
730 PHILLIPS ROAD
KAYAKERS CONDOMINIUM, LOT 81
ONTARIO, MAHESUR COUNTY, OR

PROJECT OVERVIEW

SECOND CHANCE
CONSTRUCTION LLC
DRAWINGS PROVIDED FOR:

DATE: 02/02/2020
SCALE: 1/4" = 1'-0"
ARCH D
DAY & 8/7
SHEET: P-1

FOUNDATION & FLOOR NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAWING DESIGNER FOR CORRECTION.
2. VERBATE DESIGN OF PORCHES, PATIOS AND WALKWAYS TO BE CONSTRUCTION.
3. COORDINATE ANY HEAVY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.
4. SLOPE MAX. FROM HOUSE MINIMUM 5% FOR 1" IN EACH DIRECTION AND 2% THEREAFTER.
5. SLOPE CONCRETE MINIMUM 2" OVER FISH HOUSE.
6. FOUNDATION DAMP PROOFING OR WATERPROOFING SHALL BE PROVIDED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE AREAS WITH HIGH WATER TABLE OR OTHER KNOWN SEVERE SOIL WATER CONDITIONS SHALL REQUIRE WATER PROOFING. DAMP PROOFING AND/OR WATER PROOFING SHALL COMPLY WITH IRC 2015 RULES.
7. ALL CONCRETE SLABS (PORCHES, PATIOS AND WALKWAYS) TO CONSIST OF 4" CONCRETE ON COMPACTED SAND/GRAVEL. MIN 4" REMAIN OR MORE (HEM RECOMMENDED).
8. 180 BT INSULATION BETWEEN FLOOR JOISTS ON MAIN LEVEL U.O.
9. 180 BT INSULATION BETWEEN FLOOR JOISTS ON UPPER LEVEL U.O.
10. SPAN RIES PER RECOMMENDATION.
11. GRAVE SPACE VENTILATION EQUALS 1 SQ. FT. PER 100 SQ. FT. OF LIVING SPACE AGRIEVED THROUGH APPROXIMATE LOCATIONS. ALL VENTS UNDER BEARING POINTS, FOUNDATION VENTS SHOWN AT APPROXIMATE LOCATIONS. TO BE VERIFIED ON SITE.

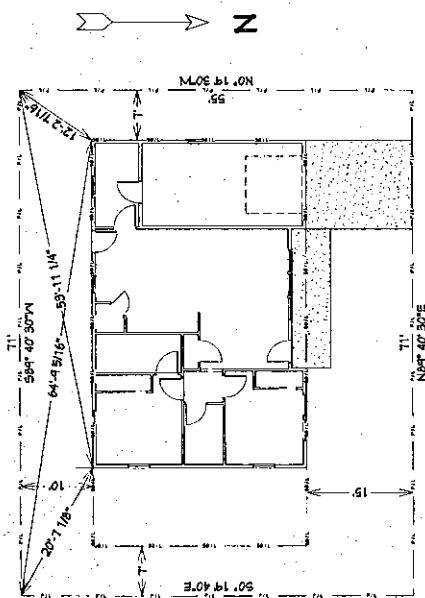
SQUARE FOOTAGE TABLE	
CONDITIONED	
TOTAL AREA 1,081 SQ. FT.	
UNCONDITIONED	
TOTAL AREA 1,141 SQ. FT.	
TOTAL PLANTWORK AREA 340 SQ. FT.	
CHANGE	260
PERCENT	23%
MECHANICAL	107

LEGEND

MAINTENANCE PROPOSED

— P16 — P16 — PROPERTY LINE

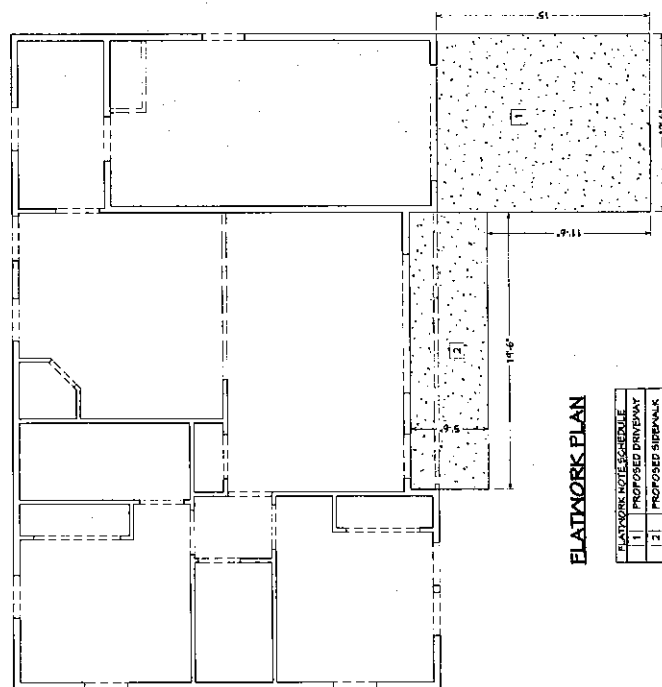
— P16 — P16 — SETBACK LINE



SITE PLAN

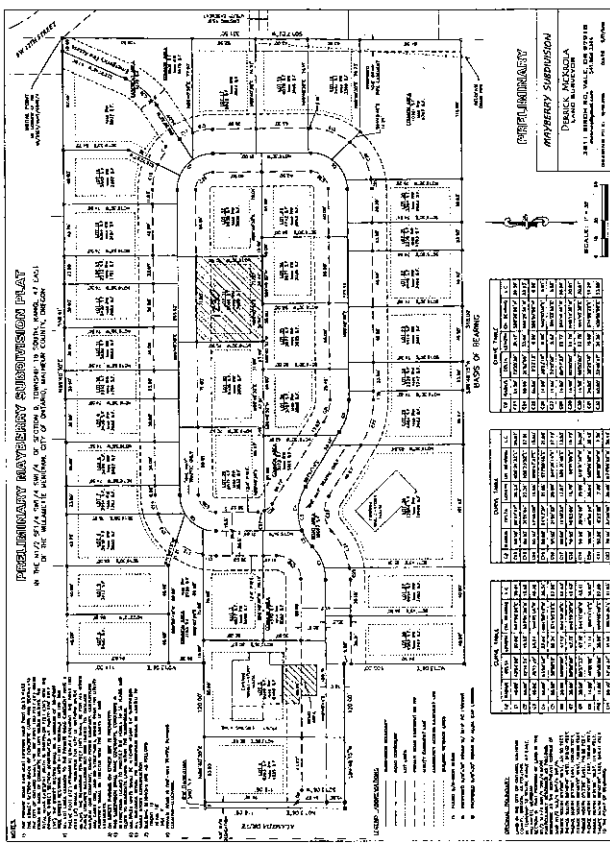
SCALE: 1" = 6' 110R/ 118" = 1'

Provide 3'x3' landing @ exterior doors.



FLATWORK PLAN

FLATWORK NOTE SCHEDULE	
1	PROPOSED DRIVEWAY
2	PROPOSED SIDEWALK



•PRELIMINARY PLAYERS SUBDIVISION PLAY

THE N1/2 S31/4 T1N1/4 S41/4 OF SECTION 9, TOWNSHIP 19 SOUTH, RANGE 47 EAST
OF THE WILLIAMETTE MERIDIAN, CITY OF OREGON, MULTNOMAH COUNTY, OREGON

		Owing Time		
	min	sec		
1	10:00	00	10:00	10:00
2	10:00	00	10:00	10:00
3	10:00	00	10:00	10:00
4	10:00	00	10:00	10:00
5	10:00	00	10:00	10:00
6	10:00	00	10:00	10:00
7	10:00	00	10:00	10:00
8	10:00	00	10:00	10:00
9	10:00	00	10:00	10:00
10	10:00	00	10:00	10:00
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Coping Index			
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1. The first step is to identify the problem. In this case, the problem is that the system is not working properly.

2. The next step is to gather information about the problem. This includes checking the logs, looking at the error messages, and talking to the users.

3. Once you have gathered the information, you can start to troubleshoot the problem. This involves testing different hypotheses and seeing if they solve the problem.

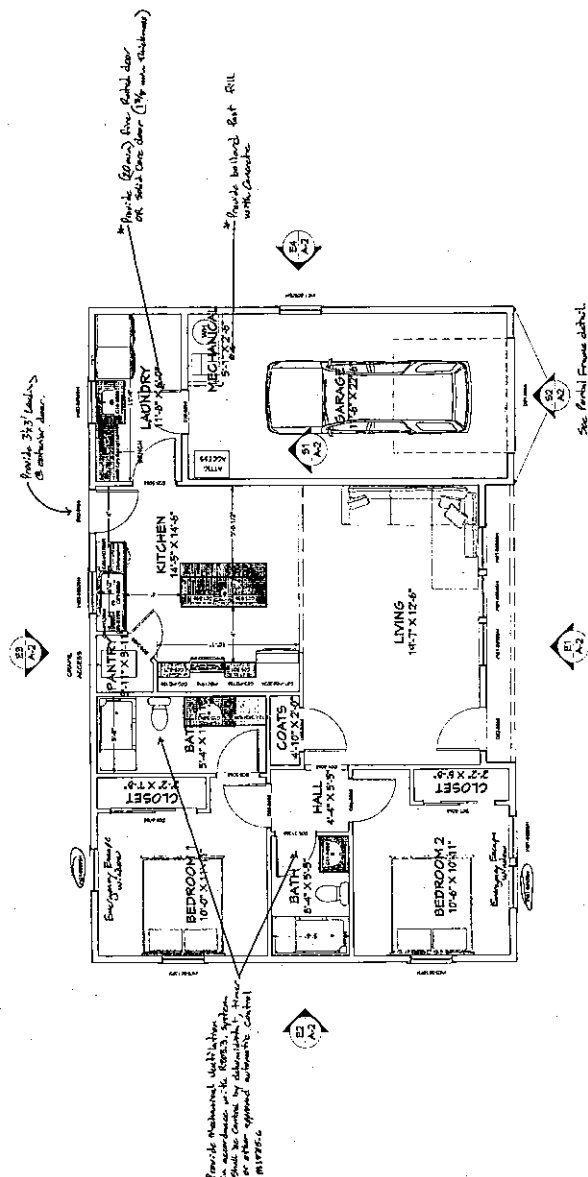
4. If you are still having trouble, you may need to consult with a specialist or a vendor. They can provide you with more information about the problem and help you to solve it.

5. Finally, once you have solved the problem, you should document the solution. This will help you to avoid the problem in the future and will be useful for other people who are having the same problem.

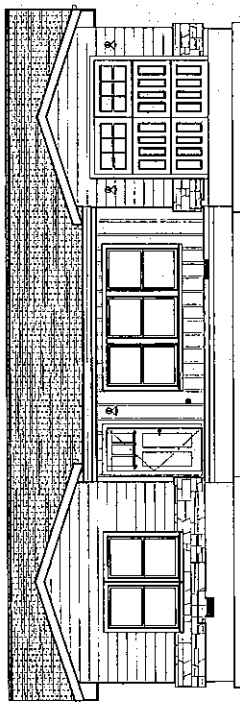
(C5) TYPICAL PONY WALL ACCESS
NOT TO SCALE

SEE A-3 FOR CABINET,
DOOR & WINDOW
SCHEDULE INFORMATION
INCLUDING HEADER
REQUIREMENTS.

5 SQUARE FOOTAGE TABLE	
CONCRETE	
TOTAL AREA 1,081 SQ. FT.	1081
UNCONDITIONED	1081
TOTAL AREA 878 SQ. FT.	878
TOTAL PLATFORM AREA 146 SQ. FT.	146
DRIVEWAY	146
STAIRS	146
MECHANICAL	146

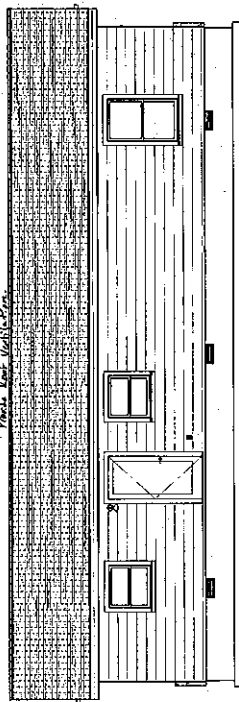


FLOOR PLAN

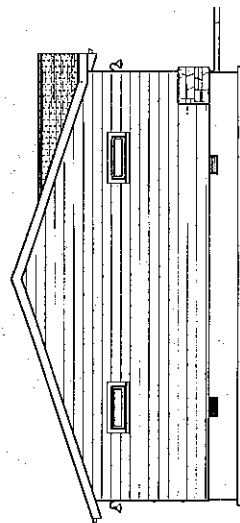


FRONT ELEVATION

Install Stone Veneer to manufacture
Installation instructions and
ASTM C476/C476M, ASTM C1780

Florida Roof Verification:

REAR ELEVATION

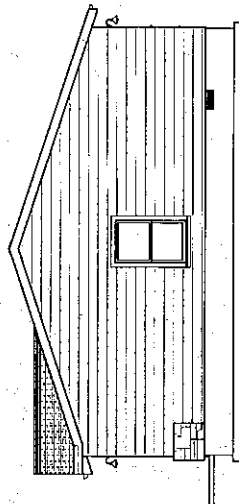


LEFT ELEVATION:

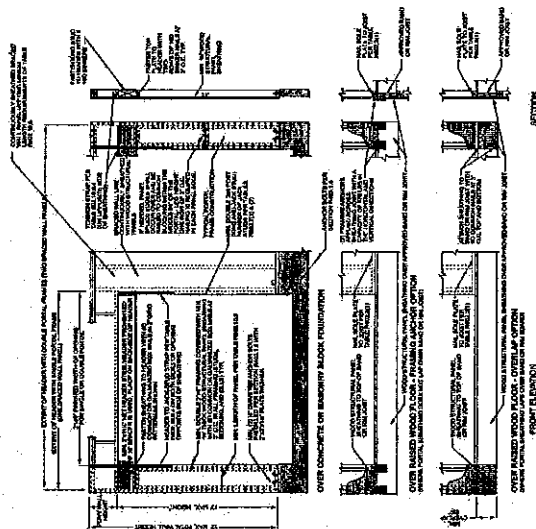
38. Ingehall affords water retentive-
ness per soil thickening and
99 per manufacture installation
distribution.

Window and flashing around window shall be installed as per window manufacture installation instructions.

Integrate window flashing with water-resistive barrier.

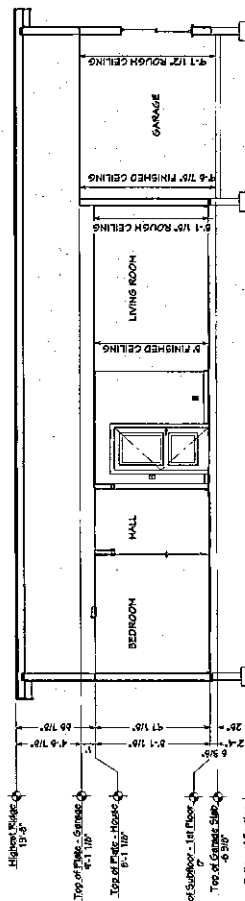


E4- RIGHT_ELEVATION



CROSS SECTION 2

CS-PF - CONTINUOUSLY SHEATHED PORTAL FRAME
2021 ORSC FIGURE #602.10.6.4
NOT TO SCALE



CROSS SECTION 1

NO.	QTY	TYPE	SIZE	DEPTH	HEIGHT	ROOM NAME	DESCRIPTION	COMMENTS
1	1	WALL CABINET	36" x 36"	24"	36"	KITCHEN	WALL CABINET	CABINET AND/OR REFRIGERATOR. VERIFY APPLIANCE REQUIREMENTS FOR CABINET DIRECTIONS
2	2	WALL CABINET	24" x 36"	12"	36"	KITCHEN	WALL CABINET	
3	2	BASE CABINET	24" x 36"	24"	36"	KITCHEN	BASE CABINET	
4	1	WALL CABINET	36" x 36"	18"	36"	KITCHEN	WALL CABINET	MICROWAVE HOOD VENT UNDER CABINET. VERIFY MICROVAPE REQUIREMENTS FOR CABINET DIRECTIONS
5	1	BASE CABINET	36" x 36"	24"	36"	KITCHEN	BASE CABINET	
6	1	WALL CABINET	36" x 36"	12"	36"	KITCHEN	WALL CABINET	
7	2	BASE CABINET	24" x 36"	24"	36"	KITCHEN	BASE CABINET	
8	1	WALL CABINET	36" x 36"	12"	36"	KITCHEN	WALL CABINET	
9	1	BASE CABINET	36" x 36"	18"	36"	LAUNDRY	BASE CABINET	
10	1	BASE CABINET	36" x 36"	24"	36"	LAUNDRY	BASE CABINET	
11	1	BASE CABINET	24" x 36"	24"	36"	BATH	BASE CABINET	
12	1	UTILITY CABINET	24" x 36"	24"	36"	BATH	UTILITY CABINET	
13	1	BASE CABINET	24" x 36"	24"	36"	BATH	BASE CABINET	

NO.	QTY	TYPE	SIZE	NO.	HEADER	TRIMMERS	COMMENTS
1	1	DOOR	36" x 80"	1	36" x 111" (2)	LVL	CONTINUOUS HEADER ENTIRE WALL PER CS-PF TRIMMER AND KING STUDS PER CS-PF
2	2	HINGED	36" x 80"	2	24" x 111" (2)	LUMBER & (1) KING STUD	
3	4	HINGED	36" x 80" R IN	3	24" x 111" (2)	LUMBER & (1) KING STUD	
4	1	DOORWAY	36" x 80"	4	24" x 111" (2)	LUMBER & (1) KING STUD	
5	1	HINGED	36" x 80" R IN	5	24" x 111" (2)	LUMBER & (1) KING STUD	
6	1	HINGED	36" x 80" L IN	6	24" x 111" (2)	LUMBER & (1) KING STUD	
7	1	SLIDER	36" x 80" R IN	7	24" x 111" (2)	LUMBER & (1) KING STUD	
8	1	SLIDER	36" x 80" L IN	8	24" x 111" (2)	LUMBER & (1) KING STUD	
9	1	HINGED	24" x 80" L IN	9	24" x 111" (2)	LUMBER & (1) KING STUD	
10	1	HINGED	36" x 80" R IN	10	24" x 111" (2)	LUMBER & (1) KING STUD	SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE AND MEET ALL REQUIREMENTS FOR EGRESS. MIN. 55" THICK SOLID OR HONEYCOMB-CORE STEEL DOOR OR A 20 MINUTE FIRE RATED DOOR

NO.	QTY	TYPE	SIZE	NO.	HEADER	TRIMMERS	COMMENTS
1	1	DOOR	36" x 80"	1	36" x 111" (2)	LVL	CONTINUOUS HEADER ENTIRE WALL PER CS-PF TRIMMER AND KING STUDS PER CS-PF
2	2	HINGED	36" x 80"	2	24" x 111" (2)	LUMBER & (1) KING STUD	
3	4	HINGED	36" x 80" R IN	3	24" x 111" (2)	LUMBER & (1) KING STUD	
4	1	DOORWAY	36" x 80"	4	24" x 111" (2)	LUMBER & (1) KING STUD	
5	1	HINGED	36" x 80" R IN	5	24" x 111" (2)	LUMBER & (1) KING STUD	
6	1	HINGED	36" x 80" L IN	6	24" x 111" (2)	LUMBER & (1) KING STUD	
7	1	SLIDER	36" x 80" R IN	7	24" x 111" (2)	LUMBER & (1) KING STUD	
8	1	SLIDER	36" x 80" L IN	8	24" x 111" (2)	LUMBER & (1) KING STUD	
9	1	HINGED	24" x 80" L IN	9	24" x 111" (2)	LUMBER & (1) KING STUD	
10	1	HINGED	36" x 80" R IN	10	24" x 111" (2)	LUMBER & (1) KING STUD	SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE AND MEET ALL REQUIREMENTS FOR EGRESS. MIN. 55" THICK SOLID OR HONEYCOMB-CORE STEEL DOOR OR A 20 MINUTE FIRE RATED DOOR

REVISION	DATE	BY	APP
1	2/20/2023		

SINGLE FAMILY HOME #5
1320 PHILLIPS CIRCLE
KANSAS CITY, MO 64116
KANSAS CITY, MO 64116
KANSAS CITY, MO 64116

**FRAMING PLAN - WALLS
AND SHEAR PLAN**

SECOND CHANCE
DRAWINGS PROVIDED FOR
CONSTRUCTION

DATE: 2/20/2023
SCALE: 1/4" = 1'-0"
ANGLED
BY: J.M.T.

SHEET: **S-1**

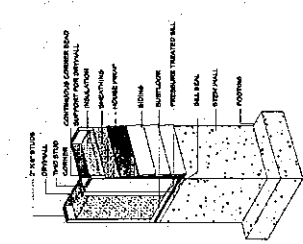
- FRAMING & SHEATHING NOTES:**
1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.
 2. ALL EXTERIOR WALLS 7/16" SHEATHING U.N.O.
 3. SINGLE BOTTOM PLATE U.N.O. ANY EXTERIOR OR INTERIOR BEARING WALL SHALL BE 2" X 8" AT 24" O.C. INTERIOR FRAMING: 2" X 4" FRAMING AT 16" O.C.
 4. ALL STRUCTURAL LUMBER SIZED FOR NO. 2 OR BETTER Douglas Fir / Larch U.N.O.
 5. REQUIRED 6" SYSTEM BOARD ON GARAGE SIDE AT ALL GARAGE / DWELLING WALLS, ALL CEILINGS, AND ON ALL WALLS, BEAMS, AND POSTS SUPPORTING FIRE PROTECTED HORIZONTAL STRUCTURAL MEMBERS. 1/2" GYPSUM BOARD ON ALL OTHER WALLS U.N.O.
 6. THE TOP OF ALL HANDICAPS TO MAINTAIN A MINIMUM SPACE OF 1 1/2" BETWEEN THE WALL & THE HANDICAP. SHALL NOT PROJECT MORE THAN 4 1/2" WHERE OPEN RAILINGS OCCUR. THERE SHALL BE LESS THAN A 4" SPACE BETWEEN RAILS AND SHALL BE NO MORE THAN 4" ABOVE THE FLOOR SURFACE OR NOSE OF TREADS.

SHEAR WALL NOTE SCHEDULE

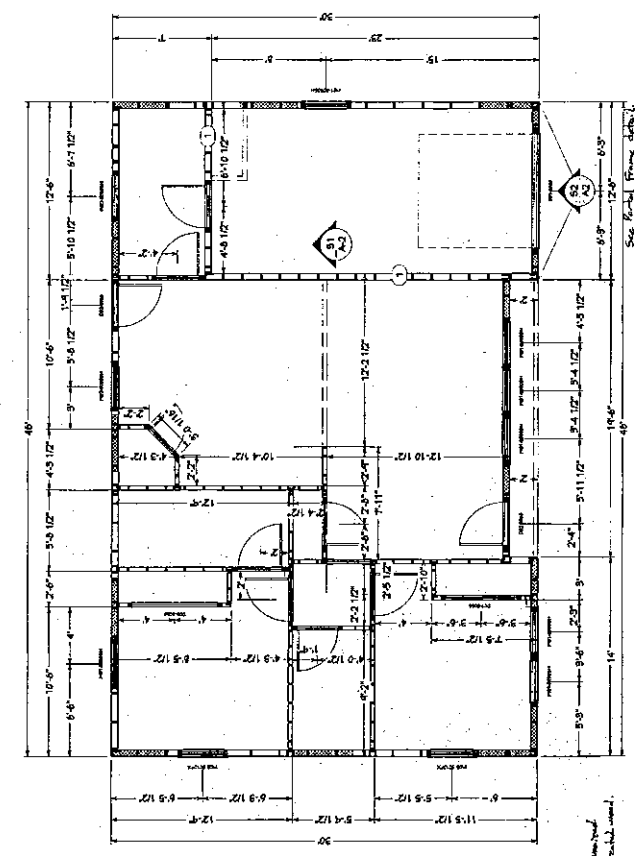
CS	CS-PT	WSP
CS-PT	CS-PT	WSP

CS-PT: SEE IRC FIGURE ON PAGE S-3 ON PAGE (A-2)
WSP: MIN. 7/16" APA RATED SHEATHING 1 SIDE OF WALL PER 20 SHEET NAILING AT 6 PERIMETER & 12 FIELD. STUD SPACING AT 16" O.C. PER R602.10.4 BRACING METHODS & TABLE R602.3(3)

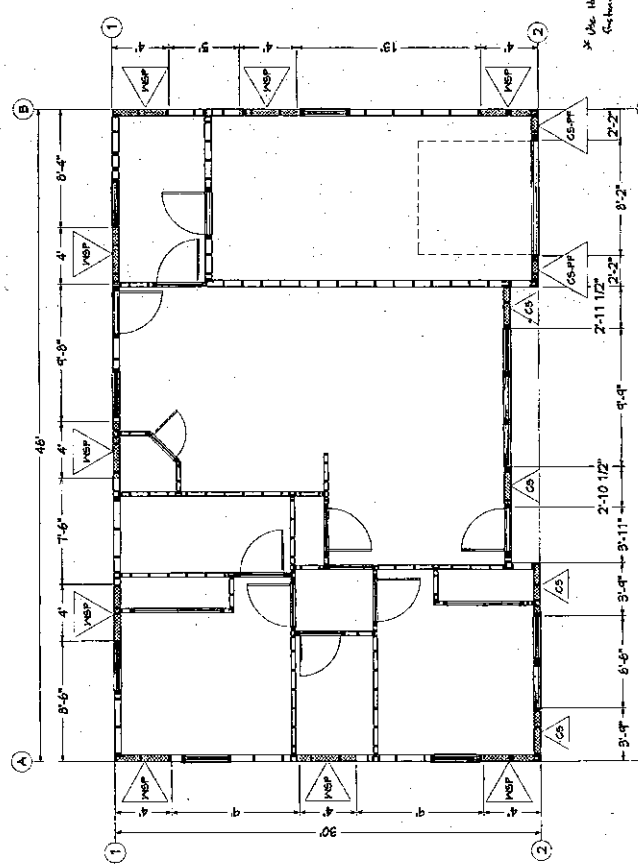
SEE A3 FOR CABINET, DOOR & WINDOW SCHEDULE INFORMATION INCLUDING HEADER REQUIREMENTS.



TYPICAL WALL SYSTEM
NOT TO SCALE



FRAMING PLAN - WALLS



SHEAR PLAN

4th Mills Spec Computer Project Report

Project Name: 4th Mills Spec Computer Project
 Project Number: 4th Mills Spec Computer Project
 Project Location: 4th Mills Spec Computer Project
 Project Date: 4th Mills Spec Computer Project
 Project Status: 4th Mills Spec Computer Project
 Project Manager: 4th Mills Spec Computer Project
 Project Engineer: 4th Mills Spec Computer Project
 Project Designer: 4th Mills Spec Computer Project
 Project Checker: 4th Mills Spec Computer Project
 Project Approver: 4th Mills Spec Computer Project
 Project Date: 4th Mills Spec Computer Project

Project Description

1. 4th Mills Spec Computer Project
2. 4th Mills Spec Computer Project
3. 4th Mills Spec Computer Project
4. 4th Mills Spec Computer Project
5. 4th Mills Spec Computer Project
6. 4th Mills Spec Computer Project
7. 4th Mills Spec Computer Project
8. 4th Mills Spec Computer Project
9. 4th Mills Spec Computer Project
10. 4th Mills Spec Computer Project

Project Details

Project Name: 4th Mills Spec Computer Project
 Project Number: 4th Mills Spec Computer Project
 Project Location: 4th Mills Spec Computer Project
 Project Date: 4th Mills Spec Computer Project
 Project Status: 4th Mills Spec Computer Project
 Project Manager: 4th Mills Spec Computer Project
 Project Engineer: 4th Mills Spec Computer Project
 Project Designer: 4th Mills Spec Computer Project
 Project Checker: 4th Mills Spec Computer Project
 Project Approver: 4th Mills Spec Computer Project
 Project Date: 4th Mills Spec Computer Project

Figure 1: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 2: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 3: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 4: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 5: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 6: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 7: Project Details

Figure 8: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 9: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 10: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 11: Project Details

Figure 12: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 13: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 14: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 15: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 16: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 17: Project Details

Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 18: Project Details

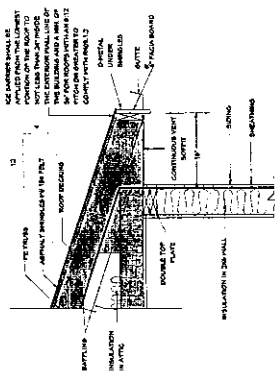
Item	Description	Quantity	Unit	Material	Notes
1	2x4 STUD	1000	LF	SPC	
2	2x6 TOP PLATE	100	LF	SPC	
3	2x8 BOTTOM PLATE	100	LF	SPC	
4	7/16" x 1/2" x 1/2"	100	LF	SPC	

Figure 19: Project Details

ROOFING NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTSMAN/ENGINEER FOR CORRECTION.
2. ROOF SYSTEM TO BE PRE-ENGINEERED MANUFACTURED ROOF TRUSSES, ENGINEERING FROM THE TRUSS COMPANY IS REQUIRED. THIS PLAN IS MEANT TO BE USED AS A REFERENCE ONLY, AND IS NOT MEANT TO BE USED AS A SUBSTITUTE FOR THE TRUSS DESIGN AND LAYOUT. SEE TRUSS COMPANY LAYOUT FOR TRUSS DETAILS.
3. ATTACH TOP PLATE OF ALL INTERIOR BEARING WALLS & ALL EXTERIOR WALLS TO PERPENDICULAR ROOF TRUSSES WITH 16 D NAILS @ 12" O.C. ATTACH TOP PLATE OF ALL EXTERIOR BEARING WALLS & ALL EXTERIOR WALLS TO PARALLEL ROOF TRUSSES WITH 16 D COMMON TOE NAILS @ 4" O.C. OR OTHER APPROVED METHOD PER TABLE R602.3(1) U.N.O.
4. ROOF TRUSSES SHALL BE SUPPORTED LATERALLY AT POINTS OF BEARING BY SOLID BLOCKING TO PREVENT ROTATION AND LATERAL DISPLACEMENT.
5. SNOW LOADS LESS THAN OR EQUAL TO 20 PSF. THIS ROOF DECKING, SNOW LOADS GREATER THAN TO PSF: 50' VENTILATION PER CODE 1.50, FT. OF VENTILATION PER 50' SQ. FT. OF ATTIC SPACE PER IBC, ROOF ROOF DECKING.
6. ROOF VENTS PER CODE 1.50, FT. OF VENTILATION PER 50' SQ. FT. OF ATTIC SPACE PER IBC, ROOF VENTILATION ACHIEVED THROUGH CONTINUOUS SOFFIT VENT.
7. SOFFIT 18" PLUMB CUT FANES WITH CONTINUOUS VENT SOFFIT U.N.O. GABLE ENDS TO HAVE 12" OVERHANG U.N.O.

ROOF NOTE SCHEDULE	
1	ROOF TRUSSES @ 24" O.C. ALL ROOF TRUSSES BEAR ON INTERIOR BEARING WALLS.
2	3" X 4" BATT INSULATION.
3	12" INSULATION.



412 GABLE END DETAIL
SCALE: 1" = 1'

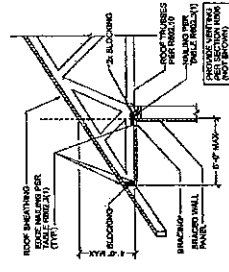
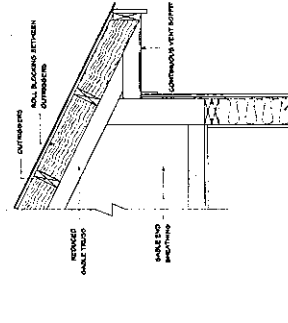
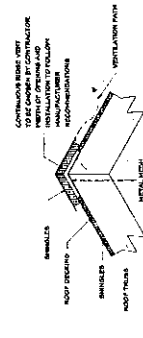


Fig. R2. 1 inch = 24 inch, 1 inch = 24 inch
a. Member of framing shall be designed in Section R602.3(a).

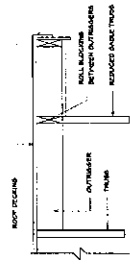
BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES
2019 IBC FIGURE R602.3(2)
NOT TO SCALE



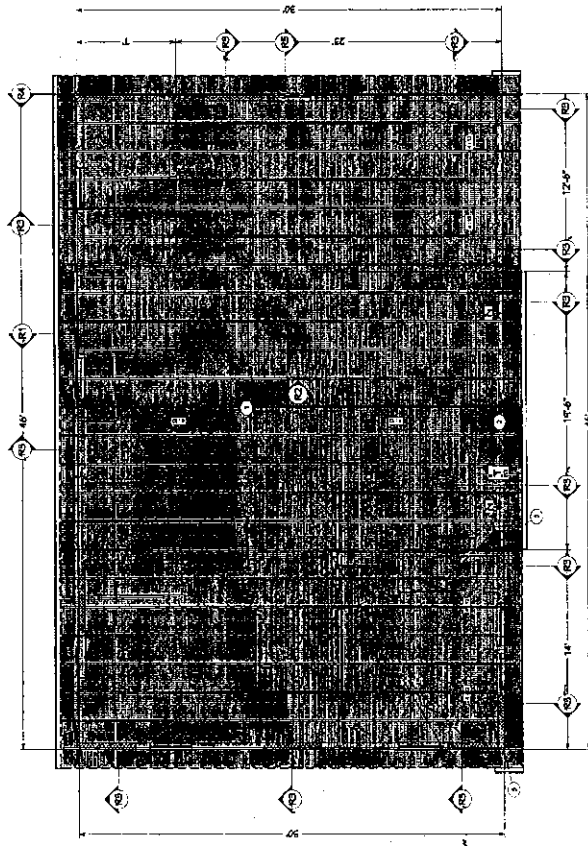
16 TYPICAL REDUCED GABLE END DETAIL
NOT TO SCALE



16 TYPICAL RIDGE VENT DETAIL
NOT TO SCALE



16 TYPICAL RAISE DETAIL
NOT TO SCALE



ROOF PLAN

SHAWL FAMILY HOME #3
1230 MILLING CIRCLE
KAYAK, MAINE 04957
ONTARIO, MAINE COUNTY, OR

REVISION	DATE	BY	CHK
1	2/20/2023		

MILLSPEC
DRAFTING

ROOF PLAN

SECOND CHANCE
DRAWINGS PROVIDED FOR:
DATE: 2/20/2023

SCALE: 1/4" = 1'
ARCH: D
SHEET: 5-2

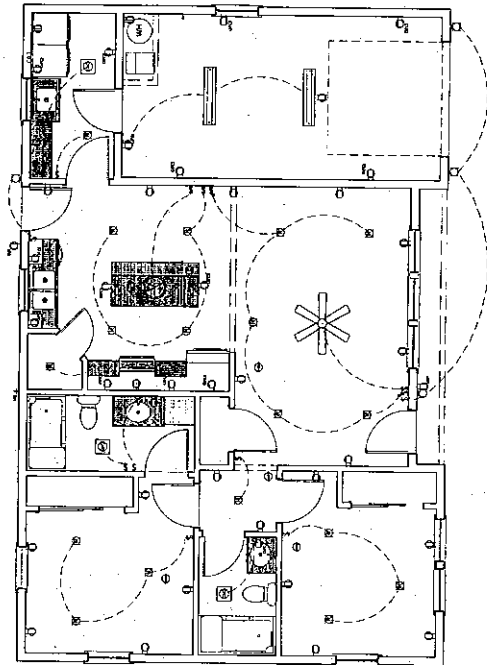
MECHANICAL NOTES:

- CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/DESIGNER FOR CORRECTION.
- FURNACE DUCTS FROM GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GA. GALVANIZED SHEET METAL WITH NO OPENINGS INTO GARAGE. FIRES STOP AND SEAL AROUND DUCT PENETRATION.
- APPLIANCES GENERATING A SPARK, GLOW OR FLAME, INSTALLED IN GARAGES, MUST KEEP PILOTS, BURNERS, HEATING ELEMENTS AND SWITCHES TO A MINIMUM OF 18" ABOVE THE FLOOR.
- DRYER, STOVE/FANS, BATH FANS, & GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 3' AWAY FROM ANY OPENINGS INTO THE BUILDING.
- ALL FUEL BURNING APPLIANCES MUST HAVE COMBUSTION AIR FROM OUTSIDE.
- MINIMUM OF ONE HOSE BIB TO BE ALIGNED WITH INTERIOR WALL AND SET A MINIMUM OF 27" ABOVE GRADE.

ELECTRICAL NOTES:

- CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER/DESIGNER FOR CORRECTION.
- ALL ELECTRICAL WORK SHALL BE COMPLETED BY A LICENSED ELECTRICAL JOURNEYMAN.
- OUTLETS AND SERVICE RECEPTACLES AND MECHANICAL RECEPTACLES SHOWN AT APPROXIMATE LOCATIONS. ALL LOCATIONS TO BE VERIFIED ON SITE.
- SET ELECTRICAL & SERVICE RECEPTACLES AT 18" A.F.F. TO CENTER OR AS NOTED.
- SET ELECTRICAL & SERVICE RECEPTACLES AT KITCHEN 31" A.F.F. TO CENTER.
- SET ELECTRICAL & SERVICE RECEPTACLES AT GARAGE 31" A.F.F. TO CENTER.
- SET ELECTRICAL RECEPTACLES AT BATH 35" A.F.F. TO CENTER.

See GCD Technical Bulletin attached to plans for installation and installation of HVAC duct system. Ductwork to be installed in attic and buried ductwork within insulation.



ELECTRICAL PLAN

Install Smoke and Carbon Monoxide detectors to manufacturer's installation instructions and NFPA 72.

QTY	SYMBOL	DESCRIPTION
16	\$	SINGLE POLE
3	\$3	THREE WAY
20	○	DUPLX
18	○GFCI	GFCI
2	○WP	DUPLX (WEATHERPROOF)
1	○	DUPLX CEILING MOUNTED
3	○	220V
10	⊗	RECESSED DOWNLIGHT 6"
2	⊗	VANITY LIGHT
1	⊗	CHANDLIER
2	⊗	SHOP LIGHT
1	⊗	CEILING FAN
3	⊗	EXHAUST
1	⊗	ELECTRICAL PANEL - RECESSED
4	⊗	COSMOKE DETECTOR
1	⊗	HOSE BIBS
4	⊗	EXTERIOR SCENE

MILLSPEC
DRAFTING

REVISION TABLE
NO. 1
DATE 11/20/2023

SINGLE FAMILY HOME #5
1230 PHILIPS CIRCLE
THE ALPINE BEACH
HAYWARD DIVISION, LOT 151
HAYWARD, HAYWARD COUNTY, CA

ELECTRICAL PLAN

SECOND CHANCE
DRAWINGS PROVIDED FOR
CONSTRUCTION

DATE: 2/23/2023
SCALE: 1/4" = 1'-0"
ARCH: D
SHEET: E-1



**AGENDA REPORT
CONSENT AGENDA
May 23, 2023**

To: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **MAYBERRY HOUSING INCENTIVE 2023-10: DIRTY GIRL CONSTRUCTION**

DATE: May 17, 2023

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE THE APPLICATION 2023-10 BY DIRTY GIRL CONSTRUCTION FOR THE MAYBERRY HOUSING INCENTIVE PROGRAM IN THE AMOUNT OF \$2,352.94.

SUMMARY:

Dirty Girl Construction applied for \$2,352.94 through the Mayberry Housing Incentive Program.

The Mayberry Fund Committee is the reviewing and recommending authority for the City of Ontario Mayberry Housing Incentive Program and, as such, is the committee tasked with reviewing and providing a recommendation to the City Council on all applications submitted for the Mayberry Housing Incentive payments. The committee met and discussed the application.

BACKGROUND:

The City Council under Resolution Number 2022-120 created the Mayberry Housing Incentive Program to promote new housing development within the City limits of Ontario for the 55 years and older housing project called Mayberry Subdivision to help the senior citizens of Ontario with their housing needs. The Council approved \$80,000.00 for the program which is divided into the 34 new dwelling units in the approved Mayberry Subdivision for a \$2,352.94 incentive for each dwelling.

CURRENT SITUATION:

Dirty Girl Construction is requesting approval of their application for the \$2,352.94. Incentive on a new home to be located at 1229 PHILLIPS DRIVE. being LOT 15 of MAYBERRY SUBDIVISION. The proposed dwelling will be 1,023 square feet. The application was deemed to be complete by the Community Development Director and the requirements of the Mayberry Housing Incentive Program and was forwarded to the committee for their review and recommendation. The committee recommended approval of the application on March 15, 2023.

ANALYSIS:

- A. **STRATEGIC PLAN** This action meets the goals of the City Council Strategic Plan by providing the lifestyle of the community, desirability of the community and growth to the City and its tax base.
- B. **FINANCIAL** The City would payout the Mayberry Housing Incentive created under Resolution 2022-121 in the amount of \$2,352.94.
- C. **TIMING** Time is of the essence on this application as the applicant wants to pull a building permit and start construction as soon as they receive their approval.
- D. **POLICY/LEGAL** The Mayberry Fund Committee is required to make a recommendation to the City Council. The City Council is required to approve the incentive prior to payment.

ALTERNATIVES:

Table the Action: The City Council could table the request and request further information from the applicant.

Deny the Action: The \$2,352.94 payment will not be made.

RECOMMENDATION:

Staff reviewed the application for completeness and found it meeting or exceeding the minimum requirements. The Mayberry Fund Committee sent a favorable recommendation to the City Council. Therefore, staff recommends that the City Council approve the application by Dirty Girl Construction for the amount of \$2,352.94.

ATTACHMENTS:

- 1. 2023-10 Full Packet



Mayberry #10
Permit # 12472

City of Ontario, Oregon
Mayberry Subdivision
Housing Incentive Program Checklist

Applicant: DIRTY GIRL CONSTRUCTION Date: 2.23.2023

Site Address or Tax Lot: 1229 Phillips Circle Ontario OR 97914

Application Number: 2023-10 (City Use Only)

Application Information: (Applicant or Staff)

- ☐ Completed Application Signed & Dated: 2.24.2023
- ☐ Documentation showing funding: _____
- ☐ Within the Mayberry Subdivision a 55 year of age or older senior housing project.
- ☐ Floor Plan or description describing minimum square footage:
 - 1. House Square footage: 1023
 - 2. Size of Garage: 247
- ☐ Description of Property of Home:
 - 1. Tax Lot map & Number: MAYBERRY LOT 15
 - 2. Copy of Deed: _____
 - 3. Or written description: _____
- ☐ Completed W-9 Taxpayer Form.

Process Completed: (Staff Use Only below)

- ☒ PDAC (if Required) date Completed: N/A
- ☒ Community Development Director approval date: Dan Cummings 3/14/23
- ☒ Forwarded to Review Committee: 3/14/23
- ☒ Committee forwards recommendation to City Manager: 3/15/23
- ☐ City Council Approval or Denial: _____
- ☐ City Manager signs application signifying Council **Approval**: _____
- ☐ Application submitted to Finance for tracking: _____
- ☐ Certificate of Occupancy issued (**within 2 yrs. of Council approval**): _____
- ☐ Payment made to Owner: _____



City of Ontario, Oregon
Mayberry Subdivision Housing Incentive
Program Builder Agreement

1. **Eligibility:** Developer, Investor, Contractors, or persons acting as their own contractor are eligible for the Mayberry Subdivision 55 years and older Housing Incentive Program so far as they meet the requirements set by state and local building code.
2. **Incentive Offer:**
 - A. A qualified project will be eligible for a \$2,352.94 incentive payment at the time the Certificate of Occupancy (C of O) is Issued.
 - B. The dwelling unit must be a new dwelling unit in the senior citizen 55 year and older Mayberry Subdivision in Ontario.
 - C. The dwelling unit must be new construction with a minimum of 400 sq. feet of living area with at least one-off street parking space for a single bedroom and two off street parking spaces for two or more bedrooms. Parking space maybe uncovered or have a carport or a garage.
 - D. The dwelling unit must be completed within 24 months of the application approval.
 - E. The dwelling unit must be in the city limits of Ontario and in the Mayberry, Subdivision approved for this program.
 - F. The dwelling unit project must not be receiving any other governmental funding or subsidy (federal or state loan guarantees or tax credits are excluded).
3. **General:** This program is valid for contractors or owners/developers/investors using contractors that are licensed and in good standing with the state builders association and who are licensed, bonded, and insured. Amounts are reserved on a first come first-served basis. Incentive amounts are reserved for each project at the time an incentive application is approved and executed. Incentive amounts are returned to the general pool if the project is disqualified or not completed by the completion date, or the completion date is not extended by the City Manager.
4. **Compliance-**
 - A. Sufficient proof must be provided to ensure that the home meets the minimum requirements eligible for the incentive program.
 - B. All projects are expected to comply with federal, state, and local codes.
5. Payments of the \$2,352.94 building incentive are to be made within 30 days after certificate of occupancy is issued.

CB Owner/Contractor/Builder Initials

<u>DIRTY GIRL CONSTRUCTION</u> Legal Company Name or Owner/Builder	<u>208 608 3111</u> Phone	<u> </u> Fax
<u>1712 ALAMEDA DR</u> Company Address	<u>ONTARIO</u> City	<u>OR</u> State
<u>238 445</u> Contractor License Number	☒ Yes ☐ No Licensed to Build in Oregon	<u>97914</u> Zip Code
		<u> </u> Federal Tax ID Number

<u> </u> Payee Company Name (if contractor)	<u> </u> Payee First Name	<u> </u> Payee Last Name
<u> </u> Mailing Address	<u> </u> City	<u> </u> State
		<u> </u> Zip Code
<u> </u> Email	<u> </u> Phone	<u> </u> Federal Tax ID Number

<u><i>Chris M. Bryant</i></u> Contractor/Builder Signature	<u>11-2-2022</u> Date	<u><i>Dan Cunningham</i></u> Community Development Director Signature
		<u>11-3-22</u> Date

<u> </u> City Manager Signature	<u> </u> Date	<u> </u> Business Loan Fund Chair Signature
<u>Copy of Contractor License due on Initiation of Agreement</u>		<u>Mayberry</u>

Project Closeout

Buyers Information

Buyer 1 (Name, First, Middle, Last)

Phone

Signature

Buyer 2 If Applicable (Name, First, Middle, Last)

Phone

Signature

Address

City

State, Zip Code

City of Ontario

House Complete: Certificate of Occupancy

Yes ☐ No ☐

Finance Director (Name, First, Middle Initial, Last)

Date

Signature

City Manager (Name, First, Middle Initial, Last)

Date

Signature

Record of Payment

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

Check Number

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

Check Number

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

Check Number

Property Address

Finance Director

Payee

Attached Documentation Needed: Certificate of Occupancy Yes ☐ No ☐

Payment Made:

Date

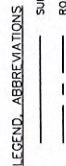
Check Number

Addendum attached if needed

ORIGINAL BOUNDARY:

N1/2 SE1/4 SW1/4 MORE-
 PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF
 SAID N1/2 SE1/4 SW1/4;
 THENCE SOUTH 01°02' WEST, 331.50 FEET;
 THENCE SOUTH 89°48' WEST, 518.02 FEET;
 THENCE NORTH 01°06' EAST, 100.00 FEET;
 THENCE SOUTH 89°48' WEST, 120.00 FEET;
 THENCE NORTH 01°06' EAST, 116.06 FEET;
 THENCE NORTH 89°40' EAST, 120.00 FEET;
 THENCE NORTH 03°16' WEST, 114.00 FEET;
 THENCE NORTH 89°40' EAST, 518.41 FEET
 TO THE POINT OF BEGINNING.

N1/2 SE1/4 SW1/4 MORE-
 PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF
 SAID N1/2 SE1/4 SW1/4;
 THENCE SOUTH 01°02' WEST, 331.50 FEET;
 THENCE SOUTH 89°48' WEST, 518.02 FEET;
 THENCE NORTH 01°06' EAST, 100.00 FEET;
 THENCE SOUTH 89°48' WEST, 120.00 FEET;
 THENCE NORTH 01°06' EAST, 116.06 FEET;
 THENCE NORTH 89°40' EAST, 120.00 FEET;
 THENCE NORTH 03°16' WEST, 114.00 FEET;
 THENCE NORTH 89°40' EAST, 518.41 FEET
 TO THE POINT OF BEGINNING.



CURVE TABLE					
C#	RAIUS	DELTA	LENGTH	CH. BEARING	L.C.
C10	14.50	44°01'02"	111.4'	S88°11'15"E	10.87'
C10	13.50	90°05'08"	30.66'	N44°45'40"E	27.60'
C11	50.50	12°32'37"	11.06'	N5°59'25"E	11.03'
C12	50.50	27°13'30"	24.00'	N35°32'28"E	23.77'
C13	50.50	29°24'50"	25.93'	N54°11'38"E	25.64'
C14	50.50	20°46'27"	18.31'	N79°17'16"E	18.21'
C15	50.50	24°47'31"	21.85'	S77°55'45"E	21.68'
C16	50.50	31°52'32"	28.09'	S49°35'44"E	27.73'

CURVE TABLE				
C#	RADIUS	DELTA	LENGTH	CH.
C17	50.50'	14.16°29'	12.58'	52.58'
C18	50.50'	19.03°28'	16.80'	51°5'
C19	50.50'	39°42'16"	35.00'	50°5'
C20	50.50'	41°54'24"	36.94'	56.66'
C21	50.50'	8°23'30"	7.39'	58.55'
C22	70.50'	32°28'16"	39.95'	174°5'
C23	24.50'	73°35'35"	31.47'	58°36'
C24	60.50'	31°52'55"	33.66'	56°36'

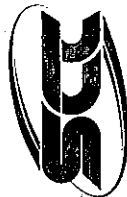
CURVE TABLE				
Cd	RADIUS	DELTA	LENGTH	L.C. BEARING
C28	64.50	37221.3°	8.95°	S80°07'0" W 9.88'
C28	64.50	35221.8°	8.95°	S40°10'05" E 8.81'
C28	64.50	32121.02°	5.62°	S11°22'55" E 5.98'
C28	64.50	8937.23°	22.77°	S44°41'48" W 20.50'
C29	14.50	9000.00°	22.78°	N45°15'30" W 20.51'
C30	14.50	9000.00°	22.78°	N44°40'30" W 20.51'
C31	34.50	322816.1°	19.55°	S74°03'22" E 19.29'
C32	60.00°	32484.7°	34.36°	N39°56'29" E 33.98'

REC'D: _____	12/31/2022	Number of affidavits of vendor, mortgage or trust deed holder attached: _____
MALHEUR COUNTY SURVEYOR (ORS 209.250)		
BY: _____ RECEIVED: _____ FILED: _____ SURVEY NO. 18-47- DWG. NO. 8-		
MAYBERRY SUBDIVISION DERRICK MCKROLA LAND SURVEYOR 3811 BIRCH RD. VALE, OR 97918 mckrola@gmail.com 541.668.3344 DRAWING FILE: 21-96.DWG JOB NO. 21-96 DATE: 7/4/2022 SHEET 1 OF 1		

SINGLE FAMILY HOME #1

"THE ANDY"

BY:



SECOND CHANCE
CONSTRUCTION LLC

GENERAL NOTES

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER DESIGNER FOR CORRECTION.
2. IN THE EVENT OF CONFLICT IN OR BETWEEN THE ARCHITECTURAL DRAWINGS, ORSC, OR ANY ENGINEERING REPORT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. ALL WORK TO COMPLY WITH THE 2021 ORSC, APPLICABLE STATE CODE AND AMENDMENTS, AND COUNTY OR LOCAL CODES AND REGULATIONS.
4. SHEET TO CONFORM TO THE 2021 ORSC.
5. ALL FIREPLACES TO MEET LOCAL & STATE CODE REQUIREMENTS INCLUDING ALL ACCESSORIES, FIRE RATINGS, ETC. CABINETS SHALL EXTEND A MINIMUM OF 2" HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' & SHALL NOT BE LESS THAN 9" ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
6. ALL GLAZING IN DOORS, SLIDING PATIO DOORS, STORM DOORS, SHOWER AND BATH ENCLOSURES, WINDOWS WHERE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARCH OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION, AND PUEB PANEL GREATER THAN 4 SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FLOOR TO BE THINER (SEE PLANS).
7. ALL ACCESSORIES (IE. GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES) PROVIDED ON OR WITHIN WALLS SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
8. DOOR & WINDOW SCHEDULE, INCLUDING ROUGH OPENINGS, INDICATE STANDARDS ONLY. REFER TO MANUFACTURER RECOMMENDATIONS FOR EXACT REQUIREMENTS AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
9. DOORS BETWEEN GARAGE AND DWELLING ARE TO BE EITHER SELF CLOSING TIGHT FITTING SOLID WOOD AND 1 3/8" THICKNESS, OR SELF CLOSING TIGHT FITTING WITH FIRE PROTECTION RATING OF NO LESS THAN 20 MINUTES.
10. THE TOP OF ALL HAND RAILS SHALL BE PLACED 34" - 38" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS. THE TOP OF ALL HANDGRIPS TO MAINTAIN A MINIMUM SPACE OF 1 1/2" BETWEEN THE RAIL & THE HANDRAIL. RAILS SHALL NOT PROJECT MORE THAN 4 1/2". WHERE OPEN RAILINGS OCCUR, THERE SHALL BE LESS THAN A 4" SPACE BETWEEN RAILS AND SHALL BE NO MORE THAN 4" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS.
11. ALL SCALE INDICATORS ON THIS DRAWING ARE FOR ARCH D (24" X 36") PAPER. IF PRINTED ON ANY OTHER PAPER SIZE, SCALE INDICATORS WILL BE INCORRECT.

DESIGN CRITERIA	
ALL WORK TO COMPLY WITH 2021 ORSC & IECC	
SNOW LOAD REQUIREMENT: 20 PSF	
WIND SPEED REQUIREMENT: 110 MPH	
CLIMATE ZONE: 4	
SEISMIC ZONE: 2	
ROOF PITCH: 12/12	

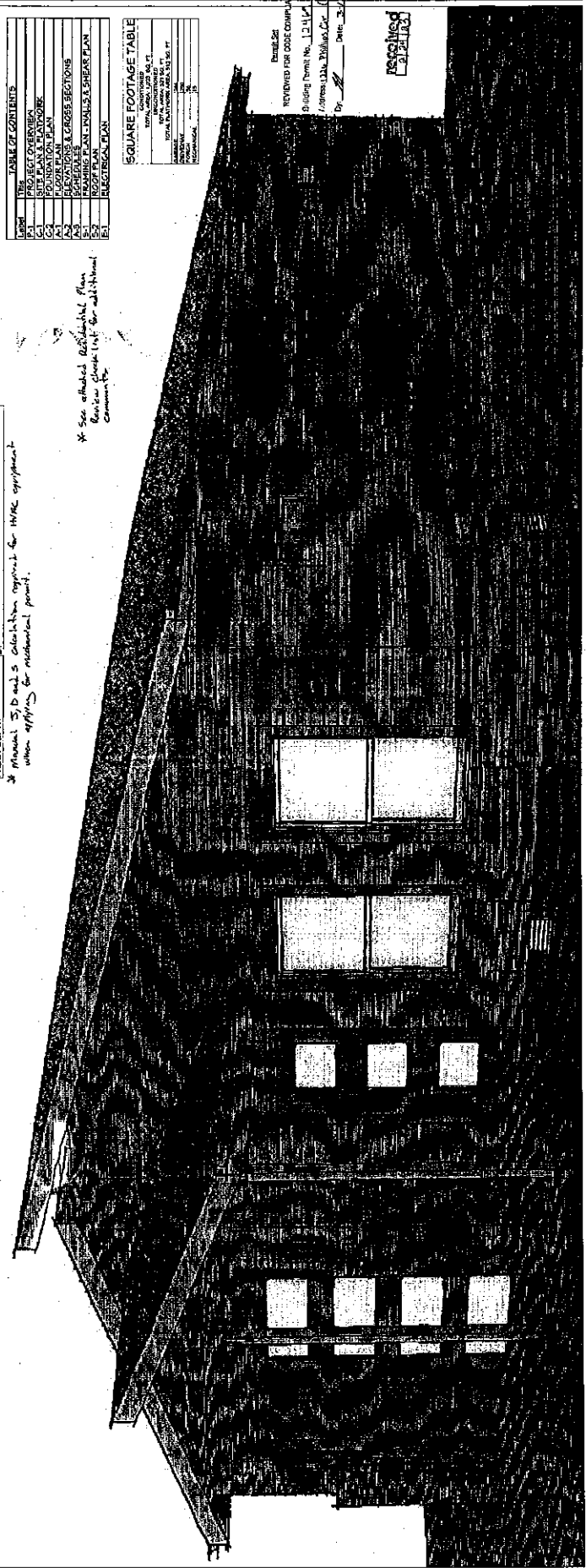
* Manual S, D and S calculations required for HVAC equipment when applying for mechanical permits.

PREScriptive INSULATION	
ALL WORK TO COMPLY WITH 2021 IECC	
UPFLOOR	R-30 MIN
CEILING/ATTIC	R-49 MIN
FLOOR (GRAVEL)	R-30 MIN

TABLE OF CONTENTS	
1.00	PROJECT OVERVIEW
2.00	FOUNDATION PLAN
3.00	FLOOR PLAN
4.00	CEILING & GABLE SECTIONS
5.00	SCREEN DOORS
6.00	SCREEN DOORS
7.00	SCREEN DOORS
8.00	SCREEN DOORS
9.00	SCREEN DOORS
10.00	SCREEN DOORS

SQUARE FOOTAGE TABLE	
1.00	SCREEN DOORS
2.00	SCREEN DOORS
3.00	SCREEN DOORS
4.00	SCREEN DOORS
5.00	SCREEN DOORS
6.00	SCREEN DOORS
7.00	SCREEN DOORS
8.00	SCREEN DOORS
9.00	SCREEN DOORS
10.00	SCREEN DOORS

* See attached Residential Plan Review Check List for additional Comments



MILLSPEC
DRAFTING

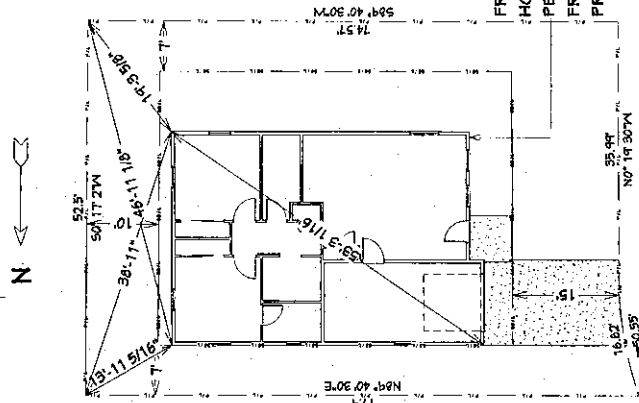
REVISION TABLE	
NUMBER/DATE	
1	11/1/2022
2	2/17/2023

SINGLE FAMILY HOME #1
1323 MILLERS CIRCLE
HAYTER RD. SUBDIVISION, LOT 11
ONTARIO, MAHUR COUNTY, OR

PROJECT OVERVIEW

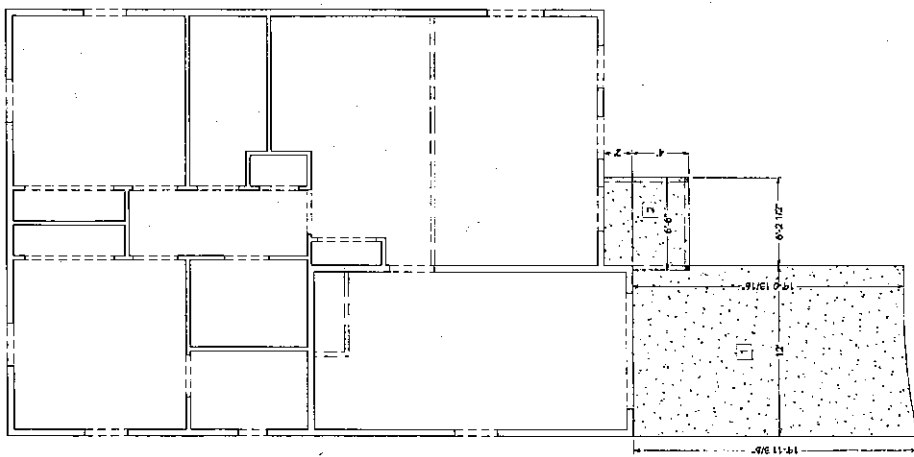
SECOND CHANCE
CONSTRUCTION LLC
1323 MILLERS CIRCLE
HAYTER RD. SUBDIVISION, LOT 11
ONTARIO, MAHUR COUNTY, OR

DATE: 2/20/2023
SCALE: 1/4" = 1'-0"
ARCH D (24" X 36")
SHEET: P-1



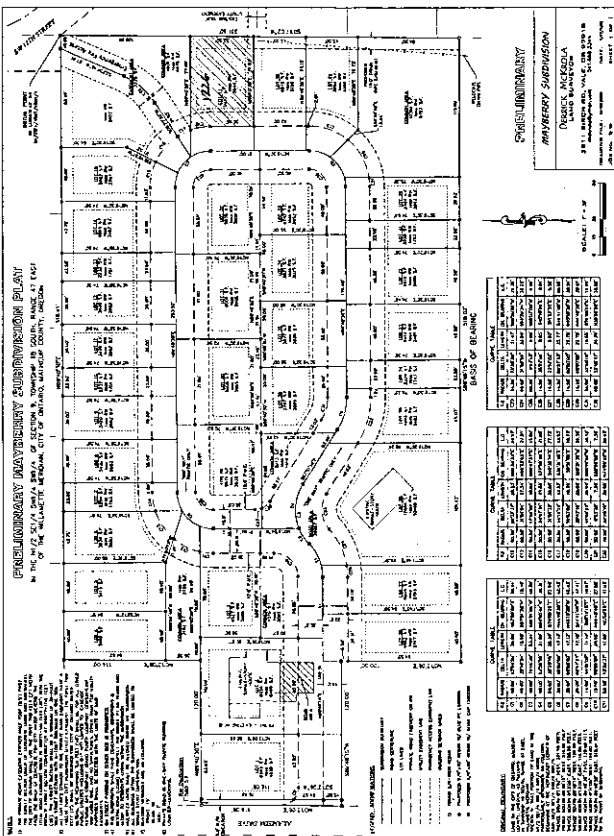
FRONT & SIDES OF
HOUSE PARALLEL
PERPENDICULAR TO
FRONT AND SIDE
PROPERTY LINES

SITE PLAN
SCALE: 1" = 5' HOR/1 1/2" = 1'



FLATWORK PLAN

FLATWORK NOTE SCHEDULE	
1	PROPOSED DRIVENWAY
2	PROPOSED SIDEWALK



SQUARE FOOTAGE TABLE	
CONCRETE	
TOTAL AREA	1,250 SQ. FT.
UNCONCRETE	
TOTAL AREA	371 SQ. FT.
TOTAL PLATING AREA	1,621 SQ. FT.
GARAGE	500
DRIVEWAY	120
PORCH	20
MECHANICAL	15

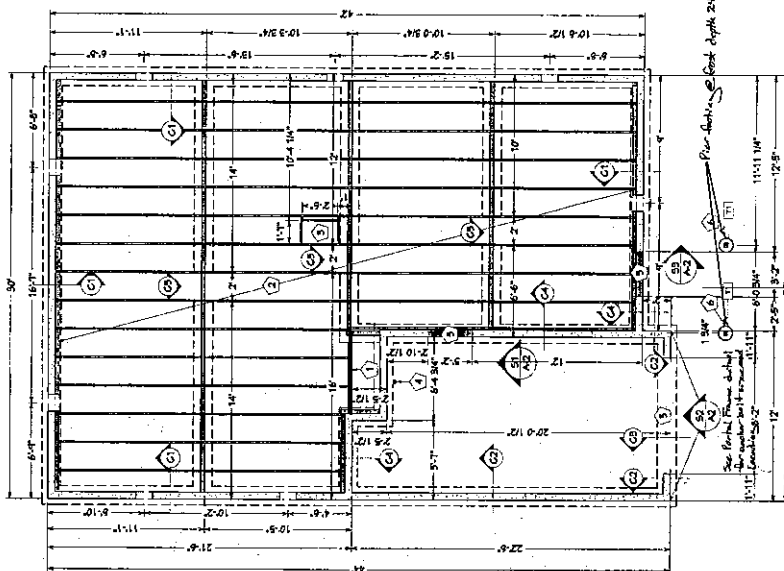
LEGEND

	#11	PROPERTY LINE
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Game Time			
CD	TRUCK	TRUCK	TRUCK
1	10:00	10:00	10:00
2	10:00	10:00	10:00
3	10:00	10:00	10:00
4	10:00	10:00	10:00
5	10:00	10:00	10:00
6	10:00	10:00	10:00
7	10:00	10:00	10:00
8	10:00	10:00	10:00
9	10:00	10:00	10:00
10	10:00	10:00	10:00
11	10:00	10:00	10:00
12	10:00	10:00	10:00
13	10:00	10:00	10:00
14	10:00	10:00	10:00
15	10:00	10:00	10:00
16	10:00	10:00	10:00
17	10:00	10:00	10:00
18	10:00	10:00	10:00
19	10:00	10:00	10:00
20	10:00	10:00	10:00
21	10:00	10:00	10:00
22	10:00	10:00	10:00
23	10:00	10:00	10:00
24	10:00	10:00	10:00
25	10:00	10:00	10:00
26	10:00	10:00	10:00
27	10:00	10:00	10:00
28	10:00	10:00	10:00
29	10:00	10:00	10:00
30	10:00	10:00	10:00
31	10:00	10:00	10:00
32	10:00	10:00	10:00
33	10:00	10:00	10:00
34	10:00	10:00	10:00
35	10:00	10:00	10:00
36	10:00	10:00	10:00
37	10:00	10:00	10:00
38	10:00	10:00	10:00
39	10:00	10:00	10:00
40	10:00	10:00	10:00
41	10:00	10:00	10:00
42	10:00	10:00	10:00
43	10:00	10:00	10:00
44	10:00	10:00	10:00
45	10:00	10:00	10:00
46	10:00	10:00	10:00
47	10:00	10:00	10:00
48	10:00	10:00	10:00
49	10:00	10:00	10:00
50	10:00	10:00	10:00
51	10:00	10:00	10:00
52	10:00	10:00	10:00
53	10:00	10:00	10:00
54	10:00	10:00	10:00
55	10:00	10:00	10:00
56	10:00	10:00	10:00
57	10:00	10:00	10:00
58	10:00	10:00	10:00
59	10:00	10:00	10:00
60	10:00	10:00	10:00
61	10:00	10:00	10:00
62	10:00	10:00	10:00
63	10:00	10:00	10:00
64	10:00	10:00	10:00
65	10:00	10:00	10:00
66	10:00	10:00	10:00
67	10:00	10:00	10:00
68	10:00	10:00	10:00
69	10:00	10:00	10:00
70	10:00	10:00	10:00
71	10:00	10:00	10:00
72	10:00	10:00	10:00
73	10:00	10:00	10:00
74	10:00	10:00	10:00
75	10:00	10:00	10:00
76	10:00	10:00	10:00
77	10:00	10:00	10:00
78	10:00	10:00	10:00
79	10:00	10:00	10:00
80	10:00	10:00	10:00
81	10:00	10:00	10:00
82	10:00	10:00	10:00
83	10:00	10:00	10:00
84	10:00	10:00	10:00

Run	Time (hr)	Temp (°C)	Pressure (atm)	Flow Rate (L/min)	Yield (%)	Product
1	1.0	100	1.0	1.0	100	1,2-Dichloroethane
2	1.0	100	1.0	1.0	100	1,2-Dichloroethane
3	1.0	100	1.0	1.0	100	1,2-Dichloroethane
4	1.0	100	1.0	1.0	100	1,2-Dichloroethane
5	1.0	100	1.0	1.0	100	1,2-Dichloroethane
6	1.0	100	1.0	1.0	100	1,2-Dichloroethane
7	1.0	100	1.0	1.0	100	1,2-Dichloroethane
8	1.0	100	1.0	1.0	100	1,2-Dichloroethane
9	1.0	100	1.0	1.0	100	1,2-Dichloroethane
10	1.0	100	1.0	1.0	100	1,2-Dichloroethane
11	1.0	100	1.0	1.0	100	1,2-Dichloroethane
12	1.0	100	1.0	1.0	100	1,2-Dichloroethane
13	1.0	100	1.0	1.0	100	1,2-Dichloroethane
14	1.0	100	1.0	1.0	100	1,2-Dichloroethane
15	1.0	100	1.0	1.0	100	1,2-Dichloroethane
16	1.0	100	1.0	1.0	100	1,2-Dichloroethane
17	1.0	100	1.0	1.0	100	1,2-Dichloroethane
18	1.0	100	1.0	1.0	100	1,2-Dichloroethane
19	1.0	100	1.0	1.0	100	1,2-Dichloroethane
20	1.0	100	1.0	1.0	100	1,2-Dichloroethane
21	1.0	100	1.0	1.0	100	1,2-Dichloroethane
22	1.0	100	1.0	1.0	100	1,2-Dichloroethane
23	1.0	100	1.0	1.0	100	1,2-Dichloroethane
24	1.0	100	1.0	1.0	100	1,2-Dichloroethane
25	1.0	100	1.0	1.0	100	1,2-Dichloroethane
26	1.0	100	1.0	1.0	100	1,2-Dichloroethane
27	1.0	100	1.0	1.0	100	1,2-Dichloroethane
28	1.0	100	1.0	1.0	100	1,2-Dichloroethane
29	1.0	100	1.0	1.0	100	1,2-Dichloroethane
30	1.0	100	1.0	1.0	100	1,2-Dichloroethane
31	1.0	100	1.0	1.0	100	1,2-Dichloroethane
32	1.0	100	1.0	1.0	100	1,2-Dichloroethane
33	1.0	100	1.0	1.0	100	1,2-Dichloroethane
34	1.0	100	1.0	1.0	100	1,2-Dichloroethane
35	1.0	100	1.0	1.0	100	1,2-Dichloroethane
36	1.0	100	1.0	1.0	100	1,2-Dichloroethane
37	1.0	100	1.0	1.0	100	1,2-Dichloroethane
38	1.0	100	1.0	1.0	100	1,2-Dichloroethane
39	1.0	100	1.0	1.0	100	1,2-Dichloroethane
40	1.0	100	1.0	1.0	100	1,2-Dichloroethane
41	1.0	100	1.0	1.0	100	1,2-Dichloroethane
42	1.0	100	1.0	1.0	100	1,2-Dichloroethane
43	1.0	100	1.0	1.0	100	1,2-Dichloroethane
44	1.0	100	1.0	1.0	100	1,2-Dichloroethane
45	1.0	100	1.0	1.0	100	1,2-Dichloroethane
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47	1.0	100	1.0	1.0	100	1,2-Dichloroethane
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49	1.0	100	1.0	1.0	100	1,2-Dichloroethane
50	1.0	100	1.0	1.0	100	1,2-Dichloroethane
51	1.0	100	1.0	1.0	100	1,2-Dichloroethane
52	1.0	100	1.0	1.0	100	1,2-Dichloroethane
53	1.0	100	1.0	1.0	100	1,2-Dichloroethane
54	1.0	100	1.0	1.0	100	1,2-Dichloroethane

CASE LABEL					
Case	Age	Sex	Site	Pathologic	Survival
1	45	M	Rectum	Adenocarcinoma	10
2	55	F	Rectum	Adenocarcinoma	12
3	65	M	Rectum	Adenocarcinoma	15
4	75	F	Rectum	Adenocarcinoma	18
5	85	M	Rectum	Adenocarcinoma	20
6	95	F	Rectum	Adenocarcinoma	22
7	105	M	Rectum	Adenocarcinoma	25
8	115	F	Rectum	Adenocarcinoma	28
9	125	M	Rectum	Adenocarcinoma	30
10	135	F	Rectum	Adenocarcinoma	32
11	145	M	Rectum	Adenocarcinoma	35
12	155	F	Rectum	Adenocarcinoma	38
13	165	M	Rectum	Adenocarcinoma	40
14	175	F	Rectum	Adenocarcinoma	42
15	185	M	Rectum	Adenocarcinoma	45
16	195	F	Rectum	Adenocarcinoma	48
17	205	M	Rectum	Adenocarcinoma	50
18	215	F	Rectum	Adenocarcinoma	52
19	225	M	Rectum	Adenocarcinoma	55
20	235	F	Rectum	Adenocarcinoma	58
21	245	M	Rectum	Adenocarcinoma	60
22	255	F	Rectum	Adenocarcinoma	62
23	265	M	Rectum	Adenocarcinoma	65
24	275	F	Rectum	Adenocarcinoma	68
25	285	M	Rectum	Adenocarcinoma	70
26	295	F	Rectum	Adenocarcinoma	72
27	305	M	Rectum	Adenocarcinoma	75
28	315	F	Rectum	Adenocarcinoma	78
29	325	M	Rectum	Adenocarcinoma	80
30	335	F	Rectum	Adenocarcinoma	82
31	345	M	Rectum	Adenocarcinoma	85
32	355	F	Rectum	Adenocarcinoma	88
33	365	M	Rectum	Adenocarcinoma	90
34	375	F	Rectum	Adenocarcinoma	92
35	385	M	Rectum	Adenocarcinoma	95
36	395	F	Rectum	Adenocarcinoma	98
37	405	M	Rectum	Adenocarcinoma	100
38	415	F	Rectum	Adenocarcinoma	102
39	425	M	Rectum	Adenocarcinoma	105
40	435	F	Rectum	Adenocarcinoma	108
41	445	M	Rectum	Adenocarcinoma	110
42	455	F	Rectum	Adenocarcinoma	112
43	465	M	Rectum	Adenocarcinoma	115
44	475	F	Rectum	Adenocarcinoma	118
45	485	M	Rectum	Adenocarcinoma	120
46	495	F	Rectum	Adenocarcinoma	122
47	505	M	Rectum	Adenocarcinoma	125
48	515	F	Rectum	Adenocarcinoma	128
49	525	M	Rectum	Adenocarcinoma	130
50	535	F	Rectum	Adenocarcinoma	132
51	545	M	Rectum	Adenocarcinoma	135
52	555	F	Rectum	Adenocarcinoma	138
53	565	M	Rectum	Adenocarcinoma	140
54	575	F	Rectum	Adenocarcinoma	142
55	585	M	Rectum	Adenocarcinoma	145
56	595	F	Rectum	Adenocarcinoma	148
57	605	M	Rectum	Adenocarcinoma	150
58	615	F	Rectum	Adenocarcinoma	152
59	625	M	Rectum	Adenocarcinoma	155
60	635	F	Rectum	Adenocarcinoma	158
61	645	M	Rectum	Adenocarcinoma	160
62	655	F	Rectum	Adenocarcinoma	162
63	665	M	Rectum	Adenocarcinoma	165
64	675	F	Rectum	Adenocarcinoma	168
65	685	M	Rectum	Adenocarcinoma	170
66	695	F	Rectum	Adenocarcinoma	172
67	705	M	Rectum	Adenocarcinoma	175
68	715	F	Rectum	Adenocarcinoma	178
69	725	M	Rectum	Adenocarcinoma	180
70	735	F	Rectum	Adenocarcinoma	182
71	745	M	Rectum	Adenocarcinoma	185
72	755	F	Rectum	Adenocarcinoma	188
73	765	M	Rectum	Adenocarcinoma	190
74	775	F	Rectum	Adenocarcinoma	192
75	785	M	Rectum	Adenocarcinoma	195
76	795	F	Rectum	Adenocarcinoma	198
77	805	M	Rectum	Adenocarcinoma	200
78	815	F	Rectum	Adenocarcinoma	202
79	825	M	Rectum	Adenocarcinoma	205
80	835	F	Rectum	Adenocarcinoma	208
81	845	M	Rectum	Adenocarcinoma	210
82	855	F	Rectum	Adenocarcinoma	212
83	865	M	Rectum	Adenocarcinoma	215
84	875	F	Rectum	Adenocarcinoma	218
85	885	M	Rectum	Adenocarcinoma	220
86	895	F	Rectum	Adenocarcinoma	222
87	905	M	Rectum	Adenocarcinoma	225
88	915	F	Rectum	Adenocarcinoma	228
89	925	M	Rectum	Adenocarcinoma	230
90	935	F	Rectum	Adenocarcinoma	232
91	945	M	Rectum	Adenocarcinoma	235
92	955	F	Rectum	Adenocarcinoma	238
93	965	M	Rectum	Adenocarcinoma	240
94	975	F	Rectum	Adenocarcinoma	242
95	985	M	Rectum	Adenocarcinoma	245
96	995	F	Rectum	Adenocarcinoma	248
97	1005	M	Rectum	Adenocarcinoma	250
98	1015	F	Rectum	Adenocarcinoma	252
99	1025	M	Rectum	Adenocarcinoma	255
100	1035	F	Rectum	Adenocarcinoma	258



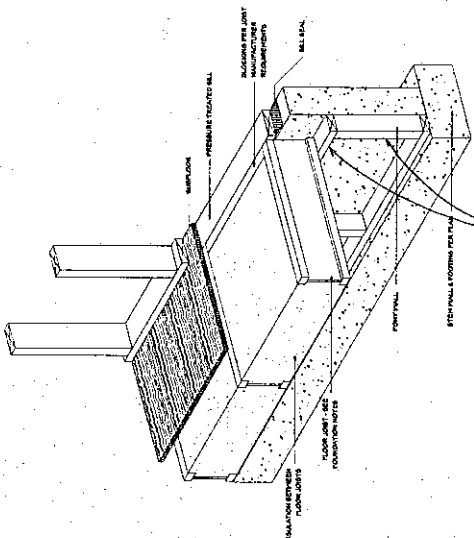
FOUNDATION PLAN

THE SCHEDULE

11	"SIMPSON" POST BASE CENTER ON CONCRETE PIER
12	"SIMPSON" POST CAP

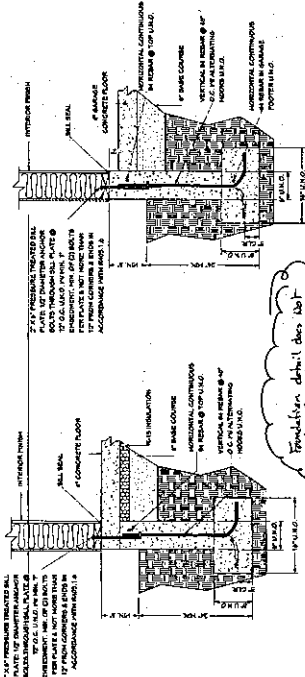
FOUNDATION & FLOOR FINISHING NOTE SCHEDULE

(1)	21" x 42" x 12" LVL FLUSH BEAMS IN JOISTS HUNG ON FACE
(2)	FLOOR JOISTS: 12" x 12" x 12" @ 24" O.C.
(3)	GRAVEL SPACE ACCESS: 15" x 24" subgrade
(4)	BOLLARD POST BURIED MIN 24" BELOW GRADE FOR MECHANICAL
(5)	DOOR ABOVE
(6)	12" DIAMETER PIER FOUNDATION @ foot depth 24" min.

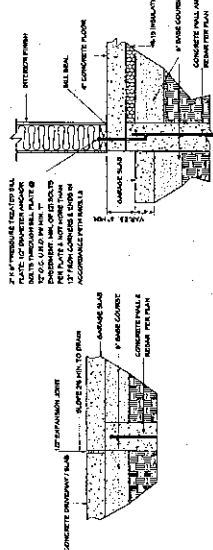


DETAIL FLOOR DETAIL
NOT TO SCALE

3. Detail floor joist to foundation
4. Detail floor joist to foundation
5. Detail floor joist to foundation



HOUSE FOUNDATION DETAIL
SCALE: 1" = 1'



GARAGE FOUNDATION DETAIL
SCALE: 1" = 1'

FOUNDATION & FLOOR NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/ENGINEER FOR CORRECTION.
2. VERIFY DESIGN OF PORCHES, PATIOS AND MALLOYS PRIOR TO CONSTRUCTION.
3. COORDINATE ANY NEWLY ESTABLISHED POINT LOADS (NOT DESIGNED FOR) AS CREATED FROM THE FLOOR JOIST OR TRUSS PROVIDER WITH THE DESIGNER PRIOR TO POURING FOUNDATION.
4. SLOPE AWAY FROM HOUSE MINIMUM 1/4" PER FOOT IN EACH DIRECTION AND 2% THEREAFTER.
5. SLOPE CONCRETE MINIMUM 2% AWAY FROM HOUSE.
6. FOUNDATION WALL PROTECTORS OR WALL PROTECTORS SHALL BE PROVIDED FROM TOP OF THE FOOTING TO TOP OF THE FOUNDATION WALL. ALL FOUNDATION WALL PROTECTORS SHALL COMPLY WITH IRC 2018 R401.
7. ALL CONCRETE SLABS (PORCHES, PATIOS AND MALLOYS) SHALL BE 4" CONCRETE ON COMPACTED SAND/GRAVEL MIX (4" REBAR OR WIRE MESH RECOMMENDED).
8. 100' FLOOR DECKING U.N.O.
9. R-30 BATT INSULATION BETWEEN FLOOR JOISTS ON MAIN LEVEL U.N.O.
10. PROVIDE T-J BLOTTING BETWEEN FLOOR JOISTS AT BEARING WALL LOC. SPAN PER MFR. RECOMMENDATION.
11. FOUNDATION VENTS, DO NOT PLACE VENTS UNDER BEARING PONTS. FOUNDATION VENTS SHOWN AT APPROXIMATE LOCATIONS. ALL FOUNDATION VENT LOCATIONS TO BE VERIFIED ON SITE.

REVISION	DATE	DESCRIPTION
1	01/17/2022	ISSUED FOR PERMIT
2	01/17/2022	ISSUED FOR PERMIT

THE BUILDING CONTRACT
1208 HILLTOP DRIVE
MAYBERRY, MARYLAND 21053
OR
MAYBERRY, MARYLAND 21053

FLOOR PLAN

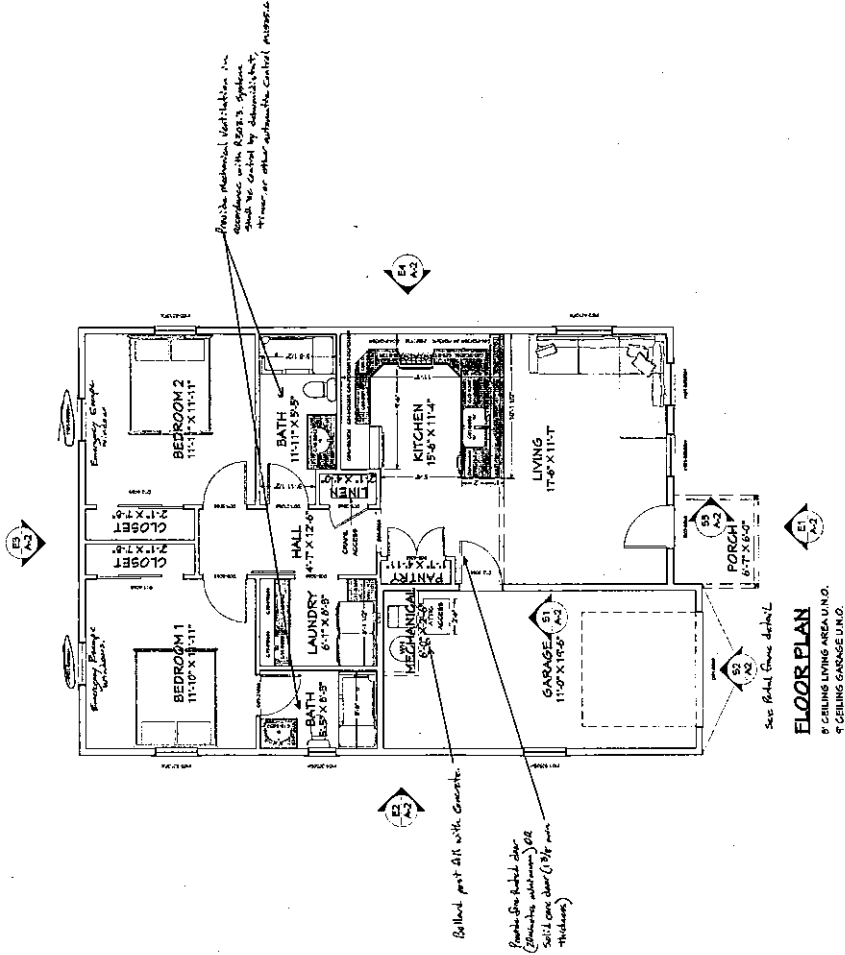
SECOND CHANGE
DRAWINGS PROVIDED FOR
DATE: 01/17/2022

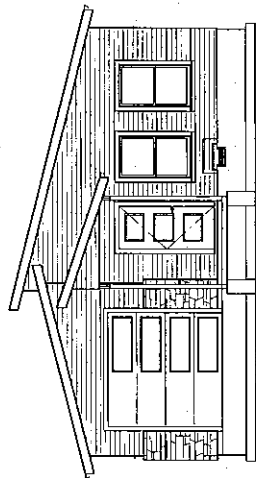
DATE:	01/17/2022
SCALE:	1/8" = 1'-0"
ARCH:	D
SHEET:	A-1

SEE A-3 FOR CABINET,
DOOR & WINDOW
SCHEDULE INFORMATION
INCLUDING HEADER
REQUIREMENTS.

SQUARE FOOTAGE TABLE

ROOM	AREA (SQ. FT.)
BEDROOM 1	11'-10" X 11'-1"
BEDROOM 2	11'-1" X 11'-1"
BATH	5'-7" X 8'-0"
LAUNDRY	6'-1" X 8'-0"
HALL	14'-7" X 12'-0"
KITCHEN	15'-4" X 11'-4"
LIVING	17'-8" X 11'-1"
PORCH	6'-7" X 8'-0"
GARAGE	11'-0" X 15'-0"
TOTAL	184.5

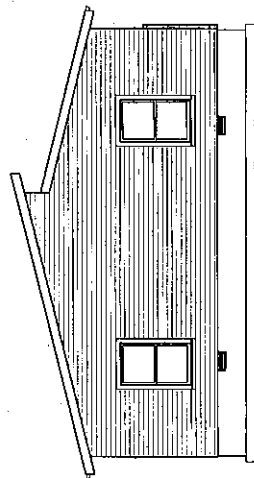




FRONT ELEVATION

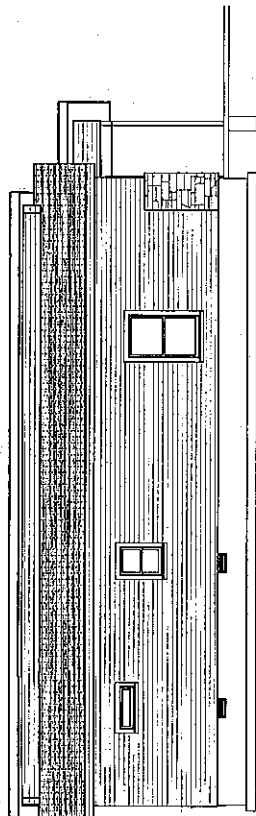
Install: approved water resistant barrier over wall sheathing and as per manufacture.

* Windows and glazing around windows shall be installed as per manufacturer's installation instructions.

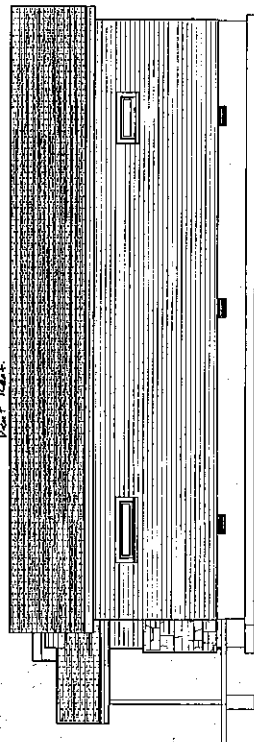


REAR ELEVATION

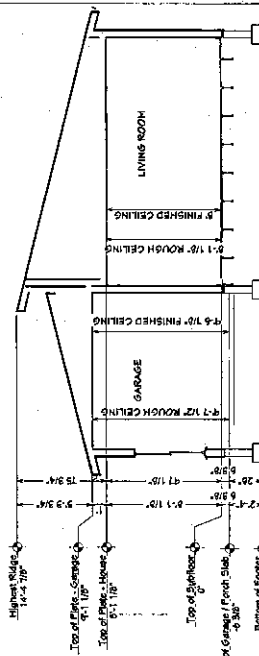
3) Install slave server in accordance with the manufacturer's specification.



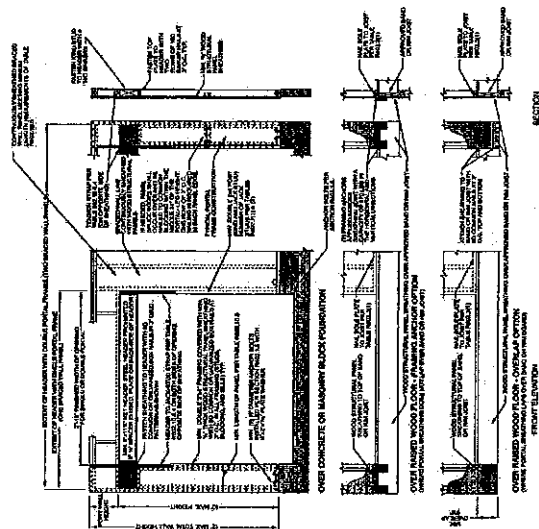
LEFT ELEVATION



RIGHT ELEVATION

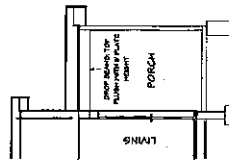


CROSS SECTION 1



CROSS SECTION 2

CS-5FT - CONTINUOUSLY SHEATHED PORTAL FRAME
2021 ORSC FIGURE R502.10.6.4
NOT TO SCALE



CROSS SECTION 3

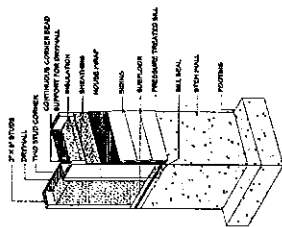
SD	NUMBER	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS
	G21	1	36"	24"	36"	KITCHEN	BASE CABINET
	G22	1	24"	24"	36"	KITCHEN	BASE CABINET
	G23	2	36"	36"	36"	KITCHEN	CORNER BASE CABINET
	G24	5	24"	12"	36"	KITCHEN	PULL CABINET
	G25	2	12"	24"	36"	KITCHEN	BASE CABINET
	G26	1	30"	16"	19"	KITCHEN	MICROWAVE HOOD VENT UNDER CABINET. SEE APPLIANCE REQUIREMENTS FOR CABINET DIMENSIONS
	G27	1	24"	24"	36"	KITCHEN	CORNER PULL CABINET
	G28	1	24"	24"	36"	KITCHEN	BASE CABINET
	G29	1	36"	24"	36"	KITCHEN	PULL CABINET ABOVE REFRIGERATOR. VERIFY APPLIANCE REQUIREMENTS FOR CABINET DIMENSIONS
	G30	1	42"	24"	36"	BATH	BASE CABINET
	G31	1	10"	24"	36"	LAUNDRY	BASE CABINET
	G32	1	42"	24"	36"	LAUNDRY	BASE CABINET
	G33	2	36"	12"	36"	LAUNDRY	PULL CABINET
	G34	1	30"	24"	36"	LAUNDRY	BASE CABINET
	G35	1	30"	24"	36"	BATH	BASE CABINET

SD	LABEL	QTY	TYPE	SIZE	R/O	HEADER	TRIMMERS	COMMENTS
	D01-6060	1	GARAGE	3060	40"x60"	134X1176X104" (2)	LVL	CONTINUOUS HEADER ENTIRE WALL PER CS-PP. TRIMMER AND KING STUDS PER CS-PP.
	D02-5066	1	HINGED	3066 LEX	36"x66"	206X41" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D03-6066	1	DOUBLE HINGED	4066 LEX	50"x66" 12"	206X35" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D04-5066	1	DOORWAY	3066	36"x66" 12"	206X41" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D05-2566	1	HINGED	2566 L IN	36"x66" 12"	206X37" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D06-3066	1	SLUR	3066 R	36"x66" 12"	206X41" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D07-1066	2	HINGED	21066 L IN	36"x66" 12"	206X37" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D08-5066	1	HINGED	5066 L IN	36"x66" 12"	206X41" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D09-5066	1	HINGED	5066 R IN	36"x66" 12"	206X41" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D10-6066	1	SLIDER	6066 L IN	46"x66" 12"	206X77" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D11-6066	1	SLIDER	6066 R IN	46"x66" 12"	206X77" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	
	D12-3066	1	HINGED	3066 LEX	35"x66"	206X41" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE AND MEET ALL APPLICABLE CODES. SEE APPLIANCE REQUIREMENTS FOR CABINET DIMENSIONS. STEEL DOOR OR A 20 MINUTE FIRE RATED DOOR.

SD	LABEL	QTY	SIZE	R/O	DESCRIPTION	HEADER	TRIMMERS	BOTTOM	TOP	TEMPERED	COMMENTS
	M01-3065M	5	3065M	36"x60"	SINGLE HUNG	206X39" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	20"	60"	NO	
	M02-4012PX	1	4012PX	40"x12"	FIXED GLASS	206X51" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	60"	60"	NO	
	M03-5010PX	2	5010PX	50"x12"	FIXED GLASS	206X39" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	60"	60"	NO	
	M04-2035M	1	2035M	24"x36"	SINGLE HUNG	206X27" (2)	LUMBER (1) TRIMMERS & (1) KING STUD	44"	60"	YES	

FRAMING PLAN - WALLS

5-1



NOT TO SCALE

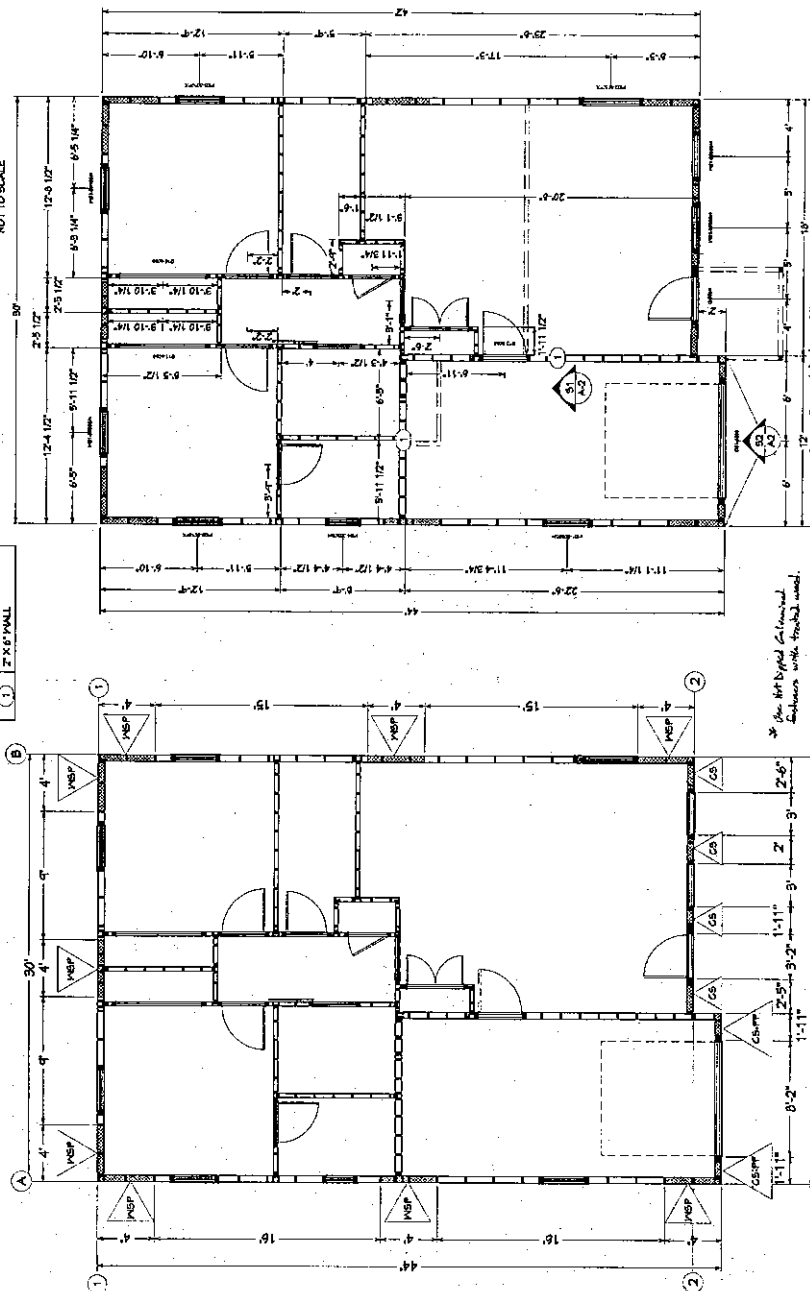
SHEAR WALL NOTE SCHEDULE	
CS	CHISEL MIN. TYP. APA RATED SMASHING (1) SIDE OF STUD SPACING AT 16" O.C. PER R602.10.4 BRACING METHODS & TABLE R602.2(5)
CS-HP	CS-FF: SEE IRC FIBRE/ITE ON PAGE B-3 ON PAGE (A-2)
WSP	POST MIN. TYP. APA RATED SMASHING (1) SIDE OF FIELD STUD BRACING AT 16" O.C. PER R602.10.4 BRACING METHODS & TABLE R602.2(5)

SEE A-3 FOR CABINET,
DOOR & WINDOW
SCHEDULE INFORMATION
INCLUDING HEADER
REQUIREMENTS.

(1) 2" X 6" WALL FRAMING NOTE SCHEDULE

FRAMING & SHEATHING NOTES:

1. CONTRACTOR TO REPAIR DRAWINGS PRIOR TO BIDDING, AND CONSTRUCTION ANY
ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER
DESIGNER FOR CORRECTION.
2. ALL EXTERIOR WALLS THE SHEATHING U.N.O.
3. INTERIOR FRAMING: 2" X 4" AT 24" O.C. WITH DOUBLE TOP PLATE AND SINGLE BOTTOM
PLATE U.N.O. ANY EXTERIOR OR INTERIOR BEARING WALL OVER 10' HIGH TO BE 2" X 6" AT
14" O.C. U.N.O. INTERIOR FRAMING: 2" X 4" FRAMING AT 16" O.C. (TYPICAL).
4. ALL STRUCTURAL LUMBER SIZED FOR 2" X 4" OR BETTER DOWNSHIP PER I LARZ U.N.O.
5. REQUIRED 60' GYPSUM BOARD ON GARAGE SIDE AT ALL GARAGE / DRIVELLING WALLS, ALL
CEILINGS, AND ON ALL WALLS, BEAMS, AND POSTS SUPPORTING FIRE PROTECTED
HORIZONTAL STRUCTURAL MEMBERS. 1/2" GYPSUM BOARD ON ALL OTHER WALLS U.N.O.
6. THE HANDRAIL SHALL NOT PROJECT MORE THAN 1" OUTSIDE OF THE RAILING. IF IT
OCCURS, THERE SHALL BE LESS THAN 4" SPACE BETWEEN WALLS AND SHALL BE NO MORE
THAN 4" ABOVE THE FLOOR SURFACE OR NOSING OF TREADS.



SHEAR PLAN

* Use Hot Dipped Galvanized
fasteners with the fastener

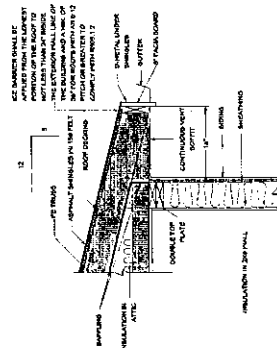
1. **Contractor:** ABC Building Contractors, Inc.
 2. **Project Name:** 100 Main Street, 3rd Floor
 3. **Location:** New York, NY 10001
 4. **Inspector:** J. Doe
 5. **Date:** 10/26/2023
 6. **Time:** 14:30
 7. **Weather:** Clear, 65°F
 8. **Wind:** 10 mph
 9. **Humidity:** 60%
 10. **Pressure:** 30.1 inHg
 11. **Visibility:** 10 miles
 12. **Clouds:** 0/100
 13. **Notes:** Work completed on 3rd floor. All materials stored properly. No safety violations observed.
 14. **Signature:** [Signature]
 15. **Print Name:** J. Doe
 16. **Title:** Inspector
 17. **Company:** ABC Building Contractors, Inc.
 18. **Address:** 123 Main Street, New York, NY 10001
 19. **Phone:** (212) 555-1234
 20. **Fax:** (212) 555-5678
 21. **Email:** j.doe@abcbuilding.com
 22. **Website:** www.abcbuilding.com
 23. **Project Manager:** John Smith
 24. **Project Address:** 100 Main Street, 3rd Floor, New York, NY 10001
 25. **Project Phone:** (212) 555-9999
 26. **Project Fax:** (212) 555-8888
 27. **Project Email:** john.smith@abcbuilding.com
 28. **Project Website:** www.abcbuilding.com
 29. **Project Manager:** John Smith
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 127. **Project Phone:** (212) 555-9999
 128. **Project Fax:** (212) 555-8888
 129. **Project Email:** john.sm

ROOFING NOTES:

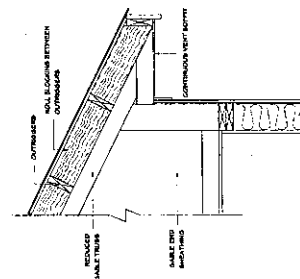
1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROFESSIONAL DESIGNER FOR CORRECTION.
2. THIS SYSTEM IS TO BE PRE-ENGINEERED MANUFACTURED ROOF TRUSSES, ENGINEERING FROM THE TRUSS COMPANY IS REQUIRED. THIS PLAN IS MEANT TO BE USED AS A REFERENCE ONLY, AND IS NOT MEANT TO BE USED AS A SUBSTITUTE FOR THE TRUSS DESIGNING AND LAYOUT. SEE TRUSS COMPANY LAYOUT FOR TRUSS DETAILS.
3. ATTACH TOP PLATE OF ALL INTERIOR BEARING WALLS & ALL EXTERIOR WALLS TO PERPENDICULAR ROOF TRUSSES WITH (3) 2X6 BOB NAILS (2) TERMINAL ON 1 SIDE & (1) TERMINAL ON OPPOSITE SIDE OR OTHER APPROVED METHOD PER TABLE R602.3(1). ROOF TRUSS TOP PLATE OF ALL INTERIOR BEARING WALLS & ALL EXTERIOR WALLS TO PARALLEL ROOF TRUSSES WITH 80 COMMON TONGUES @ 0.2 C. OR OTHER APPROVED METHOD PER TABLE R602.3(1) U.N.O.
4. ROOF TRUSSES SHALL BE SUPPORTED LATERNALLY AT POINTS OF BEARING BY SOLID BLOCKING TO PREVENT ROTATION AND LATERAL DISPLACEMENT.
5. SPOKES LESS THAN OR EQUAL TO 10 P.S.F. THIS ROOF DESCENDING. SPOKE LOADS GREATER THAN 10 P.S.F. 80% ROOF BEARING.
6. VENTILATION CAGES 2' DIA. FT. OF VENTILATION PER 500 SQ. FT. OF ATTIC SPACE PER I.R.G. R602P.
7. VENTILATION CAGES THROUGH CONTINUOUS SLOPPY WET.
8. DOWNY W/ PLUMB CUT SAVED WITH CONTINUOUS VENT SLOPPY U.N.O. GABLE ENDS TO HAVE 1" OVERHANG U.N.O.

ROOF NOTE SCHEDULE	
1	RAISE MEHL AT LIVING SPACE TO MATCH GARAGE CEILING / EAVE HEIGHT
2	ROOF TRUSSES @ 24" O.C.; ALL ROOF TRUSSES BEAR ON EXTERIOR WALLS. NO INTERIOR BEARING WALLS.
3	4" X 4" POST
4	(2) 2" X 10" DROP BEAMS

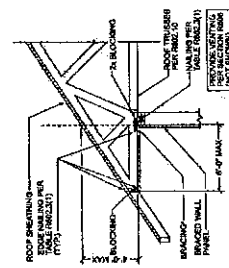
TIE SCHEDULE	
11	"SIMPSON" POST BASE CENTER ON CONCRETE PIER
12	"SIMPSON" POST GAP



3:12 EAVE DETAIL
R1
SCALE: 1" = 1'



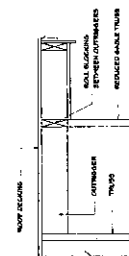
R4 **TYPICAL REDUCED GABLE END DETAIL**



For 5/16" thick = 25.4 mm, [fast = 300k cant.
a. Methods of bracing shall be as described in Section R602.10.4.

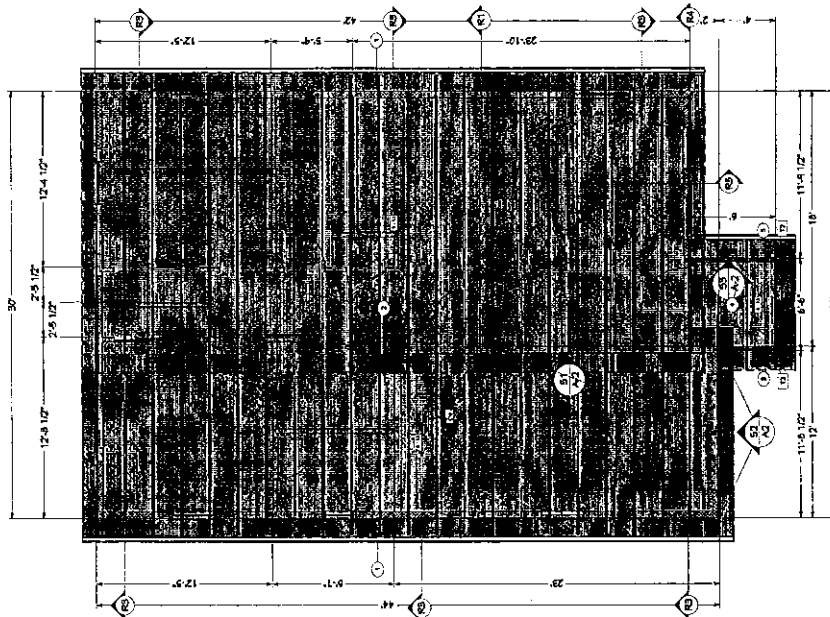
at Davis and Washington.

38 Install trusses and bracing as per
manufacture and engineer specifications.



RS - TYPICAL RAKE DETAIL

ROOF PLAN



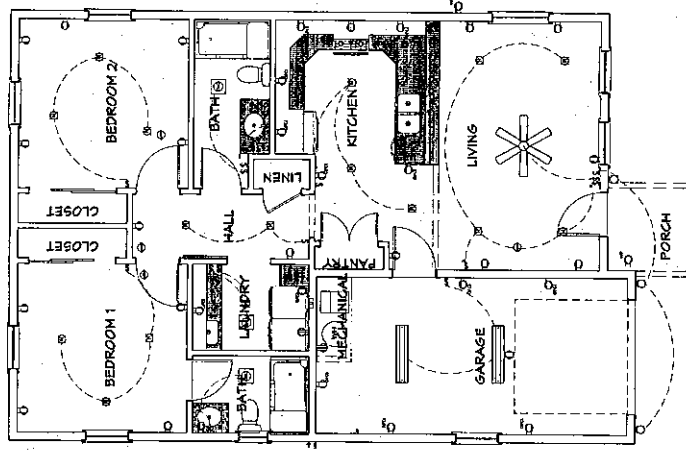
MECHANICAL NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.
2. FURNACE DUCTS FROM GARAGE INTO THE DWELLING ARE TO BE A MINIMUM OF 26 GA. DUCT PENETRATION THROUGH THE CEILING WITH NO OPENINGS INTO GARAGE. FLEX STOP AND SEAL AROUND DUCT PENETRATION.
3. APPLIANCES GENERATING A SPARK, GLOW OR FLAME, INSTALLED IN GARAGES, MUST KEEP FLAMES, BURNERS, HEATING ELEMENTS AND SWITCHES TO A MINIMUM OF 18" ABOVE THE FLOOR.
4. DRYER, KITCHEN FANS, BATH FANS, & GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 6" AWAY FROM ANY OPENINGS INTO THE BUILDING.
5. ALL PLUMBING VENTS TO REAR OF RIDGE. GANS TOGETHER PLUMBING VENTS WHEREVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS. PLUMBING VENTS TO BLEND WITH COLOR OF ROOF.
6. ALL FUEL BURNING APPLIANCES MUST HAVE COMBUSTION AIR FROM OUTSIDE.
7. MINIMUM OF ONE ROSE BID TO BE LEAGUED WITH INTERIOR WALL AND SET A MINIMUM OF 20" ABOVE GARAGE.

ELECTRICAL NOTES:

1. CONTRACTOR TO REVIEW DRAWINGS PRIOR TO BIDDING AND CONSTRUCTION. ANY ERRORS AND OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER/DESIGNER FOR CORRECTION.
2. ALL WORK TO BE COMPLETED BY AN ILLINOIS LICENSED ELECTRICAL JOURNEYMAN.
3. OUTLETS AND SERVICE RECEPTACLES ARE TO BE PLACED PER NEC.
4. ELECTRICAL AND SERVICE RECEPTACLES AND MECHANICAL REGISTERS SHOWN AT APPROXIMATE LOCATIONS. ALL LOCATIONS TO BE VERIFIED ON SITE.
5. SET ELECTRICAL & SERVICE RECEPTACLES AT 18" A.F.F. TO CENTER OR AS NOTED.
6. SET ELECTRICAL & SERVICE RECEPTACLES AT 18" A.F.F. TO CENTER.
7. SET 600V ELECTRICAL RECEPTACLES AT 18" A.F.F. TO CENTER.

* See 600 Technical Building official to plan for ventilation and insulation at HVAC duct system exposed to exterior. Space and build ductwork within insulation.



ELECTRICAL PLAN

* Turbidity and Carbon water supply detection as per manufacturer installation instructions and ULF6072.

SYN	ELECTRICAL SYMBOL	QTY	DESCRIPTION
13	\$	13	SINGLE POLE
2	\$3	2	THREE WAY
17	D	17	DUPLEX
15	GFCI	15	GFCI
2	WP	2	DUPLEX (WEATHERPROOF)
1	D	1	DUPLEX CEILING MOUNTED
3	220V	3	220V
16	R	16	RECESSED LIGHT
2	V	2	VANITY LIGHT
2	S	2	SHOP LIGHT
3	E	3	EXTERIOR SCORCE
1	C	1	CEILING FAN
3	E	3	EXHAUST
1	EP	1	ELECTRICAL PANEL - RECESSED
4	CDSD	4	COSMOKE DETECTOR
1	HB	1	HOSE BIBB

MILLSPEC
DRAFTING

DESIGN TABLE
11/17/2023
11/17/2023
11/17/2023

SINGLE FAMILY HOME #1
1200 PHILLIPS DRIVE
HAYESBERRY SUBDIVISION, LOT 11
ONTARIO, MAHARUN COUNTY, OR

ELECTRICAL PLAN

SECOND CHANCE
DRAWINGS PROVIDED FOR:
DATE: 2/22/2023
SCALE: 1/4" = 1'
UNO.
ARCH D
(24" x 36")
SHEET:
E-1



ASBR

AMERICAN SPRINT BOAT RACING
PRO RACING SERIES



Ronda Gibbons
Ontario Speedway
General Manager
208-800-2036
ontariospeedway@gmail.com

ONTARIO SPEEDWAY – 2023 EXPANSION

STATUS REPORT TO CITY COUNCIL:

- ENTIRE TRACK EXPANDED AND UPGRADED WITH LARGER RACING FOOTPRINT, BETTER TRACK DESIGN, AND WIDER SAFETY MARGINS WHICH ENABLES FASTER AND SAFER RACING.
- 8 ACRES HYDRO SEED – SPRAYED INSIDE THE TRACK AREA
- NEW PORTABLE WATERING SYSTEM INSTALLED FOR HYDROSEED
- APPROXIMATELY 25 ACRES TILLED AND SEEDED WITH PERENNIAL RYE AND TIMOTHY GRASSES
- NEW BOOSTER PUMP INSTALLED TO RUN THE WHEEL LINES FOR NEWLY SEEDED CAMPGROUND
- NEW ELECTRICAL INSTALLED FOR ANNOUNCER STAND AND TIMINGS READER BOARDS
- ANNOUNCER STAND BEING BUILT ON SHIPPING CONTAINER
- NEW BETTER AND STRONGER COMPETITIVE FENCE BEING INSTALLED IN JULY
- MARKETING AND PROMOTIONS IS UNDERWAY
- BOYS AND GIRLS CLUB FREE KIDS' TICKETS ACROSS TREASURE VALLEY
- LOCAL VETERANS AWARDED LIMITED SET OF FREE TICKETS





JOIN US

JUNE 9TH, FRIDAY EARLY EVENING

See the track and join our Grand Re-opening Ribbon-cutting. Drawings for FREE tickets and a shade-canopy seating. There is also a Grand Prize Surprise drawing for those who attend.

**1345 Golf Course Road
4:00 pm to 6:00 pm.
Ontario City Tour Day
Light Food and Beverage**

WE ARE EASY TO ENGAGE

Because we own this motorsports category, our product delivers to effective campaigns and exposure with fun, fan-base activation. Opportunity to work with Ontario Speedway is welcome!

Help us spread the word.

TARGET AUDIENCES

Gen Z (18-25)
Millennials (27-42)
Gen X (43-58)
Boomers (59-68)
Women 51%
Men 49%



**AGENDA REPORT
NEW BUSINESS
May 23, 2023**

To: Mayor and City Council
FROM: Kari Ott, Finance Director
THROUGH: Danny K. Cummings, City Manager
SUBJECT: **RESOLUTION #2023-108: GASB 54**
DATE: May 17, 2023

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE RESOLUTION #2023-108, A RESOLUTION ESTABLISHING POLICIES RELATING TO ENDING FUND BALANCES OF 2022-2023.

SUMMARY:

Attached is the following document:

Resolution #2023-108: A Resolution Establishing Policies Related to Ending Fund Balances of 2022-2023.

BACKGROUND:

Government Accounting Standards Board (GASB) No. 54 was adopted by the city during the fiscal year ended June 30, 2011. The City Council is required to formally establish spending policies for ending fund balances annually by formal resolution.

CURRENT SITUATION:

The city needs to commit the 2022-2023 ending fund balances in the Revolving Loan Fund, Capital Project Fund, Trust Fund, and Reserve Fund for use in the 2023-2024 fiscal year. All commitments of the fund balances are required to be approved on or before the end of the fiscal year.

ANALYSIS:

- A. **STRATEGIC PLAN** No strategic plan impact.
- B. **FINANCIAL** No financial impact.
- C. **TIMING** The resolution is required to be approved on or before June 30, 2023.
- D. **POLICY/LEGAL** The resolution is required to be approved on or before June 30, 2023, and Council action is required to adopt a resolution.

ALTERNATIVES:

A. Take No Action-The Council could take no action on this matter; this would cause a finding in the audit.

RECOMMENDATION:

Staff recommends the City Council approve Resolution #2023-108.

ATTACHMENTS:

1. RES_CC_Resolution #2023-108 GASB 54_4 2023



RESOLUTION 2023-108

A RESOLUTION ESTABLISHING POLICIES RELATED TO ENDING FUND BALANCES FOR 2022-2023

WHEREAS, The City of Ontario promotes accounting practices in compliance with the Governmental Accounting Standards Board (GASB); and

WHEREAS, The City Council desires to establish fund balance policies to comply with GASB Pronouncement No. 54; and

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council to approve the following policies as it relates to ending fund balances for 2022-2023 pursuant to GASB 54:

Authority

The Ontario City Council reserves the authority to establish and modify commitments of ending fund balance.

Commitments

In compliance with GASB 54, the Ontario City Council hereby makes the following commitments of 2022-2023 ending fund balance for specific uses in 2023-2024:

Special Revenue Funds

1. The unrestricted ending fund balance of the Trust Fund is committed to use for activities related to the specific department priorities as established by those who provided the monies held in trust.
2. The ending fund balance of the Revolving Loan Fund is committed to use for activities related to the specific activities defined by Council Resolution governing the revolving loan fund program including housing incentives and the grant program established through the collection of interest payments on outstanding loans.
3. The unrestricted ending fund balance of the Reserve Fund is committed to use for specific projects and equipment replacement related to the specific department priorities as established by those who provided the monies.

Capital Project Funds

1. The unrestricted ending fund balance of the Capital Projects Fund is committed to use for capital project activities as defined by each individual department, including fees collected that are required to be spent on defined activities.

Assignments

Authority to classify portions of ending fund balance as Assigned is hereby granted to the Ontario City Council, or their designee.

Spending as it Relates to Ending Fund Balance Policy

The Ontario City Council considers the spending of the restricted classification of fund balance in the following order:

1. Restricted Uses
2. Committed Uses
3. Unrestricted Uses

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this 23rd day of May, 2023, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 23rd day of May, 2023.

Deborah K. Folden, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder



**AGENDA REPORT
PUBLIC HEARINGS
May 23, 2023**

To: Mayor and City Council

FROM: Dan Cummings, City Manager

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **RESOLUTION #2023-107: AMENDING RESOLUTION #2022-142 PUBLIC SAFETY FEE**

DATE: May 16, 2023

PROPOSED MOTION:

I MOVE THE CITY COUNCIL TO APPROVE RESOLUTION #2023-107, A RESOLUTION AMENDING RESOLUTION #2022-142 SETTING THE PUBLIC SAFETY FEE TO \$5.00

SUMMARY:

On April 26, 2023, the city budget committee, which consists of the seven (7) members of City Council and seven (7) members from the Community at large, voted to reinstate the public safety fee. This was after a 45 minute discussion about the Public Safety Fee, and a motion was passed by 10 to 4 super majority of the budget committee to collect a \$5.00 Public Safety fee. The 2023-2024 budget was approved by the budget committee with the \$5 public safety fee included.

The Public Safety Fee policies, guidance, and collection guidelines for the fee were established under Ordinance #2741-2018, which is still in place.

BACKGROUND:

On July 12, 2018, under Ordinance #2741-2018 the city created Title 6, Chapter 10 of the Ontario Municipal Code adopting the procedures for collecting a Public Safety Fee. On August 21, 2018, the City adopted resolution #2018-134 that established the Public Safety Fee at a \$5.00 fee for each dwelling or non-residential unit with an active utility account per month per the terms of Ordinance No. 2741-2018, codified in Title 6, Chapter 10 of the Ontario Municipal Code. As per Ordinance #2741-2018, the Public Safety Fee Program shall be reviewed annually as part of the city's budget process.

During the budget hearings in early 2020, the budget Committee and Council approved the 2020-2021 fiscal year budget by collecting a Public Safety fee set at \$3.63 dollars, showing the revenue and expenditures for this fee. During a Council strategic planning session in late 2020, the council by consensus directed the City Manager to create the 2021-2022 budget without the collection of any public safety fee in the budget and the budget was adopted without

showing any revenue or expenditure for the Public Safety fee, because of the increase in Marijuana Tax revenue.

The 2022-2023 Budget was approved with a \$0.00 Public Safety fee.

On October 25, 2022 the City Council approved Resolution #2022-142 setting the Public Safety fee to \$0.00 as there was no formal resolution adopted to document the reduction to \$3.63 in the 2020-2021 budget and the \$0.00 for the budget year of 2021-2022.

CURRENT SITUATION:

The city budget committee approved the budget with the \$5 public safety fee included. This budget will be up for approval later today.

With any city fee increase, the City Council is required to allow public input, hence this being a public hearing.

The City Council has the final vote on reinstating the fee which, by the newly adopted Charter requires a super majority vote to increase any fee. This requires a minimum of 5 councilors to vote in favor of the fee.

ANALYSIS:

- A. **STRATEGIC PLAN** Establishing a Public Safety Fee when needed provides for the desirability of the community for safety and continuing support of our public safety employees and equipment, while removing the fee when not needed also provides for the desirability and lifestyle of the community.
- B. **FINANCIAL** The action has several financial impacts if not approved, which would require adjustment to the approved budget by the Budget Committee before it is adopted by the City Council. The fee is included in the budget at \$226,525, which would be used to fund a new police officer and to set aside funds for fire equipment.
- C. **TIMING** The \$5 fee is included in the budget approved by the budget committee. The council should make a decision on the fee before the 2023-2024 budget is adopted.
- D. **POLICY/LEGAL** Amending the fee resolution requires action by the City Council.

ALTERNATIVES:

The City Council could choose not to take any action on this issue or vote no, which would require the Council to adjust the budget to reflect not collecting the fee.

RECOMMENDATION:

Staff recommends the City Council adopt Resolution #2023-107, setting the Public Safety Fee at \$5.00.

ATTACHMENTS:

1. Reso #2023-107 Impose 5 dollar Public Safety Fee



RESOLUTION #2023-107

A RESOLUTION ESTABLISHING PUBLIC SAFETY FEES

- WHEREAS,** The City Council of Ontario recognizes the need to maintain services that safeguard, facilitate, and encourage the health, safety, and welfare of the residences and businesses of the city; and
- WHEREAS,** The Ontario City Council and Budget Committee deemed it a priority to preserve public safety services as identified by the City Council; and
- WHEREAS,** The Public Safety Fee is not intended to fund public safety in its entirety, but it will be used to maintain public safety services; and
- WHEREAS,** The Council adopted Ordinance #2741-2018 on July 12, 2018, which created policy guidance for the collection of a Public Safety Fee; and
- WHEREAS,** Ordinance #2741-2018 authorized the establishment of Public Safety Fees by resolution; and
- WHEREAS,** The Public Safety Fee, under Resolution #2018-134 set a \$5.00 per unit Fee against the responsible party for each dwelling unit or non-residential unit with an active utility account; and
- WHEREAS,** Ordinance #2741-2018 requires the City to review the Public Safety fee each year during the budget process; and
- WHEREAS,** The City Council, during the budget process, reduce the fee from \$5.00 to \$3.63 as of June 3, 2020, and to \$0.00 as of June 30, 2021, and was documented by resolution #2022-142; and
- WHEREAS,** The Budget Committee, during the budget process of 2023-2024, voted 10 to 4 to set the Public Safety fee at \$5.00; and
- WHEREAS,** The City Council has provided an opportunity for public comment as required by ORS 294.160.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council, to

SECTION 1 Billing Term. The Public Safety Fee shall appear on the monthly water, sewer, or other utility bill.

SECTION 2 Public Safety Fees. Beginning July 1, 2023, the Public Safety Fee shall be set at **\$5.00** to each dwelling unit or nonresidential unit with an active utility account per month as per the terms of Ordinance #2741-2018, codified at Title 6, Chapter 10, of the Ontario Municipal Code.

SECTION 3 Other Definitions, Terms, Policies, and Procedures. Unless otherwise set forth herein, the definitions, terms, policies, and procedures relating to the city's provision of utility and other services under this resolution are those established by Ordinance #2741-2018 codified at Title 6, Chapter 10, of the Ontario Municipal Code.

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this 23rd day of May 2023, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 23rd day of May 2023.

Deborah K. Folden, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder



**AGENDA REPORT
PUBLIC HEARINGS
May 23, 2023**

To: Mayor and City Council
FROM: Kari Ott, Finance Director
THROUGH: Danny K. Cummings, City Manager
SUBJECT: **RESOLUTION #2023-109: STATE REVENUE SHARING**
DATE: May 17, 2023

PROPOSED MOTION:

I MOVE THE CITY COUNCIL ADOPT RESOLUTION #2023-109, A RESOLUTION DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUES FOR THE FISCAL YEAR 2023-2024.

SUMMARY:

Attached is the following document:

Resolution 2023-109: A Resolution Declaring the City's Election to Receive State Revenues for the Fiscal Year 2023-2024.

BACKGROUND:

The City Council is required to annually approve a formal resolution in order to elect to receive state revenues.

CURRENT SITUATION:

The City of Ontario Budget Committee held Public Hearings on April 25 & 26, 2023, discussing the 2023-2024 budget which includes revenue sharing from the State of Oregon. The City Council is holding a Public Hearing on May 23, 2023, giving the citizens an opportunity to comment on the use of State Revenue Sharing, pursuant to ORS 221.770.

ANALYSIS:

- A. **STRATEGIC PLAN** No direct Strategic Plan impact.
- B. **FINANCIAL** The city will be able to receive State Revenues that are shared with cities throughout Oregon.
- C. **TIMING** The resolution is required to be approved on or before June 30, 2023, and resolutions must be approved by the City Council.
- D. **POLICY/LEGAL** An election to receive state revenues is required per ORS 221.770.

ALTERNATIVES:

A. Take No Action - The Council could take no action on this matter; this would mean the city would not be able to receive state revenues in the 2023-2024 fiscal year.

RECOMMENDATION:

Staff recommends the City Council approve Resolution #2023-109.

ATTACHMENTS:

1. Resolution #2023-109 STATE REVENUE SHARING



RESOLUTION #2023-109

A RESOLUTION TO DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUES

WHEREAS, The City of Ontario Budget Committee held Public Hearings on April 25 and 26, 2023 and

WHEREAS, The City Council held a Public Hearing on May 23, 2023, giving citizens an opportunity to comment on the use of State Revenue Sharing.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council:

Pursuant to ORS 221.770, the city hereby elects to receive state revenues for fiscal year 2023-2024.

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this 23rd day of May, 2023, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 23rd day of May, 2023.

Deborah K. Folden, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder

I certify that a Public Hearing before the Budget Committee was held on April 25 and 26, 2023, and a Public Hearing before the City Council was held on May 23, 2023, giving citizens an opportunity to comment on use of State Revenue Sharing.

Tori Barnett, MMC, City Recorder



**AGENDA REPORT
PUBLIC HEARINGS
May 23, 2023**

To: Mayor and City Council

FROM: Kari Ott, Finance Director

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **RESOLUTION #2023-110: ADOPT CITY OF ONTARIO 2023-2024 ANNUAL BUDGET**

DATE: May 17, 2023

PROPOSED MOTION:

I MOVE THE CITY COUNCIL ADOPT RESOLUTION #2023-110, A RESOLUTION TO ADOPT AND APPROPRIATE THE ANNUAL BUDGET FOR 2023-2024, IMPOSE THE TAXES UPON TAXABLE PROPERTY, AND CATEGORIZE THE TAXES IMPOSED FOR THE FISCAL YEAR 2023-2024.

SUMMARY:

The attached Resolution #2023-110 is a resolution to adopt and appropriate the annual budget for 2023-2024, impose the taxes upon taxable property, and categorize the taxes imposed for the fiscal year 2023-2024.

BACKGROUND:

The purpose of this agenda item is to adopt and appropriate the budget, impose taxes upon taxable property, and categorize the taxes imposed.

CURRENT SITUATION:

The City of Ontario Budget Committee held public hearings on April 25 & 26, 2023, and approved the 2023-2024 annual budget. The budget presented has no changes from the Budget Committee recommendations. The required public hearing notice was published in the Argus Observer. The City Council will hold a public hearing on May 23, 2023, giving the citizens an opportunity to comment on the annual budget for 2023-2024.

ANALYSIS:

- A. **STRATEGIC PLAN** The budget presented for approval was based on the priorities set within the strategic plan.
- B. **FINANCIAL** The City Council will adopt and appropriate the annual budget in the amount of \$42,832,971.
- C. **TIMING** The budget is required to be approved on or before June 30, 2023.

D. **POLICY/LEGAL** A budget is required to be approved by the City Council per ORS 294.

ALTERNATIVES:

A. Take No Action - The Council could take no action on this matter. If a budget is not approved by June 30, 2023, the city would not be able to receive property taxes and spend money as of July 1, 2023.

RECOMMENDATION:

Staff recommends the City Council approve Resolution #2023-110.

ATTACHMENTS:

1. Resolution #2023-110 Adopting 2023-2024 Budget (1)



RESOLUTION #2023-110

A RESOLUTION ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2023-2024

- WHEREAS,** The City of Ontario Budget Committee held advertised public hearings on April 25 & 26, 2023 to review the proposed budget; and
- WHEREAS,** The Budget Committee approved a revised budget to review by the Ontario City Council; and
- WHEREAS,** The Ontario City Council having held an advertised public hearing on May 23 2023, wishes to adopt the approved budget as recommended.

NOW THEREFORE, BE IT HEREBY RESOLVED that the Ontario City Council hereby adopts the annual budget for Fiscal Year 2023-2024 in the total of \$42,832,971 now on file at Ontario City Hall.

BE IT RESOLVED that amounts for the annual budget for the fiscal year beginning July 1, 2023, and for the purposes shown below are hereby appropriated as follows:

001 - GENERAL FUND	Appropriated Budget 2023-2024
Administration	\$524,452
Administrative Overhead	575,747
City Council	38,936
Non-Departmental Appropriations	386,500
Business Registrations	1,100
Cemetery	157,468
Community Development	253,375
Finance	262,826
Fire	2,602,376
Police Reserve	3,430
Code Enforcement	154,109
Parks	173,760
Police	5,135,639
Technology	274,727
Capital Outlay	335,000
Interfund Transfers	992,772
Contingencies	161,863
TOTAL REQUIREMENTS.....	\$12,034,080
* <i>Unappropriated Ending Fund Balance</i>	<i>\$1,700,000</i>

002 – MARIJUANA ENFORCEMENT FUND	Appropriated Budget 2023-2024
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Public Safety – Marijuana Enforcement

Personnel Services \$25,600

TOTAL REQUIREMENTS..... \$25,600

010 - GRANT FUNDS	Appropriated Budget 2023-2024
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Grants \$350,856

TOTAL REQUIREMENTS..... \$350,856

027 – BUILDING FUND	Appropriated Budget 2023-2024
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Building Program

Personnel Services \$233,400

Materials & Services 33,815

Contingencies 446,919

TOTAL REQUIREMENTS..... \$714,134

030 - CAPITAL PROJECTS FUND	Appropriated Budget 2023-2024
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Special Projects \$431,000

Public Works – Utility Capitalization Fee 2,614,000

E. Idaho Avenue 68,704

Park Improvements 78,500

W. Idaho Ext 118,977

Fire Apparatus 176,525

Downtown Attraction/Beautification 70,363

SRCI Wastewater 15,720

SRCI Water 15,375

Contingencies 2,277,901

TOTAL REQUIREMENTS..... \$5,867,065

031 - SDC FUND	Appropriated Budget 2023-2024
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System Development Charge Projects \$854,147

TOTAL REQUIREMENTS..... \$854,147

045 - STREET FUND	Appropriated Budget 2023-2024
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Street Maintenance \$5,055,420

TOTAL REQUIREMENTS..... \$5,055,420

050 - TRUST FUNDS	Appropriated Budget 2023-2024
Chamber of Commerce	\$183,965
Fairgrounds	25,000
Ontario Promise	37,137
OSS Mitigation	153,359
Recreation District	146,287
Visitors & Convention Bureau	318,209
Cemetery Perpetual	10,000
TOTAL REQUIREMENTS.....	\$873,957
* <i>Unappropriated Ending Balance</i>	<i>\$195,869</i>

055 - RESERVE FUNDS	Appropriated Budget 2023-2024
Insurance Claims	\$83,183
Bike Path and Trails	737,517
Emergency Equipment	168,837
Public Safety	503,203
Public Works	450,000
PERS Side Account	498,689
Economic Development Infrastructure	93,733
GC Sinking	600
High Desert Task Force	20,000
Interfund Transfers	100,000
Contingencies	1,594,333
TOTAL REQUIREMENTS.....	\$4,250,095

060 - REVOLVING LOAN FUND	Appropriated Budget 2023-2024
Economic Development loans	\$345,750
TOTAL REQUIREMENTS.....	\$345,750

105 - WATER FUND	Appropriated Budget 2023-2024
<i>Water Treatment</i>	
Water treatment operations	\$2,763,577
Capital Outlay	1,186,000
Debt Service	277,974
Interfund Transfers	322,539
Contingencies	854,936
TOTAL REQUIREMENTS.....	\$5,405,026

110 - SEWER FUND	Appropriated Budget 2023-2024
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Wastewater Treatment

Wastewater treatment operations	\$2,284,559
Capital Outlay	1,935,500
Debt Service	247,981
Interfund Transfers	314,963
Contingencies	1,395,128
TOTAL REQUIREMENTS.....	\$6,178,131

115 - STORM SEWER FUND	Appropriated Budget 2023-2024
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Storm Sewer

Storm sewer operations	\$105,172
Capital Outlay	50,000
Interfund Transfers	10,493
Contingencies	298,716
TOTAL REQUIREMENTS.....	\$464,381

120 – AIRPORT FUND	Appropriated Budget 2023-2024
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Ontario Municipal Airport

Airport operations	\$249,545
Capital outlay	163,800
Transfers	984
TOTAL REQUIREMENTS.....	\$414,329

Total Appropriations, All Funds	\$42,832,971
*Total Unappropriated and Reserve Amounts, All Funds	\$1,895,869
TOTAL ADOPTED BUDGET	\$44,728,840

IMPOSING THE TAX

BE IT RESOLVED THAT THE Ontario City Council hereby imposes the taxes provided for in the adopted budget at the of \$4.8347 per \$1,000 of assessed value for operations, and that these taxes are hereby imposed and categorized for tax year 2023-2024 upon the assessed value of all taxable property within the district.

CATEGORIZING THE TAX

BE IT FURTHER RESOLVED that the Ontario City Council categorizes the taxes as follows:

General Government Limitation	Excluded from Limitation
General Fund \$4.8347 / \$1,000	\$0.00

EFFECTIVE DATE: Effective July 1, 2023.

PASSED AND ADOPTED by the City Council of the City of Ontario this 23rd day of May, 2023, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 23rd day of May, 2023

Deborah K. Folden, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder



**AGENDA REPORT
DISCUSSION ITEMS
May 23, 2023**

To: Mayor and City Council

FROM: Dan Cummings, City Manager

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **VERDE LIGHT COMMUNITY SOLAR PROJECT - MOU - GRANT**

DATE: May 16, 2023

PROPOSED MOTION:

NO MOTION NEEDED - UPDATE ONLY

SUMMARY:

On December 14th, 2021, the CITY COUNCIL (the "Council") passed RESOLUTION #2021-140 authorizing City staff to collaborate with Fleet to research, draft, and submit an application for the Oregon Community Renewable Energy Program.

On November 17th, 2022, City was selected as a first-round recipient of a Program grant in the amount of \$900,000.

On December 13, 2022, Council gave consensus to accept the grant and gave consensus for the City Manager to enter into a MOU (Memorandum Of Understanding) with Verde Light Solar, LLC once the City attorney has finished reviewing, revising and approving the MOU.

On May 11, 2023 the City Manager signed the Performance Agreement with DOE (Oregon Department of Energy for the \$900,000 grant and it is in the process of receiving final DOE signatures.

On May 17, 2023 The Performance Agreement with DOE was returned fully executed (attached).

BACKGROUND:

See summary

CURRENT SITUATION:

With the DOE Performance Agreement signed, the City Attorney is making the final changes to the MOU to insure compliance to the DOE Performance Agreement and will be sending the final version to Verde Light Community Solar for signature and returned to the City for the City Manager's signature.

ANALYSIS:

A. **STRATEGIC PLAN** N/A

- B. **FINANCIAL** All costs associated with administering this grant will be paid by Verde Light Solar. LLC
- C. **TIMING** The MOU will be signed very soon as they want to start construction this summer.
- D. **POLICY/LEGAL** Approval has been granted to the City Manager to execute all documents for this project.

ALTERNATIVES:

N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

1. Memorandum of Understanding - Verde Light Community Solar Project_Draft 5-17-2023
2. 22-039 CREP PA City of Ontario (CG-01-049) ex

**MEMORANDUM OF UNDERSTANDING
COMMUNITY RENEWABLE ENERGY PROGRAM
VERDE LIGHT COMMUNITY SOLAR LLC
GRANT FUNDS COMPLIANCE**

This Memorandum of Understanding (the “Memorandum”) is made this ____ day of May 2023, by and between VERDE LIGHT COMMUNITY SOLAR LLC, an Oregon limited liability company, hereinafter (the “Project Company”), and the CITY OF ONTARIO, an Oregon municipal corporation (“City”).

WHEREAS, On April 15, 2019, Project Company was formed by RYAN SHEEHY to finance, develop, and construct a 2.95-megawatt community solar project within City’s incorporated limits (the “Project”);

WHEREAS, On January 6th, 2020, FLEET DEVELOPMENT LLC (“Fleet”), an Oregon limited liability company obtained a membership interest in the Project Company;

WHEREAS, Fleet partnered with TRINITY DEVELOPMENT ALLIANCE, INC. (“TDA”), a Tennessee nonprofit corporation, for the purposes of financing and developing the Project;

WHEREAS, On December 14th, 2021, the CITY COUNCIL of City (the “Council”) passed RESOLUTION #2021-140 authorizing City staff to collaborate with Fleet to research, draft, and submit an application for the Oregon Community Renewable Energy Program (the “Program”);

WHEREAS, pursuant to the Program, City will serve as a conduit for Project Company to obtain grant funds from Oregon Department of Energy (“DOE”) for purposes of the Project;

WHEREAS, On July 8th, 2022, Fleet and TDA submitted a Program grant application for and on behalf of City;

WHEREAS, On November 17th, 2022, City was selected as a first-round recipient of a Program grant in the amount of \$900,000;

WHEREAS, grant funds must cover the actual cost of the acquisition, construction, and installation of the Project, and grant funds may only be dispersed by DOE directly to City (i.e., funds are not dispersed to Project Company);

WHEREAS, City and Project Company desire to enter into this Memorandum to outline the obligations and conditions under which City will act as an intermediary to the Project Company pursuant to the Program for purposes of grant fund disbursement.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

1. **Performance Agreement.** Pursuant to the Program requirements, the Project

Company and City will review the performance agreement provided by the DOE (the “Performance Agreement”). Upon both parties’ acceptance of the terms of the Performance Agreement, each party (if applicable) will sign the Performance Agreement. Each party will endeavor to meet the performance requirements as provided by the terms of the Performance Agreement. As of the Effective Date of this Memorandum, the Performance Agreement is under review by the Department of Justice and will be provided by the DOE to the Project Company upon completion.

2. **Project Development Obligations.** The Project Company is responsible for design, engineering, procurement, construction, operation, financing, and accounting of the Project. City is responsible for the disbursement of grant funds to the Project Company for reimbursement of eligible costs per the Program requirements and terms of the Performance Agreement. The City will have no other obligation, financial or otherwise, to the Project Company’s suppliers, contractors, or investors related to payment of Project costs, and/or Project’s operational success.

3. **Coordination.** In addition to all other party obligations under this Memorandum, in the spirit of cooperation and collaboration, and with the mutual understanding that this is a flexible relationship between the parties, the parties hereby commit to undertake the following actions: (a) support concerted, cooperative, effective, and collaborative efforts and communication to carry out the purposes and intent of this Memorandum; and (b) participate in meetings as necessary or appropriate to discuss the Project, the Performance Agreement, and/or this Memorandum.

4. **Project Costs; Grant Disbursement.** Subject to the terms contained in this Memorandum, the Project Company will be responsible for the cost of all Project expenses. The Project Company will submit **monthly** invoices to City for eligible Project costs (each an “Invoice”). Each Invoice will contain the following information: (a) a summary of the eligible Project expenses incurred by the Project Company; and (b) all other information and documentation City may reasonably request related to the Project. City will reimburse the Project Company and TDA the amount due for eligible Project costs under each Invoice within thirty (30) days after City has reviewed and approved the applicable Invoice. Total reimbursement payable by City to the Project Company and/or TDA under this Memorandum for purposes of the Project will not exceed the grant funds awarded for the Project (\$900,000).

5. **City Compensation.** In consideration of City’s performance of its obligations under this Memorandum, the Project Company will compensate the City in accordance with the following:

- (a) A one-time grant funding fee payment of \$20,000, payable at the completion of the first draw on grant funds by the Project Company.
- (b) City will be given priority right to subscribe up to 40% of the production of the Project at a 10% discount. The subscription size is estimated to be 3,113,168 kilowatt hours or approximately one-third of City’s annual utility usage. Depending on ambient solar conditions, the 10% energy cost savings provided to the City is

estimated to be more than \$50,000 annually for the life of the project (20+ years).

6. **Project Completion and Reporting.** Upon completion of Project construction and financing, City and the Project Company will continue to adhere to the obligations provided under the Performance Agreement. The Project Company will prepare all accounting statements and performance metrics necessary and deliver periodic status reports to the DOE as required by the Performance Agreement.

7. **Compliance with Laws and Expenses.** Each party will perform its obligations under this Memorandum in compliance with all applicable federal, state, and local laws, rules, regulations, codes, and ordinances, all as now in force and/or which may hereafter be amended, modified, enacted, or promulgated (individually and collectively, the “Law(s)”). Except as otherwise expressly provided in this Memorandum, each party will bear the party’s own expenses incurred in connection with the performance of the party’s obligations under this Memorandum.

8. **Indemnity.** The Project Company releases and will defend, indemnify, and hold City and each City officer, employee, agent, and authorized representative harmless for, from, and against all claims, actions, proceedings, damages, liabilities, injuries, losses, and expenses of every kind, whether known or unknown, including, without limitation, attorney fees and costs, resulting from or arising out of, whether directly or indirectly, the following: (a) injury, death, and/or damage to person or property (whether or not such property is the Project Company’s property or under the control of the Project Company) arising out of or resulting from the negligence or willful misconduct of the Project Company or its agents, employees, and/or contractors, and/or the Project Company’s breach and/or failure to perform any Project Company representation, warranty, obligation, and/or covenant contained in this Memorandum. The Project Company indemnification obligations provided in this Section 8 will survive the earlier termination or expiration of this Memorandum.

9. **Severability.** Each provision contained in this Memorandum will be treated as a separate and independent provision. The unenforceability of any one provision will in no way impair the enforceability of any other provision contained herein. Any reading of a provision causing unenforceability will yield to a construction permitting enforcement to the maximum extent permitted by applicable law.

10. **Term and Termination.** The term of this Memorandum commenced on the Effective Date and will remain in full force and effect until terminated as provided in this Memorandum. This Memorandum may be terminated at any time by the mutual written agreement of the parties or by any party upon thirty (30) days’ prior written notice to all other parties.

11. **Miscellaneous.** Each party acts independently in the performance of its obligations under this Memorandum and no party is an agent of the other. This Memorandum contains the entire agreement and understanding between the parties with respect to the subject matter of this Memorandum and contains all the terms and conditions of the parties’ agreement and supersedes any other oral or written negotiations, discussions, representations, and/or

agreements. Any notice will be deemed given when personally delivered or delivered by facsimile or email transmission (with electronic confirmation of delivery), or will be deemed given three days following delivery of the notice by U.S. mail, certified, return receipt requested, postage prepaid, by the applicable party to the address of the other parties first shown above (or any other address that a party may designate by notice to the other party), unless that day is a Saturday, Sunday, or legal holiday, in which event it will be deemed delivered on the next following business day. For purposes of this Memorandum, the term “Effective Date” means the date upon which this Memorandum is executed by all parties. This Memorandum is a legally binding and enforceable agreement in accordance with its terms.

IN WITNESS WHEREOF, the undersigned have caused this Memorandum to be effective for all purposes as of this ____ day of February 2023.

CITY OF ONTARIO
an Oregon municipal corporation

Dan K. Cummings, City Manager

VERDE LIGHT COMMUNITY SOLAR LLC
an Oregon limited liability company

Ryan P. Sheehy, Manager

**STATE OF OREGON DEPARTMENT OF ENERGY
PERFORMANCE AGREEMENT
(Community Renewable Energy Grant Program)**

This Agreement is between the State of Oregon, acting by and through its Department of Energy, hereinafter referred to as "Agency," and City of Ontario, hereinafter referred to as "Grantee."

Administrators of this Agreement are:

GRANTEE	AGENCY
Administrator: Dan Cummings Title: City Manager Address: 444 SW 4th St Ontario, OR 97914 Phone: (541) 881-3223 Fax: Email: Dan.cummings@ontariooregon.org Federal ID #: 93-6002229	Administrator: Pandian Krishnaswamy Title: Energy Services Manager Address: 550 Capitol Street NE Salem, OR 97301 Phone: (503) 378-4040 Fax: Email: community.grants@energy.Oregon.gov

AGREEMENT

1. **Authority.** This Agreement is authorized by Oregon Laws 2021, chapter 508, sections 29 through 32 (House Bill 2021 and Oregon Administrative Rule Chapter 330 Division 250.

2. Definitions.

"Community renewable energy project" means one or more renewable energy systems, storage systems, microgrids or energy-related infrastructure that promote energy resilience, increase renewable energy generation or renewable energy storage capacity and provide a direct benefit to a particular community in the form of increased community energy resilience, local jobs, economic development or direct energy costs savings to families and small businesses.

"Partner" means an entity listed as a partner to an eligible applicant on an application for a grant award. A partner may be a federally recognized Oregon Indian tribe, public body, nonprofit entity, private business with a business site in Oregon, or owner of a rental property in Oregon.

"Project cost" means the actual cost of the acquisition, construction and installation of a renewable energy system incurred by an applicant, before considering utility incentives.

"Renewable energy system" includes:

- (a) A system that uses biomass, solar, geothermal, hydroelectric, wind, landfill gas, biogas or wave, tidal or ocean thermal energy technology to produce energy.
- (b) One or more energy storage systems paired with an existing or newly constructed system described in paragraph (a) of this section.
- (c) One or more vehicle charging stations paired with an existing or newly constructed system described in paragraph (a) of this section.

(d) Microgrid enabling technologies paired with an existing or newly constructed system described in paragraph (a) of this section, including microgrid controllers and any other related technologies needed to electrically isolate a community energy resilience project from the electric grid so that the project is capable of operating independently from the electric grid.

3. **Effective Date and Duration.** This Agreement shall become effective on the date this Agreement is fully executed and approved as required by applicable law (the "Effective Date"). Grantee shall have 30 calendar days from the date on which this performance agreement is provided to Grantee to accept the performance agreement. Grantee's failure to accept this performance agreement by the deadline may cause rejection of the grant application and the performance agreement may be terminated. Unless earlier terminated, amended or extended, this Agreement shall expire 54 months from the execution date.
4. **Agreement Documents.** This Agreement consists of the following documents, which are listed in descending order of precedence: this Agreement less all Exhibits, Exhibit A (Project Description), Exhibit B (Agency's Opportunity Announcement #22-004), Exhibit C (Reporting Forms), Exhibit D (Financial Reporting Guidance) and Exhibit E (Grantee's Application). Exhibits A, C and D are attached hereto, Exhibit C is also available online through the online reporting portal, Exhibit B is available to view online on Agency's website, and Exhibit E is available from the online application portal for the Community Renewable Energy Grant program. All Exhibits are incorporated herein by this reference.
5. **Grant.** In accordance with the terms and conditions of this Agreement, Agency shall provide Grantee an amount not to exceed **\$900,000** ("Grant" or "Grant Monies") for the purpose of constructing the Community Renewable Energy Project described in Exhibit A (the "Project"). Agency shall pay Grantee from monies dedicated from the Community Renewable Investment Fund. Disbursement of Grant Monies is contingent, as of the time of disbursement, on Agency having received sufficient expenditure authorizations to allow Agency, in the exercise of its reasonable administrative discretion, to make the disbursement.
6. **Reporting.**
 - a. **Quarterly Reporting.** Grantee must submit Quarterly Reports beginning the first calendar quarter following the Effective Date of this Agreement and each calendar quarter thereafter until the Project is complete. Reports are due by the 15th day of the month immediately following the end of each quarter (January 15th, April 15th, July 15th, October 15th). Quarterly Reports shall be submitted using the Quarterly Report Form in the online reporting portal, as it may be modified from time to time by Agency.
 - b. **Final Report.** Grantee must submit a Final Report promptly after commencement of operation of the Project, and before receiving final payment of funds from Agency. The Final Report must be submitted using the Final Report Form provided in online reporting portal, as it may be modified from time to time by Agency, and must be accompanied by the required information, including but not limited to, items described below. If any aspect of the Project is inspected by any entity, the Final Report must include a copy of the inspection report(s).
 1. An account of total Project Costs that identifies all funding sources and includes all receipts, paid invoices, cancelled checks (if applicable), and bank loan or promissory note documentation. If the total Project Costs are \$50,000 or more, Grantee must also include an independent Certified Public Accountant's attestation to the validity and accuracy of the account.
 2. If a description of how disadvantaged business enterprises, emerging small businesses, or businesses that are owned by minorities, women, or disabled veterans would be involved in the

Project was provided in the application, proof of their involvement or a statement of why they were not involved.

3. If they pay property taxes, proof that Grantee or owner of the Project's location, if other than Grantee, is current on the property taxes for the Project's location.

- c. **Annual Reporting.** Grantee must submit Annual Reports for a period of five years, beginning one year after the Final Report is submitted. Annual Reports are due after the Project has been operational for at least six months and by the 15th day of January following each anniversary of the Final Report. The Annual Reports shall be submitted using the Annual Report Form provided in online reporting portal, as it may be modified from time to time by Agency.

7. Disbursement and Recovery of Grant.

a. Disbursement.

If requested by the Grantee, the Agency shall disburse up to 30% of the Grant Monies to Grantee upon execution of this performance agreement and receipt and approval of evidence that the Grantee has:

1. Taken meaningful steps to seek site control, including but not limited to an option to lease or purchase the site or an executed letter of intent or exclusivity agreement to negotiate an option to lease or purchase the site;
2. Filed a request for interconnection with a host utility or appropriate transmission provider
3. Provided an account of incurred Project Costs at the time of the disbursement request;
4. Demonstrated a need for use of the funds within 12 months of execution of this agreement.
5. The project has been installed or constructed substantially as described in the application.

Agency shall disburse, the remaining Grant Monies, up to 100 percent of the Grant Monies, to Grantee upon commencement of operation of the Project under this Agreement and submission of the final report, subject to all of the following conditions:

1. Agency shall not disburse an amount that exceeds the actual Project Costs;
2. Agency shall not disburse an amount that exceeds 50 percent of the Project Costs, when combined with other incentives or grants available to Grantee.
3. Grantee, or partner, has site control of the project location.
4. Grantee has complied with all the terms and conditions of this Agreement.
5. The project has been installed or constructed substantially as described in the application.

Agency may inspect the Project and audit all documentation relating to a project prior to disbursement. Commencement of operation of the Project is the point that all renewable system technologies detailed in the Project Description are in use.

- b. **Allowable Costs.** The Grant provided through this Agreement is a project development grant for the Project. Grant funds may be used only for eligible costs described in OAR 330-250-0100 and shall not be used for any other purpose. No Grant Monies will be disbursed for any changes to the Project unless such changes are approved by Agency by Amendment pursuant to Section 14.b hereof.
- c. **Recovery of Grant Monies.** Grantee shall repay Agency all Grant Monies if Grantee has not cured any default under Section 12 hereof within 30 days of notice of default by Agency, or such other longer period as may be set by Agency in its notice of default. Agency's notice that Grantee is in default shall specify a deadline for the repayment of the Grant Monies.

8. **Inspection.** Grantee shall allow Agency to inspect the Project or its proposed location at any time during project development, installation or construction during normal working hours, following reasonable notice by Agency to Grantee.

9. **Representations and Warranties of Grantee.** Grantee represents and warrants to Agency as follows:

a. **Organization and Authority.** Grantee is a:

- ☐ Federally recognized Oregon Indian tribe
☒ Public body
☐ Consumer-owned Utility

Grantee has full power, authority and legal right to make this Agreement and to incur and perform its obligations hereunder, and the making and performance by Grantee of this Agreement: (1) have been duly authorized by all necessary action of Grantee, (2) do not and will not violate any provision of any applicable law, rule, regulation, or order of any court, regulatory commission, board, or other administrative agency or any provision of Grantee's organizational documents, and (3) do not and will not result in the breach of, or constitute a default or require any consent under, any other agreement or instrument to which Grantee is a party or by which Grantee or any of its properties may be bound or affected. No authorization, consent, license, approval of, filing or registration with or notification to any governmental body or regulatory or supervisory authority is required for the execution, delivery or performance by Grantee of this Agreement.

- b. **Binding Obligation.** This Agreement has been duly executed and delivered by Grantee and constitutes a legal, valid and binding obligation of Grantee, enforceable in accordance with its terms subject to the laws of bankruptcy, insolvency, or other similar laws affecting the enforcement of creditors' rights generally.
- c. **Location of System.** The Project will be permanently located in Oregon.
- d. **Authorizations.** Grantee will obtain all applicable licenses, permits, or other authorizations that are required for the Project. All required final inspections conducted by the authority having jurisdiction must be passed.
- e. **Full Disclosure.** Grantee has disclosed in writing to Agency all material facts related to the Project or the ability of Grantee to construct the Project. Grantee has made no false statements of fact to Agency, nor has it omitted information necessary to prevent any statements from being misleading. The information contained in this Agreement and Grantee's application for the Grant is true and accurate in all respects.
- f. **Release of relevant information.** The Grantee authorizes any incentivizing entity outside of the department to release all relevant information on this project to the department. This includes, but is not limited to, project information, incentives offered and received, and inspection results.

The warranties set forth above are in addition to, and not in lieu of, any other warranties set forth in this Agreement or implied by law.

10. Certain Covenants of Grantee.

- a. **Grant Monies.** Grantee shall vigilantly safeguard the Grant Monies received hereunder and maintain financial controls sufficient to protect such monies and ensure that the Grant Monies are used solely for the Project.
- b. **Start of Construction.** Construction of the Project shall commence within 12 months of execution of this agreement. Beginning construction means to start the physical assembly of the Project or its infrastructure at the project site. Guidance for what activities will be considered as beginning construction is available from Agency website.
- c. **Completion.** Construction of the Project shall be complete within 36 months of the Effective Date of this Agreement. Construction of the Project is complete when the Project commences operation, this is the point that all renewable system technologies detained in the Project Description are in use.

11. Records Maintenance and Access.

- a. **Access to Records.** Grantee acknowledges and agrees that Agency and the Oregon Secretary of State's Office and the federal government and their duly authorized representatives shall have access to such financial records and other books, documents, papers, plans, records of shipments and payments and writings of Grantee that are pertinent to this Agreement, whether in paper, electronic or other form, to perform examinations and audits and make excerpts, transcripts, and copies.
- b. **Retention of Records.** Grantee shall retain and keep accessible all books, documents, papers, plans, records, and writings, that are directly related to this Agreement, the Grant Monies or the Project for a minimum of 6 years, or such longer period as may be required by applicable law, following the later of (1) termination or expiration of this Agreement or (2) the date of the conclusion of any audit, controversy or litigation arising out of or related to this Agreement.

12. Default. Grantee shall be in default under this Agreement upon the occurrence of any of the following events:

- a. Grantee fails to perform, observe, or discharge any of its covenants, agreements, or obligations set forth herein;
- b. Any representation, warranty or statement made by Grantee herein or in any documents or reports relied upon by Agency to monitor implementation of the Project, the expenditure of Grant Monies or the performance by Grantee is untrue in any material respect when made;
- c. The Director of the Oregon Department of Energy determines that Grantee has violated the provisions of Oregon Laws 2021, chapter 508, sections 29 through 32 (House Bill 2021), and applicable rules;
- d. Grantee (i) applies for or consents to the appointment of, or taking of possession by, a receiver, custodian, trustee, or liquidator of itself or all or any substantial portion of its property, (ii) admits in writing its inability, or is generally unable, to pay its debts as they become due, (iii) makes a general assignment for the benefit of its creditors, (iv) commences a voluntary case under the U.S. Bankruptcy Code (as now or hereafter in effect), (v) files a petition seeking to take advantage of any other law relating to bankruptcy, insolvency, reorganization, winding-up, or composition or adjustment of debts, (vi) fails to controvert in a timely and appropriate manner, or acquiesces in writing to, any petition filed against it in an involuntary case under the U.S. Bankruptcy Code (as now or hereafter in effect), or (vii) takes any action for the purpose of effecting any of the foregoing; or

- e. A proceeding or case is commenced, without the application or consent of Grantee, in any court of competent jurisdiction, seeking (i) the liquidation, dissolution or winding-up, or the composition or readjustment of debts, of Grantee, (ii) the appointment of a trustee, receiver, custodian, liquidator, or the like of Grantee or of all or any substantial part of its assets, or (iii) similar relief in respect to Grantee under any law relating to bankruptcy, insolvency, reorganization, winding-up, or composition or adjustment of debts, and such proceeding or case continues undismissed, or an order, judgment, or decree approving or ordering any of the foregoing is entered and continues unstayed and in effect for a period of sixty consecutive days, or an order for relief against Grantee is entered in an involuntary case under the U.S. Bankruptcy Code (as now or hereafter in effect).
- f. **Remedies upon Default.** Upon the occurrence of Grantee's default under Section 12. b., d. or e, or if Grantee's default under Section 12.a. or c. is not cured within 30 calendar days of written notice thereof to Grantee from Agency or such longer period as Agency may authorize in its sole discretion, Agency may pursue any remedies available under this Agreement, at law or in equity. Such remedies include, but are not limited to, termination of Agency's obligation to make the Grant under this Agreement, return of the Grant Monies, payment of interest earned on the Grant Monies, and declaration of ineligibility for the receipt of future funding awards from Agency. If, as a result of Grantee's default, Agency demands return of the Grant Monies or payment of interest earned on the Grant Monies, Grantee shall pay the amount upon Agency's demand in accordance with Section 7.
- g. **Failure to meet timeline.** If a grantee fails, or expects to fail, to commence construction within 12 months of the execution date of this agreement, complete the construction within the 36 months of the execution date of this agreement, or fails to submit all final reporting requirements within the time frame specified in this agreement, the grantee must notify the department in writing in a timely manner and no later than one month after the 12 month deadline for failing to commence construction, the 36 month deadline for failing to complete construction, and prior to the expiration date of this agreement for failing to submit the final reporting requirements. The notification must describe the cause of the delay, measures taken by the grantee to resolve the delay, and a revised timeline for completing the requirements. If the director determines that the grantee has demonstrated good cause for the delay, the department in its sole discretion may agree to an extended deadline. If the director determines that the grantee has not demonstrated good cause for the delay, the department may terminate the performance agreement and recover any Grant Monies released to the applicant.

13. Termination.

- a. **Termination for Convenience.** Either party may terminate this Agreement at any time prior to the expiration date of this Agreement upon 15 days of written notice to the other party. Upon termination under this Section 13.a by Grantee, Grantee shall repay Agency all amounts disbursed by Agency to Grantee under this Agreement. Upon termination by Agency, Agency will not be obligated to make payments for any work not completed by Grantee as of the date of the Notice of Termination.
- b. **Agency Termination.** Agency may terminate this Agreement:
 - 1. Immediately upon written notice to Grantee, if Agency does not obtain sufficient funding and expenditure authorizations to allow Agency to meet its payment obligations under this Agreement.
 - 2. Immediately one month after the first anniversary of the Effective Date of this Agreement if construction of the Project has not begun on or before the first anniversary of the Effective Date,

or a notification of delay has not been received one month after the first anniversary. For purposes of this requirement, construction begins when physical assembly of the Project or its supporting infrastructure at the Project's location begins.

3. Immediately upon written notice to Grantee if state or federal laws, regulations, or guidelines are modified, changed or interpreted in such a way that Agency does not have the authority to provide Grant Monies for the Project or no longer has the authority to provide the Grant Monies from the funding source it had planned to use.

14. General Provisions.

- a. **Indemnification.** Grantee shall indemnify, defend (subject to ORS chapter 180), and hold harmless the State of Oregon and Agency and their officers, employees, and agents from all claims, suits, actions, losses, damages, liabilities, costs and expenses of any nature, resulting from, arising out of or relating to the activities of the Grantee or Grantee's officers, employees, sub-contractors, or agents under this Agreement.
- b. **Amendments.** This Agreement may be amended only by a written instrument signed by both parties. Any such amendment is effective only when fully executed and approved as required by applicable law. Requests for amendments must follow the process outlined in [OAR 330-250-0140](#).
- c. **Participation in Similar Activities.** This Agreement in no way restricts Grantee or Agency from participating in similar activities with other public or private agencies, organizations, or individuals, except that Grant Monies may not exceed 100 percent of the Project Costs, when combined with other incentives or grants available to Grantee.
- d. **No Third Party Beneficiaries.** The State of Oregon and Grantee are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide any benefit or right, whether directly or indirectly, to a third person unless such a third person is individually identified by name herein and expressly described as an intended beneficiary of the terms of this Agreement.
- e. **Notices.** Except as otherwise expressly provided in this Agreement, any notice to be given hereunder to a party shall be given in writing by personal delivery, facsimile, email, or mailing the same, postage prepaid, to that party's Agreement Administrator at the address or number set forth on page 1 of this Agreement. Any communication or notice so addressed and mailed shall be effective 5 days after mailing. Any notice delivered by facsimile shall be effective on the day the transmitting machine generates a receipt of the successful transmission, if transmission was during normal business hours of the recipient, or on the next business day, if transmission was outside normal business hours of the recipient. Any notice given by email shall be effective upon the sender's receipt of confirmation generated by the recipient's email system that the notice has been received by the recipient's email system. Any notice given by personal delivery shall be effective when actually delivered.

Either party may designate a different Agreement Administrator or change the contact information given herein by providing notice in the manner provided in this section and such change shall be effective without need for amendment under Section 14.b.

- f. **Governing Law, Consent to Jurisdiction.** This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively, "Claim") between Agency (and any other agency or department of the State of Oregon) and Grantee that arises from or relates to this Agreement shall

be brought and conducted solely and exclusively within the Circuit Court of Marion County in the State of Oregon. In no event shall this section be construed as a waiver by the State of Oregon of any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the eleventh amendment to the Constitution of the United States or otherwise, from any Claim or from the jurisdiction of any court. Grantee hereby consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum. If a Claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon.

- g. Compliance with Law.** Grantee shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to the Agreement or to the implementation of the Project. All employers, including Grantee, that employ subject workers who provide services in the State of Oregon shall comply with ORS 656.017 and provide the required Workers' Compensation coverage, unless such employers are exempt under ORS 656.126(2). Grantee shall require each of its subcontractors, if any, to comply with, and shall ensure that each of its subcontractors, if any complies with, these requirements.
- h. Public Records.** Grantee acknowledges that all information and records submitted to Agency are subject to the Oregon Public Records Law, ORS 192.311 to 192.478. If Grantee believes that any information or records it submits to Agency contain trade secrets, as defined by ORS 192.345(2), or are otherwise exempt from disclosure under the Oregon Public Records Law, Grantee must identify such information or records with particularity and describe the bases for Grantee's belief that the information or records are exempt from disclosure.

Funding from the State of Oregon through this Agreement may be reported on Oregon Transparency, a state agency tool available for Oregonians to learn about how state government works, taxes are used, and more. The information on this website is provided to users for general knowledge and information. It excludes data and information that is confidential, protected, or private under state and federal laws, and is unaudited.

i. Oregon False Claims Act.

- 1.** Grantee acknowledges that the Oregon False Claims Act, ORS 180.750 to 180.785, applies to any action or conduct by the Grantee pertaining to this Agreement that constitutes a "claim" (as defined by ORS 180.750 (1)). By its execution of this Agreement, the Grantee certifies the truthfulness, completeness, and accuracy of any statement or claim it has made, it makes, it may make, or causes to be made that pertains to this Agreement or the System for which the Agreement work is being performed. In addition to other penalties that may be applicable, Grantee further acknowledges that if it makes, or causes to be made, a false claim or performs a prohibited act under the Oregon False Claims Act, the Oregon Attorney General may enforce the liabilities and penalties provided by the Oregon False Claims Act against Grantee. Nothing in this section or this Agreement may be construed as limiting or derogating from any authority granted the Oregon Attorney General under 180.750 to 180.785.
- 2.** Grantee shall immediately report in writing, to the Agency, any credible evidence that a principal, employee, agent, or subcontractor of the Grantee, or any sub-grantee or other person, has made a false claim or committed a prohibited act under the Oregon False Claims Act, or has committed a criminal or civil violation of laws pertaining to fraud, bribery, gratuity, conflict of interest, or similar misconduct in connection with this Agreement or moneys paid by the Agency under this Agreement.

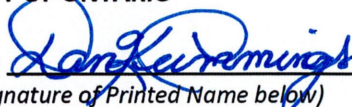
3. Grantee must include subsections (i) through (ii) of this section in each subcontract or sub grant the Grantee may award in connection with the performance of this Agreement. In doing so, the Grantee may not modify the terms of those subsections, except to identify the subcontractors or sub grantee that will be subject to those provisions.
- j. **Sensitive Information.** Except for information that is already a matter of public record, Grantee shall not publish or otherwise disclose, except to Agency or as otherwise required by law, any information or data obtained hereunder from private individuals, organizations, or public agencies in a publication wherein the information or data furnished by or about any particular person or establishment can be identified, except with the written consent of such person or establishment. Unless otherwise required by law, information concerning the business of Agency, its financial affairs, and its relations with its clients and employees, as well as any other information that may be specifically classified as confidential by Agency, shall be kept confidential. Grantee shall instruct its employees and subcontractors to keep such information confidential by using the same care and discretion that they use with similar information that the Grantee designates as confidential.
 - k. **Severability.** If any term or provision of this Agreement is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular term or provision held to be invalid.
 - l. **Assignment of Agreement, Successors in Interest.** . Grantee shall not assign or transfer any interest in this Agreement without the prior written approval of Agency. Any such assignment or transfer, if approved, is subject to such conditions and provisions, as Agency may deem necessary, including without limitation that Agency shall have reasonable access to the records and facilities of the assignee or transferee to the same extent as to the records and facilities of Grantee as described in Sections 8 and 11 hereof. No approval by Agency of any assignment or transfer shall be deemed to create any obligation of Agency in addition to those set forth in this Agreement nor will Agency's approval of an assignment or transfer relieve Grantee of any of its duties or obligations under this Agreement.
 - m. **Headings.** The headings and captions to sections of this Agreement have been inserted for identification and reference purposes only and shall not be used to construe the meaning of or to interpret this Agreement.
 - n. **Construction.** The parties agree and acknowledge that the rule of construction that ambiguities in a written agreement are to be construed against the party preparing or drafting the agreement shall not be applicable to the interpretation of this Agreement.
 - o. **Independent Contractors.** The parties agree and acknowledge that their relationship is that of independent contracting parties and that Grantee is not an officer, employee, or agent of the State of Oregon as those terms are used in ORS 30.265 or otherwise.
 - p. **Force Majeure.** Neither Agency nor Grantee shall be held responsible for delay or default caused by fire, civil unrest, natural causes or war which is beyond, respectively, the Agency's or Grantee's reasonable control. Each party shall, however, make all reasonable efforts to remove or eliminate such cause of delay or default and shall, upon the cessation of the cause, diligently pursue performance of its obligations under this Agreement.

- q. Integration and Waiver.** This Agreement, including all Exhibits, constitutes the entire agreement between the parties on the subject matter hereof. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement. The delay or failure of either party to enforce any provision of this Agreement shall not constitute a waiver by that party of that or any other provision.
- r. Survival.** All provisions of this Agreement set forth in the following sections shall survive termination of this Agreement: Sections 6.c, 11, 14.a, and any other provisions that by their terms are intended to survive termination of this Agreement.

Signatures on following page.

THE PARTIES, by execution of this Agreement of their authorized representatives, hereby acknowledge that they have read this Agreement, understand it, and agree to be bound by its terms and conditions.

CITY OF ONTARIO

By: 
 (Signature of Printed Name below)

Dan K. Cummings
 Printed Name

City Manager
 Title

May 11, 2023
 Date

OREGON DEPARTMENT OF ENERGY

By: Danae Hammitt
Danae Hammitt (May 16, 2023 14:26 PDT)
 Danae Hammitt, Designated Procurement Officer Date

Michael Williams
Michael Williams (May 16, 2023 14:32 PDT)
 Michael Williams, Assistant Director Date

Janine Benner
Janine Benner (May 16, 2023 14:39 PDT)
 Janine Benner, Director Date

Approved for Legal Sufficiency in accordance with ORS 291.047

Per email from Patrick Rowe dated 4/11/23
 Assistant Attorney General

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EXHIBIT A – PROJECT DESCRIPTION**Project Data**

Application ID	CG-01-049
Contact Name	Dan Cummings
Organization Name	City of Ontario
Organization Type	City
Project Type	Construction OA #22-004
ODOE PA Number	#22-039

Project Scope Baseline

Project Address:	1020 NW 30th St, Ontario OR 97914
Geo Coordinates [Lat/Long]	44.018626329613426, -117.00428379233406 (approx.)

Project Partners (List all)	Fleet Development LLC Verde Light Community Solar LLC Trinity Development Alliance Inc
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Project Details

Nameplate Capacity (kW)	2940
System Technologies	Solar PV
Resource availability	7,786,367 - 7,856,725 kWh/year (PVWatts & Helioscope)
Generating hours	4673
Estimated Electrical Production (kWh/yr)	7,786,367 - 7,856,725
Operational Use	

Project Major Components

Type	Make	Model	Quantity
Solar PV module	Yingli	YL450DF72 bifacial	9600
Racking/Tracker	OMCO	Origin Tracker	
Inverters	Yaskawa	Solectria XGI 1500-250 string inverters	12

Project Schedule Baseline

Project Start	10/01/2022
Anticipated Project Completion: System Operational	07/01/2023

* **Reference:** [OAR 330-250-0130 \(2\)\(6\)\(b\)\(f\)](#)

Project Budget Baseline

Project Costs	
Total Project Cost	\$7,615,609
Total Grants/Incentives/Other Funding	\$6,715,609
Projected ODOE Grant Awarded	\$900,000
Total Funding	\$7,615,609

* **Reference:** [OAR 330-250-0100 \(1\)\(a-f\)](#) & [OAR 330-250-0130 \(6\)\(b\)](#)

Program Equity Priorities & Project Benefits

Information contained below taken from Grantee's application.

Involvement of and leadership by members of Environmental Justice communities	X
Located in an Environmental Justice community	X
Project will serve one or more Environmental Justice communities	X
Project policy for using DBEs, Emerging SMB &/or Minority-Veteran Owned Businesses	
Project includes community outreach and stakeholder partnerships	X
Project includes an Equity Framework	
Project provides direct energy cost savings to local families and small businesses	X
Project will increase Economic Development	X
Project will create jobs	X
Project include Inclusive Hiring and Promotion policies	

* **Reference:** [OAR 330-250-0130 \(2\)\(6\)\(j\)](#)

Notes and Definitions:

EXHIBIT C – REPORTING FORMS

Quarterly Report Form

Application ID: CG-01-049

Organization Name: CITY OF ONTARIO

ODOE PA Number: # 22-039

Quarterly Report

Reviewed Project Data: Yes? No?

Reviewed Project Scope Baseline: Yes? No?

Reviewed Schedule Baseline: Yes? No?

Reviewed Budget Baseline: Yes? No?

Scope Status: Remains same/Changed

If changed, provide details:

Schedule Status: On time/Not on time

If not on time, provide information:

Has construction started as specified in the performance agreement: Yes/No

If construction has started, provide construction start date:

Has construction been completed: Yes/No

If construction has completed, provide construction completion date:

Budget Status: Under budget/over budget

If not under budget, provide information:

Comments:

Final Report Form

Application ID: CG-01-049

Organization Name: CITY OF ONTARIO

ODOE PA Number: # 22-039

Final Report

1. Was the project completed as specified in the performance agreement? Y/N
2. If project has completed, provide project completion date:

Please upload the following documentation:

- CPA verification letter, if the total Project Costs are \$50,000 or more.
- If a description of how disadvantaged business enterprises, emerging small businesses, or businesses that are owned by minorities, women, or disabled veterans would be involved in the Project was provided in the application, Grantee must provide proof of their involvement or a statement of why they were not involved.
- If they pay property taxes, proof that Grantee or owner of the Project's location, if other than Grantee, is current on the property taxes for the Project's location.

Financial Summary

The Grant amount is initially calculated based on Grantee's estimate of the total Project Costs. Agency will withhold the final payment of the estimated grant funds, up to 100 percent, until submission of the Final Report. Upon receipt of the Final Report, Agency will recalculate the Grant amount using actual Project Costs, and Agency's disbursement of the Grant Monies may be reduced as a result. So that Agency may calculate the disbursement, provide the following information:

Actual Total Project Cost:

\$ _____

(replaces the "Estimated Project Cost" from Grantee's application)

Other Government Incentives & Grants Available:

\$ _____

(directly related to the Project; not including this Grant; identify source(s) and amount(s))

Prepared By: Name, Title

Date Prepared: MM/DD/YYYY

Annual Report Form

Application ID: CG-01-049

Organization Name: CITY OF ONTARIO

ODOE PA Number: # 22-039

Annual Report

1. Please provide information on the type and number of jobs associated with the project in the past year.
2. State the quantity of energy produced in the past year in kWh.

EXHIBIT D

Financial Reporting Guidance

Promptly following commencement of operation of the Project, the Grantee must submit an account of total Project Costs that identifies all funding sources and includes all receipts, paid invoices, cancelled checks (if applicable), and bank loan or promissory note documentation. If they pay property taxes, Grantee must also provide proof that Grantee or owner of the Project's location, if other than Grantee, is current on the property taxes for the Project's location. If the total Project Costs are \$50,000 or more, Grantee must include an independent Certified Public Accountant's attestation to the validity and accuracy of the account. The following guidance is intended to help Grantee comply with these requirements.

A. Total Project Costs (Grantee should provide this guidance to the Certified Public Accountant responsible for verifying cost and payments.)

"Project cost" means the actual cost of the acquisition, construction and installation of a renewable energy system incurred by an applicant, before considering utility incentives.

To verify the total Project Costs that received a Community Renewable Energy Program (CREP) grant from the Oregon Department of Energy, you must be a Certified Public Accountant with a current license who is **NOT** an employee or affiliate of the Grantee or any partner listed on the application.

Obtain the following documents to complete your verification:

- A copy of the Grantee's Performance Agreement (the Project must comply with all conditions of the Performance Agreement).
- All receipts, paid invoices, cancelled checks (if applicable), and bank loan or promissory note documentation that pertains to the Project.
- A copy of the applicable Oregon Administrative Rules (OAR). The permanent rules related to Community Renewable Energy Program grants can be found here:
<https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=6901>

Verify and document the following information:

- The actual total Project Costs (regardless of whether the costs are eligible to be covered by the Community Renewable Energy Project Grant Program).
- The actual total **eligible** Project Costs. These are the costs that concur with the "Project Description" in the Performance Agreement and that are eligible costs according to [OAR 330-250-0100](#).
- The total amount of the payments made by the Grantee or Grantee's partners for the Project.
- An itemization of all financial incentives and grants received for the Project by the Grantee or any affiliate (e.g., utility incentives, Energy Trust of Oregon incentives, federal tax credits, grants, etc.).
- The Project's completion date. This is the date on which the Project became operational.
- The date the Project was paid in full (paid outright or loan contracts were fully executed).

B. Property Tax Status. If they pay property taxes, provide proof that the Grantee or owner of the Project location, if other than the Grantee, are current on their property taxes for the Project's location. This can be provided in the form of a receipt or statement indicating no balance is due.

22-039 CREP PA City of Ontario (CG-01-049)_CITY Executed

Final Audit Report

2023-05-16

Created:	2023-05-16
By:	ODOE Contracts (ODOE.Contracts@energy.oregon.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-ZSXG6sNnpqkJoPBQT-JAXmzZX9uHbQ3

"22-039 CREP PA City of Ontario (CG-01-049)_CITY Executed" History

-  Document created by ODOE Contracts (ODOE.Contracts@energy.oregon.gov)
2023-05-16 - 7:02:12 PM GMT- IP address: 192.95.68.68
-  Document emailed to danae.hammitt@energy.oregon.gov for signature
2023-05-16 - 7:03:40 PM GMT
-  Email viewed by danae.hammitt@energy.oregon.gov
2023-05-16 - 9:25:46 PM GMT- IP address: 104.47.64.254
-  Signer danae.hammitt@energy.oregon.gov entered name at signing as Danae Hammitt
2023-05-16 - 9:26:14 PM GMT- IP address: 159.121.113.162
-  Document e-signed by Danae Hammitt (danae.hammitt@energy.oregon.gov)
Signature Date: 2023-05-16 - 9:26:16 PM GMT - Time Source: server- IP address: 159.121.113.162
-  Document emailed to michael.a.williams@energy.oregon.gov for signature
2023-05-16 - 9:26:18 PM GMT
-  Email viewed by michael.a.williams@energy.oregon.gov
2023-05-16 - 9:30:32 PM GMT- IP address: 104.47.65.254
-  Signer michael.a.williams@energy.oregon.gov entered name at signing as Michael Williams
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-  Document e-signed by Michael Williams (michael.a.williams@energy.oregon.gov)
Signature Date: 2023-05-16 - 9:32:13 PM GMT - Time Source: server- IP address: 159.121.113.162
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2023-05-16 - 9:38:17 PM GMT- IP address: 104.47.64.254

 Signer janine.benner@energy.oregon.gov entered name at signing as Janine Benner

2023-05-16 - 9:39:16 PM GMT- IP address: 76.115.148.28

 Document e-signed by Janine Benner (janine.benner@energy.oregon.gov)

Signature Date: 2023-05-16 - 9:39:18 PM GMT - Time Source: server- IP address: 76.115.148.28

 Agreement completed.

2023-05-16 - 9:39:18 PM GMT

**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT REVENUE
FOR THE PERIOD ENDED
APRIL 30, 2023**

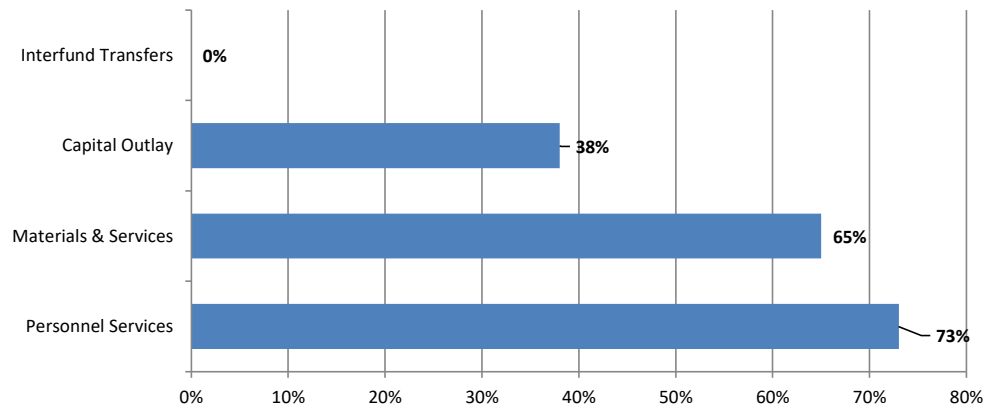
DEPARTMENT	BUDGET	ACTUAL	% REALIZED	COMMENTS
GENERAL FUND BEGINNING FUND BALANCE	3,860,050	3,860,050	100.0%	
Parks	2,000	620	31.0%	
Parks & Recreation	2,000	620	31.0%	
Fire	269,572	204,121	75.7%	
Code Enforcement	45,300	7,805	17.2%	
Police	199,850	125,907	63.0%	
Dispensary Business License	111,600	74,400	66.7%	
Public Safety Total	626,322	412,232	65.8%	
Interest	24,500	110,997	453.0%	
State Revenue Sharing	154,031	86,943	56.4%	
Administrative Services	497,148	414,290	83.3%	
Other General Revenues	8,485	38,820	457.5%	
Donations	-	-	#DIV/0!	
Property Taxes	4,242,967	4,048,338	95.4%	
Alcohol Bvg License & Fee	226,233	158,543	70.1%	
Cigarette tax	8,862	6,670	75.3%	
Marijuana tax	3,500,000	1,451,987	41.5%	
Franchise Fees	1,608,362	1,423,463	88.5%	
Cemetery	55,000	20,250	36.8%	
General Government Total	10,325,588	7,760,302	75.2%	
Planning & Zoning	4,000	3,897	97.4%	
Community development	4,000	3,897	97.4%	
GENERAL FUND REVENUE TOTALS	\$ 10,957,910	\$ 8,177,051	74.6%	
YTD CURRENT YEAR PROFIT(LOSS)				\$ 1,242,622
YTD BUDGET BENCHMARK			83.3%	 -8.7%

CITY OF ONTARIO
GENERAL FUND - DEPARTMENT EXPENDITURES
FOR THE PERIOD ENDED
APRIL 30, 2023

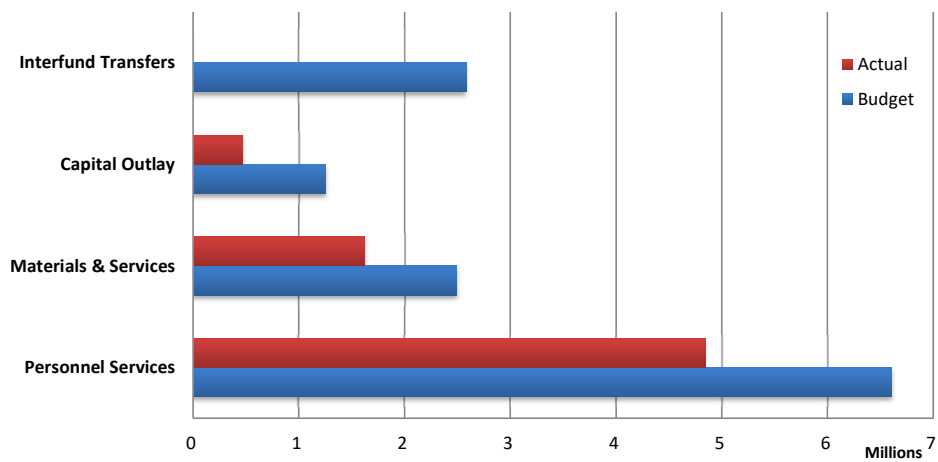
DEPARTMENT	BUDGET	ACTUAL	% EXPENDED	COMMENTS
Parks	532,383	239,648	45.0%	
Parks & Recreation	532,383	239,648	45.0%	
Fire	2,026,801	1,496,769	73.8%	
Code Enforcement	150,577	39,945	26.5%	
Police	4,635,316	3,444,935	74.3%	
Police reserves	3,275	-	0.0%	
Public Safety Total	6,815,969	4,981,648	73.1%	
Administration	532,881	393,463	73.8%	
City Council	34,461	18,288	53.1%	
Business Registration	1,100	514	46.8%	
Cemetery	224,078	153,126	68.3%	
Finance	259,476	193,817	74.7%	
Technology	236,699	142,811	60.3%	
General Government Total	1,288,695	902,018	70.0%	
Community development	214,474	69,273	32.3%	
Community Development	214,474	69,273	32.3%	
Administrative Overhead	1,054,562	689,698	65.4%	
Non-Departmental Contributions	469,269	52,145	11.1%	
Other Total	1,523,831	741,842	48.7%	
Operating Transfers Out	2,554,171	-	0.0%	
GENERAL FUND TOTALS	\$ 12,929,523	\$ 6,934,429	53.6%	
YTD BUDGET BENCHMARK			83.3%	 29.7%

**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT EXPENDITURES
FOR THE PERIOD ENDED
APRIL 30, 2023**

% Expended by Category



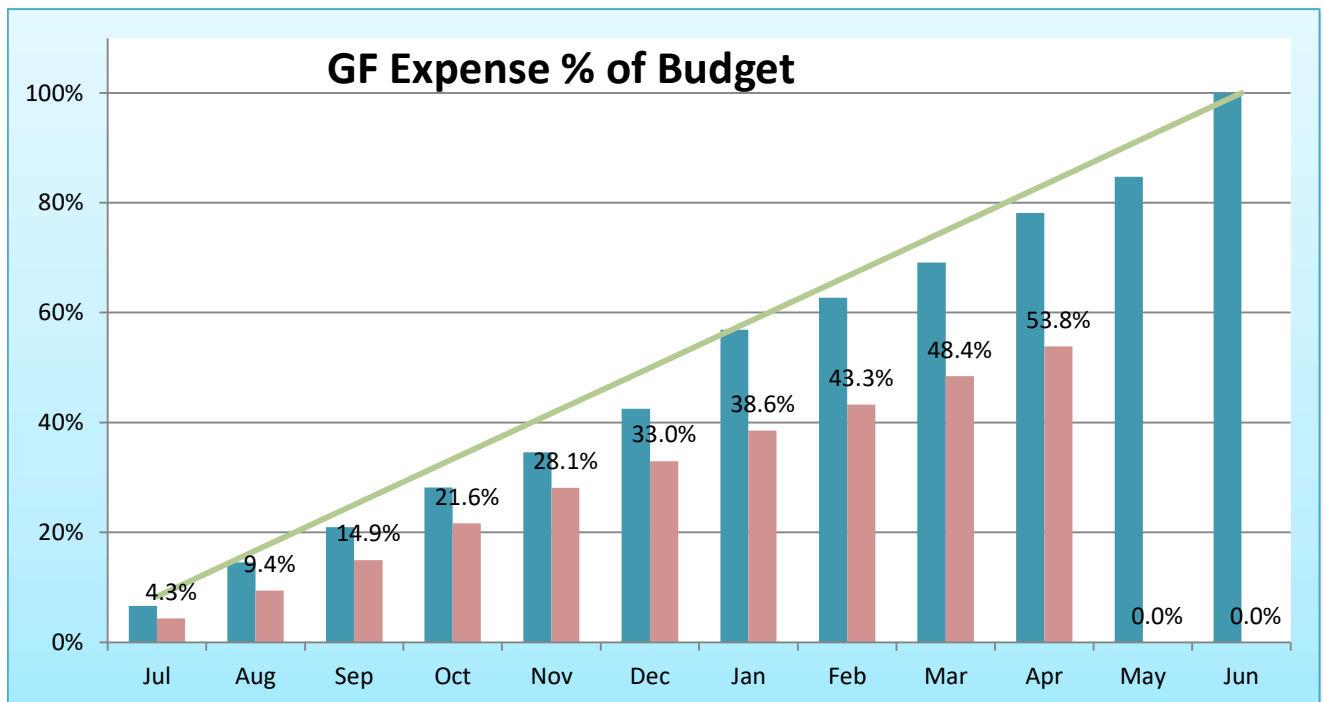
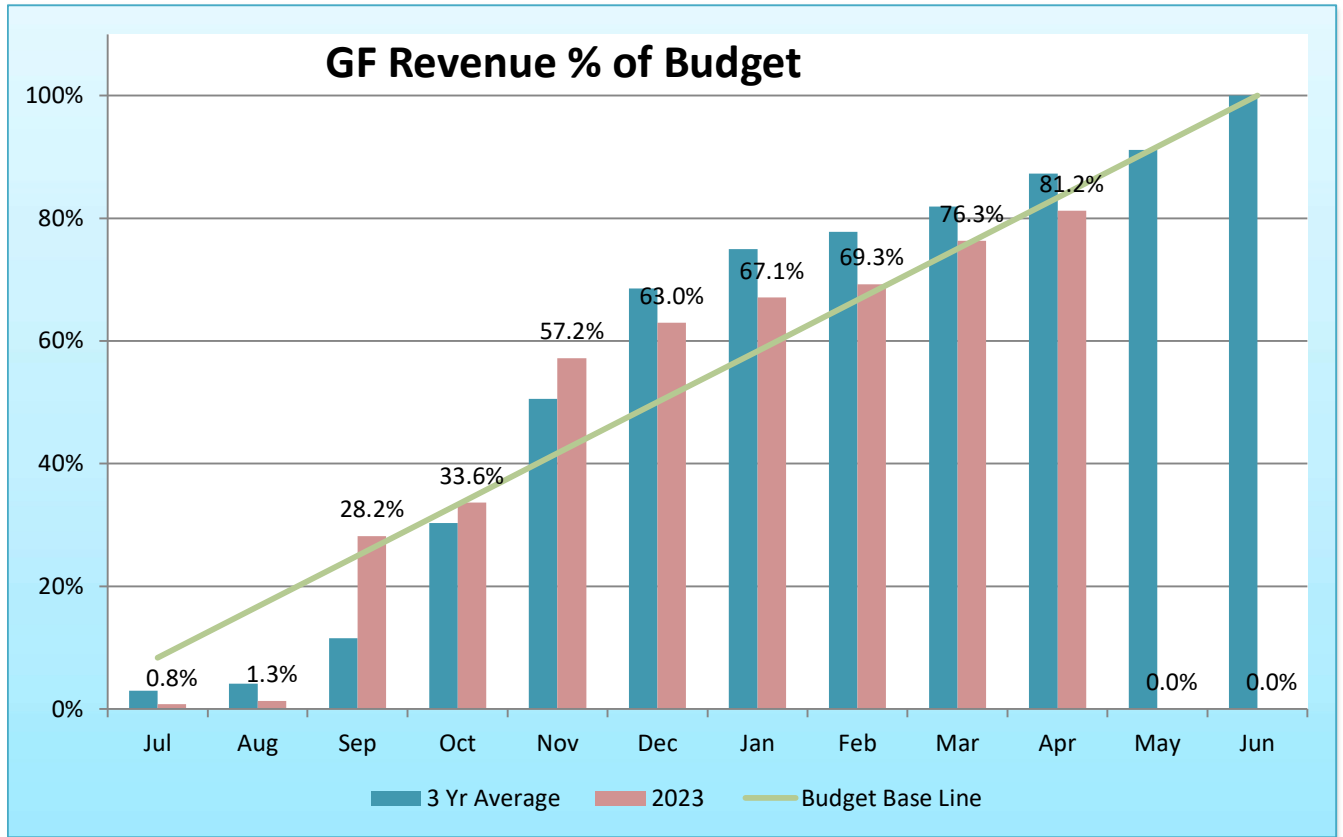
Budget to Actual by Category



**CITY OF ONTARIO
GENERAL FUND - LEGAL SERVICES
AS OF MAY 19, 2023**

LEGAL EXPENSES	
JULY	\$ 3,021
AUGUST	17,768
SEPTEMBER	26,599
OCTOBER	20,800
NOVEMBER	13,462
DECEMBER	15,389
JANUARY	24,493
FEBRUARY	21,250
MARCH	23,825
APRIL	17,133
MAY	
JUNE	
TOTAL	<u>\$ 183,738</u>
BUDGETED AMOUNT	\$ 80,000
(OVER) UNDER BUDGET AMOUNT	<u>\$(103,738)</u>

**CITY OF ONTARIO
GENERAL FUND
FOR THE PERIOD ENDED
APRIL 30, 2023**



**CITY OF ONTARIO
OTHER FUNDS - EXPENDITURES
FOR THE PERIOD ENDED
APRIL 30, 2023**

DEPARTMENT/FUND	REVENUES				EXPENDITURES		
	BUDGET	ACTUAL	% REALIZED		BUDGET	ACTUAL	% EXPENDED
002 Marijuana Enforcement Fund	25,600	27,137	106.0%		25,600	13,472	52.6%
010 Grant Fund	2,894,741	3,079,408	106.4%		2,894,741	1,058,245	36.6%
027 Building Fund	688,073	839,537	122.0%		229,947	185,582	80.7%
030 Capital Projects Fund	4,963,274	5,688,115	114.6%		3,170,438	1,106,799	34.9%
031 SDC Fund	794,798	874,147	110.0%		794,798	-	0.0%
045 Street Fund	5,780,664	1,625,953	28.1%		5,780,664	1,966,396	34.0%
050 Trust Funds	845,542	926,157	109.5%		845,542	427,511	50.6%
055 Reserve Funds	5,210,470	4,552,528	87.4%		4,101,462	2,417,043	58.9%
060 Revolving Loan Fund	449,164	274,456	61.1%		449,164	100,000	22.3%
105 Water Fund	5,368,979	5,757,863	107.2%		4,626,458	2,894,787	62.6%
110 Sewer Fund	5,561,514	6,510,062	117.1%		4,546,046	3,892,907	85.6%
115 Storm Sewer Fund	463,840	488,430	105.3%		170,225	103,790	61.0%
120 Airport Fund	958,329	256,662	26.8%		958,329	257,286	26.8%
125 Aquatic Fund	1,029	-	0.0%		1,029	-	0.0%

Comments:

YTD BUDGET BENCHMARK

83.3%



Ontario Airport

Semi-Annual Update (April 2023)



Agenda



- Past
- Present
- Future
- Questions





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Past

Pavement Rehab Project

- 95% complete
- Painting to be completed Spring/Summer 2023



Beacon Replacement

- Installation Complete
- Replacement eye sensor Installed
- Great working order



Master Plan

- Airport Master Plan complete
- ALP complete
- DEQ Hazardous Waste requirements 95% complete
 - Rubbish and Recycling
 - SWPPP - FBO & BLM
 - Spill Prevention and Control Guidance – KONO (Jan 2018)



Hangar Construction Update

- Penn Hangar recommenced construction





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Present

East Side Development



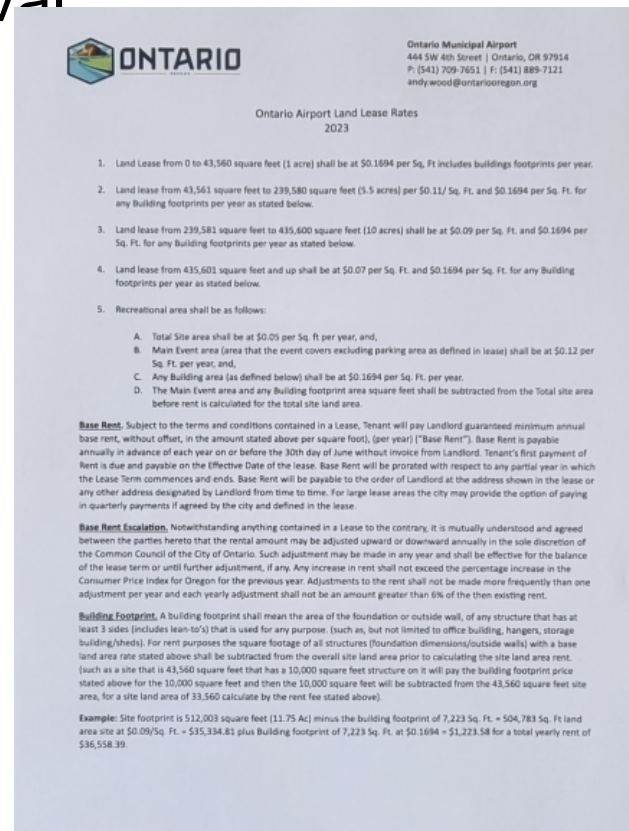
- BLM Aviation Base SOW is with BLM
- Apron & Taxiway Expansion Design Fees approved by FAA



Airport Land Lease Changes



- New Land Lease Rates
 - Approved by Airport Committee
 - Awaiting City Council Approval



Airport Grounds Control

- Schnieder's Mowing Contract concludes June 30, 2023
- Jacob's Ground Contract commences July 1, 2023
- Blue Ground NW sterilant Contract is under Jacob's
- Fish & Wildlife remove all rodents and pests from airport premise May 14, 2023



Safety Changes

- 33rd Street Gate - Restricted access to fuel tanker and emergency services
 - To eliminate the hazards while refueling aircraft and minimize aircraft damage
- All other hangar access is from 4th Street and Airport Way
 - Decathlon North & north facing hangars doors access from 4th St.
 - Decathlon South & south facing hangar doors access from Airport Way.



Hangar Lease Inquiries

- 8 Inquiries from December 1, 2022, to April 10, 2023,
 - 7 of 8 inquiries referred to Greg Guymon
 - No successful occupancy through Greg Guymon
 - Two for existing corporate hangars, no corporate hangars available





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Future

Airport Development

- East Side Development
 - BLM SEAT Base
 - Apron and Taxiway Expansion
 - Future Hangars both corporate and private



Airport Development

- West Side Development
 - Multiple Government agency utilizing old West Crosswinds Runway
 - 10-year plan



Verkada Surveillance Camera



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- 3 additional surveillance cameras around east side near Airport Way



F4 Display

- Grant funded through the V&C Board



Future Airport Fly-in & Airshows

- Near-future Event: Speedboat and Fly-in combined
- New Community Event Planning Team
 - Representatives to coordinate community events planning team
 - Austin Shaw – Silverhawk – korsenterprise@gmail.com 208-582-0821
 - Ronda Gibbons - ontariospeedway@gmail.com 208-800-2036
 - Mayor Debbie Folden – deborah.folden@ontariooregon.org 541-823-2366
 - Dan Beaubien – danbeaub@gmail.com 208-739-1165
 - Trisha Seese – tseese@sslifehealth.com 541-709-3088
 - Robbin McKay – cyaholdings21@gmail.com mobile # **Next meeting venue**
 - Andy Wood – andy.wood@ontariooregon.org 541-709-7651





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Questions



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Public Works Department

QUARTERLY PRESENTATION JANUARY – MARCH 2023

Engineering Development Review & Special Projects



- 11 Right of Way permits issued
- 7 PDAC meetings held
- 1 address changes or additions
- Multiple plan reviews
- Water Treatment Plant expansion
- Safe Routes to School
- SE 5th Ave Pedestrian Improvement Project
- Flocculation basin inspection and design
- Annual Cross Connection report



Engineering Development Review & Special Projects



- Tapadera Lift Station construction
- Sidewalk grant program



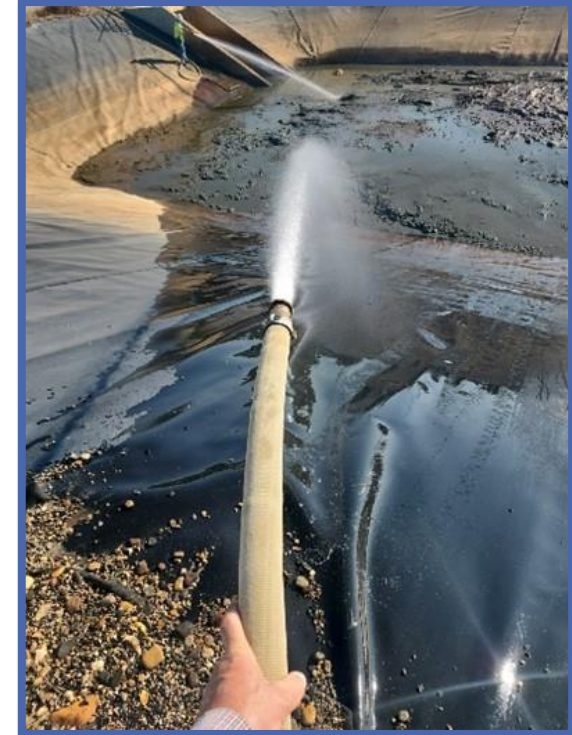
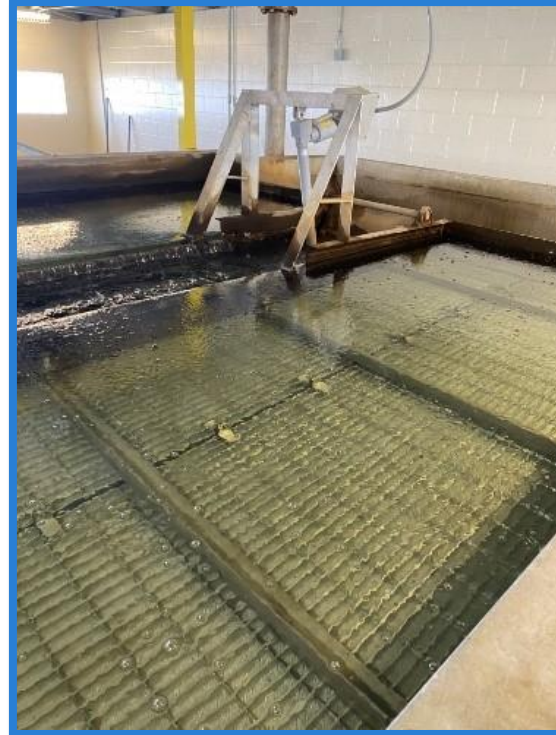
Water Treatment Plant



- Replaced the filter media in WesTech # 2
- Cleaned out the lined settling basins
- New grating for WesTech #2, saved \$40K building them inhouse



Water Treatment Plant



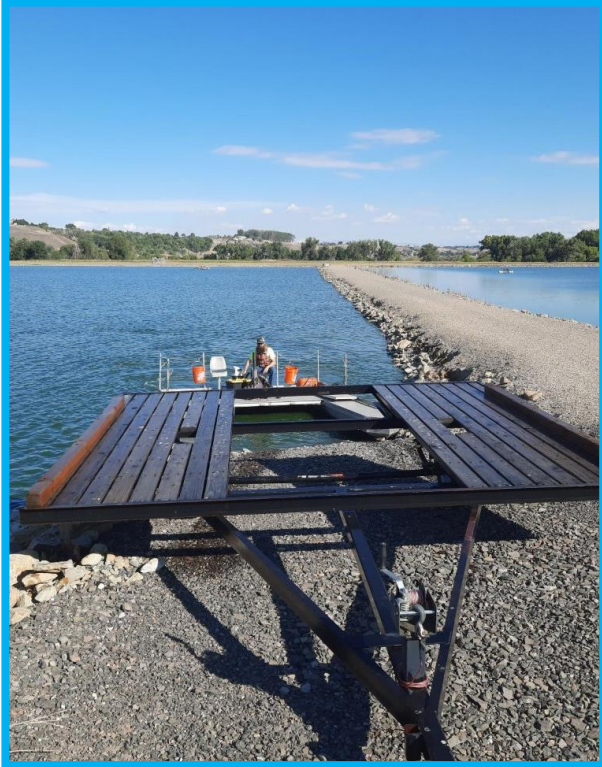
Wastewater Treatment Plant



- Replaced a 12"x 6" Tee on the 12" irrigation mainline on the north side of the Malheur River
- Aerator maintenance
- DEQ NPDES Permit application coordination
- Annual Recycled Water, Bio-Solids, I&I reports submitted to DEQ



Wastewater Treatment Plant



Buildings, Parks & Cemeteries



- 8 funerals at Evergreen Cemetery
- Tree Trimming in all Parks
- Inspected and serviced all mowers, trimmer and equipment
- Snow and ice removal on sidewalks and TVCC trail



Building, Parks & Cemeteries



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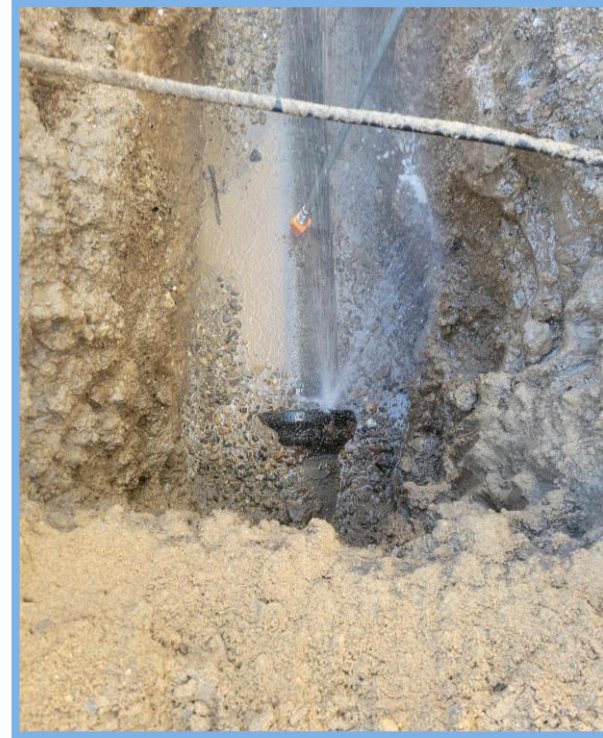
Field Services



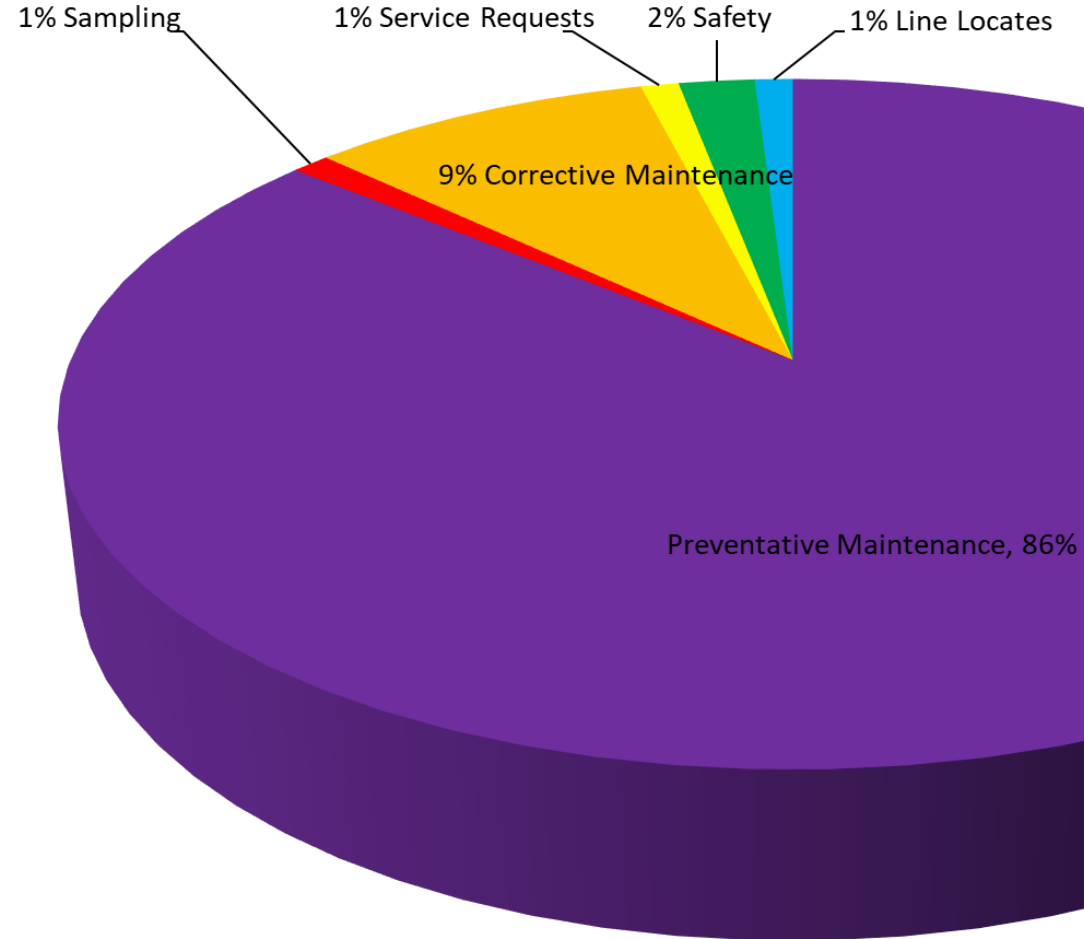
- Installed 24 new water services
- Replaced 90 water meters that failed
- 209 utility locates completed
- Completed cleaning the entire sanitary sewer system with CCTV inspection
- Traffic control for special events downtown
- Primary and secondary routes swept
- Snow and Ice control
- Installed new LED crosswalk signs near Alameda School



Field Services: Streets & Collection/Distribution



Department Summary





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Questions?



TATER TOTS TRAIL AD HOC COMMITTEE MINUTES

March 8, 2023

The scheduled meeting of the Tater Tots Trail Ad Hoc Committee was called to order at 6:00 p.m. in the City Council Chambers. Committee members present were Andrew Maeda, Antonio Sunseri, John Breidenbach, John Kirby, Timothy Davis, Bruce Hunter, and Barbara Wilson.

Staff and presenters present: Dan Cummings, City Manager; Corinna Hysell, Assistant to City Manager, and Alexandra Stone, National Park Service, RTCA Program.

Pledge of Allegiance.

Bruce Hunter moved, Timothy Davis seconded to adopt the agenda as amended. Motion passes 7-0-0.

Bruce Hunter moved, Barbara Wilson seconded to approve the February 22, 2023, Tater Tots Trail Ad Hoc Minutes. Motion passes 7-0-0.

OLD BUSINESS

Flyer - Barbara Wilson needs logos and will email the draft flyer to the committee. Andrew volunteered to help with the flyer.

Survey – Antonio reported that there have been approximately 100 responses to the survey, available to the public in a link on the City's website and Facebook page. There was discussion about the survey, including a concern there will be low response from seniors and others not comfortable with digital forms. The committee would like to have printed surveys to distribute and encourage broader participation. Corinna Hysell will let the committee know when the surveys are available for pick up.

NEW BUSINESS

Charrette Volunteer Packet – working towards the 3/27 production deadline, the committee went over the Table of Contents and took assignments:

- Andrew Maeda will prepare the "Thank You" page in front of the Charrette Agenda (also to be printed as a poster at the charrette)
- Alexandra Stone will refine the draft 1-1/2-day Agenda and bring it back for final comment.
- Alexandra Stone will prepare the Charrette Primer (goals, design scope and assignments)
- Timothy Davis and Barbara Wilson will work on the Background and local history section.
- Andrew Maeda will work on the Demographics and Community Health Profile.
- Orientation Tour Guide
 - Andrew Maeda and John Breidenbach will help with the planning (route, schedule of stops/sights) but not the actual tour as they have another engagement.
 - We need a person to be the central contact for the tour.
 - Andrew Maeda will be able to get the Recreation District's bus and sound system for the orientation tour.

- Dan Cummings will work on getting the maps (from planning documents, inventory of regional recreation resources, and regional/bi-state trail network [existing and proposed])
- Dan Cummings will collect the appropriate excerpts from related local and regional planning documents.
- Barbara Wilson is working on the project brochure.
- Alexandra Stone will provide a brochure about the NPS-ASLA Partnership

Charrette Roster - The committee went over the draft Roster and confirmed the 3 teams (Close to Home Nature [State Park]; Agriculture/Industry [Tater Tots]) Urban/Family-friendly [most highly developed recreation, Gateway to Oregon]). The committee recognized that with the charrette only 5-1/2 weeks away, there is urgency to identify and invite local experts and stakeholders to serve on each of the 3 teams; all volunteering is asked to commit to the full 1-1/2-day workshop. Committee members and Dan Cummings suggested good candidates and will reach out to them and report back.

Agenda - The committee talked through the draft Agenda for the 1-1/2-day workshop, reviewing plans to hold the charrette at the Four Rivers Cultural Center, food/refreshments arranged with the on-site caterer, gear volunteers need to bring, etc.

COMMENTS FROM COMMITTEE MEMBERS

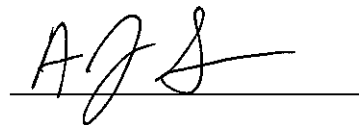
John Breidenbach said that he would like to have someone speak at the Chamber lunch on March 27, 2023, about the Charrette.

Timothy Davis stated that he feels that it may be hard to get some people to participate on such short notice.

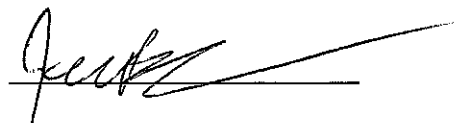
Next meeting will be March 22, 2023, at 6:00 p.m.

John Breidenbach moved, Bruce Hunter seconded to adjourn at 7:28 p.m. Motion passes 7-0-0.

ACCEPTED:



Antonio Sunseri, Chairperson



John Breidenbach, Secretary

TATER TOTS TRAIL AD HOC COMMITTEE MINUTES

March 22, 2023

The scheduled meeting of the Tater Tots Trail Ad Hoc Committee was called to order at 6:00 p.m. in the City Council Chambers. Committee members present were Andrew Maeda, Antonio Sunseri, John Breidenbach, John Kirby, Philip Milburn, and Bruce Hunter.

Staff and presenters present: Dan Cummings, City Manager; and Alexandra Stone, National Park Service, RTCA Program.

Pledge of Allegiance.

Bruce Hunter moved, Andrew Maeda seconded to adopt the agenda as amended. Motion passes 6-0-1.

Bruce Hunter moved, Andrew Maeda seconded to approve the March 8, 2023, Tater Tots Trail Ad Hoc Minutes. Motion passes 6-0-1.

OLD BUSINESS

Charrette

The committee went over the project outreach/promotion tri-fold brochure & poster. *Andrew will send doc to all, final feedback needed by end week.*

Antonio Sunseri went over the survey. Discussed how to analyze, sort and use responses to open ended questions, with concern about transparency; suggested sorting (themes) and use in Volunteer Packet as part of an Appendix. *Antonio will make minor changes to charts and share for final check.*

There was discussion on the charrette Volunteer Packet in preparation for assembly 3/27-3/31:

- | | |
|----------------------------------|---|
| 0. Table of Contents | <i>NPS, sent docx to Corinna, guide for compilation</i> |
| 1. Thank You & Sponsors | <i>Andrew (needs names of supporters for the list)</i> |
| 2. Charrette Agenda | <i>NPS (final draft with a few items in red needing confirmation)</i> |
| 3. Team Roster & Assignments | <i>NPS (need names by 3/30 for four teams, plus other resources/experts at the bottom that "float". Andrew will create google doc to brainstorm, and all can ask possible volunteers about their interest & availability 4/14-4/15)</i> |
| 4. Charrette Primer | <i>NPS (draft coming with questions, for review)</i> |
| 5. Background & Local History | <i>Tim & Barbara</i> |
| 6. Demographics/Community Health | <i>Andrew (draft presented, will add short explanations for each chart, wants feedback from committee and staff to finalize)</i> |
| 7. Community Survey Results | <i>Antonio (presented draft summary and will share final for check)</i> |
| 8. Orientation Tour Guide | <i>Andrew (draft, needs Dan's input; will test drive/time before finalizing guide)</i> |
| 9. Maps | <i>Dan (simplified with 3-sections highlighted; excerpt Park/Rec MP "Facility Plan" map)</i> |

- | | |
|-----------------------------|---|
| 10. Related Master Planning | <i>Dan (excerpt pages from Park/Rec Master and city Strategic Plan)</i> |
| 11. Project Brochure | <i>Andrew (shared 2 drafts, needs feedback this week to finalize)</i> |
| 12. NPS-ASLA Partnership | <i>NPS</i> |

Drone video

The initial test of a drone video of the trail corridor was viewed. It will be a good resource for the charrette design teams, as well as the public presentation/open house. The video will be edited, John knows someone to ask for this help.

Promotion of Project/Public Presentation

Social media: Promote the design presentation, 4/15, and some images on brochure/poster can be used.

Print and post copies: Library, schools, Post Office, Walmart and other businesses. Some committee members want copies to pass out at every meeting they attend (Revitalize Ontario, visitor center and Chamber, Kiwanis, Lyons, and Park Committee)

Reader boards: John manages and may be able to message.

Logistics for Event

Transportation for orientation tour: Recreation District

Food/refreshments: John (arranging Friday buffet dinner with caterer doing other event same night at 4RCC; also, general refreshments and meal for volunteers on Saturday)

Lodging: NPS has one room; will let John know if we need a 2nd room reservation.

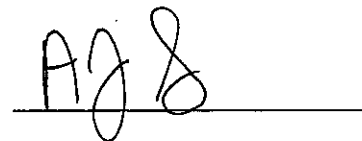
Facility: City booked 4RCC months ago.

COMMENTS FROM COMMITTEE MEMBERS

Next meeting will be April 12, 2023, at 6:00 p.m.

Andrew Maeda moved, Bruce Hunter seconded to adjourn at 8:17 p.m. Motion passes 6-0-1.

ACCEPTED:



Antonio Sunseri, Chairperson



John Breidenbach, Secretary



City of Ontario Tater Tots Trail Ad Hoc Committee

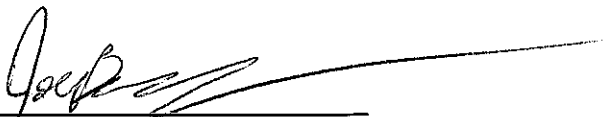
Wednesday April 12, 2023, 6:00 PM, MT

Meeting Minutes

- 1) Call to order: Meeting called to order at 6:00PM
 - a) Present: Andrew Maeda, Antonio Sunseri, John Kirby, Philip Milburn, Timothy Davis, Barbara Wilson, Corinna Hysell, Dan Cummings, Alex Stone (NPS)
 - b) Excused: John Breidenbach & Bruce Hunter
- 2) Pledge of Allegiance
- 3) Adopt the Agenda
 - a) The motion to adopt the agenda was made by Andrew Maeda and seconded by Timothy Davis. Roll Call. Motion passes 6-0-1
- 4) Approval of Minutes
 - a) The motion to approve the minutes from the 3/22/23 TTTAHC meeting was made by Andrew Maeda and seconded by Philip Milburn. Roll Call. Motion passed 6-0-1
- 5) Old Business- Charrette planning/ logistics
 - a) Final items for the packet
 - i) Local History- Andrew M. provided a pdf with some basic local history information that will be sent in for the packet.
 - ii) Bridge design Concepts- Barbara Wilson collected different bridge design ideas and will provide them to Alex Stone by email.
 - b) Charrete Team Assignments
 - i) The committee members able to participate in the charrete were given the following assignments: The team for the northern section, or "nature" oriented section near the Ontario State Park will have Philip M. & John Breidenbach. The "Agricultural" middle section will have Barbara W. & Antonio S. The southern "urban/family" oriented section of the trail near Walmart and the "Alexander's by the River" trailhead will have Andrew Maeda and John Kirby on their Charrette team.
 - c) Charrette Agenda Review
 - i) The Committee reviewed the Agenda for this weekend's Charrete (April 14, 15) and discussed tour & meal logistics.
- 6) Adjourn- Motioned by Andrew Maeda and second from Philip Milburn to adjourn the meeting. Roll Call. Motion passed 6-0-1. This meeting was adjourned at 7:27 PM MDT.

ACCEPTED:


Antonio Sunseri, Chairperson


John Breidenbach, Secretary

MALHEUR COUNTY COURT MINUTES

May 3, 2023

The regularly scheduled meeting of the County Court was called to order by Judge Dan Joyce at 9:00 a.m. in the County Court Office of the Malheur County Courthouse with Commissioner Ron Jacobs and Commissioner Jim Mendiola present. Staff present was Administrative Officer Lorinda DuBois. Members of the media, public, and staff had the opportunity to join the meeting electronically or in-person. Notice of the meeting was posted on the County website, Courthouse bulletin board, and emailed to the Argus Observer, Malheur Enterprise, and those persons who have requested notice. The meeting was audio recorded. The agenda is recorded as instrument # [2023-1304](#)

COUNTYWIDE RANGELAND HEALTH STRATEGY

Owyhee Watershed Council Coordinator Nicole Sullivan and NRCS District Conservationist Lynn Larsen met with the Court and discussed a countywide Rangeland Health Strategy project. The Council submitted a Regional Conservation Partnership (RCP) program application a year ago; the application ranked well but was not funded. The application may have done better if the project was a bit more focused on priorities and projects, such as rangeland health restoration projects. Instead of reapplying it was suggested that the partners come together to put the strategy together to help prioritize and create a framework. The original RCP partnership group met with the OSU rangeland fire specialist; and met with Vale BLM and some members of the Harney County partnership. The core group of partners is now working to garner additional partner support. Verbal agency support has been received from BLM, SWCD, Vale Sage-grouse Local Implementation Team (LIT), and both watershed councils. Key goals of a county-wide strategic plan include: articulate a shared vision for Malheur County rangelands; advance a framework to prioritize activities and align different organizations' projects and resources across landownership boundaries to leverage their effects; and include a plan for sustaining and adapting strategy over time. A countywide Rangeland Health Strategy would engage local partners living and working in Malheur County to establish a shared vision for rangeland health; identify potential project areas for cross-boundary work; allow for preparation to capitalize on funding opportunities when available; and develop an understanding of different entities' authorities, capacities, and abilities to act within a project area. A Rangeland Health Strategy would provide scaffolding for diverse organizations to plan and prioritize activities that are in support of a broader vision. Grant funding will be pursued to assist with the project. The Court was supportive of the project and asked to be notified of meetings. See instrument # [2023-1313](#)

CROSSING PERMIT

Commissioner Jacobs moved to approve Crossing Permit #22-23 to Windwave Communications for placement of communication fiber on Mesquite Road #956. Commissioner Mendiola seconded and the motion passed unanimously. The original permit will be kept on file at the Road Department.

COURT MINUTES

Commissioner Mendiola moved to approve Court Minutes of April 26, 2023 as written. Commissioner Jacobs seconded and the motion passed unanimously.

BUDGET MEETING MINUTES

Commissioner Jacobs moved to approve Budget Committee Minutes of April 18 -19, 2023 as written. Commissioner Mendiola seconded and the motion passed unanimously.

SUPPLEMENTAL BUDGET RESOLUTION

Commissioner Jacobs moved to approve Supplemental Budget Resolution R23-17: In the Matter of Fiscal Year 2022/2023 Supplemental Budget by Resolution Under Local Budget Law ORS 294.471. Commissioner Mendiola seconded and the motion passed unanimously. The purpose of the supplemental budget is to allocate Oregon State Fire Marshall reimbursed grant funds that were not anticipated when the adopted budget was prepared; the funds will be used to conduct a table top exercise to test the EPCRA compliant emergency response plan. See instrument # [2023-1305](#)

SUBAGREEMENT WITH MCOA&CS - ODOT AGREEMENT 35427

Commissioner Mendiola moved to approve Sub-Agreement with Malheur Council on Aging and Community Services (MCOA&CS) for General Public Transit Service Pursuant to State Agreement Number 35427, 5311-Operating. Commissioner Jacobs seconded and the motion passed unanimously.

CONTRACT - WEED SPRAYING

Commissioner Jacobs moved to approve Professional Service Contract for Weed Spraying with South County Helicopter LLC. Commissioner Mendiola seconded and the motion passed unanimously. See instrument # [2023-1306](#)

QUITCLAIM DEEDS - REF. # 12164; 5149; 11976

Commissioner Jacobs moved to execute Quitclaim Deed to the Michael Kincade Revocable Trust of 2014 for Ref. # 12164; Quitclaim Deed to 2J Contracting LLC for Ref. # 5149; and Quitclaim Deed to Government Land Sales for Ref. # 11976. Commissioner Mendiola seconded and the motion passed unanimously. These properties were sold at the recent County Land Sale. See instrument #'s [2023-1331](#); [2023-1329](#); [2023-1330](#)

LETTER OF SUPPORT - COMMUNITY IN ACTION GRANT APPLICATION

Commissioner Jacobs moved the Court sign a letter of support for Community in Action's (CinA) grant application for a USDA (United States Department of Agriculture) Section 533 Housing Preservation Grant. The grant funds will provide additional rehabilitation efforts within the housing repair program. Commissioner Mendiola seconded and the motion passed unanimously. See instrument # [2023-1307](#)

DOMAIN CHANGE

IS Director Joshua Kreger met with the Court requesting authorization to work towards changing the County domain from .org to .gov; also present was County Clerk Gayle Trotter. .gov is a top-level domain; the government regulates the .gov domain and it is available only to US based government organizations; and using .gov increases security. After discussion, the Court authorized Mr. Kreger to proceed forward with the domain change. (It may take 1-4 years to completely move everything to .gov.)

SUBDIVISION PLAT

Surveyor Derrick McKrola presented a subdivision plat for the Court's consideration. Mr. McKrola explained he was the surveyor who did the subdivision plat in his private capacity before becoming the County Surveyor; as such, the Grant County Surveyor has reviewed and approved the subdivision plat. Commissioner Jacobs moved to approve Wagon Wheel Subdivision Plat, in the City of Vale. Commissioner Mendiola seconded and the motion passed. See instrument #[2023-1319](#)

ONTARIO SANITARY SERVICE/ WASTE CONNECTIONS - PROPOSED RATE INCREASE

Waste Connections District Manager Mark Fulwiler and Ontario Sanitary Service Site Manager Nathan Wilson met with the Court and discussed a proposed rate increase of 8% effective July 1, 2023; the last rate increase was 2019. Also present was Planner/Interim Environmental Health Director Eric Evans. Waste Connections purchased Ontario Sanitary Service in July 2022. Waste Connections has cameras in all the trucks and containers are readily available. Waste Connections is decentralized; the trucks remain Ontario Sanitary Service and there is an effort to retain local leadership roles. Pricing is based on time and tonnage. Additionally it is proposed to create zones for Roll-off rates - zones will be based off round-trip mileage traveled during the haul at \$2.50 per mile; as well as establishing an approved rate schedule for front load containers. The Court was agreeable to scheduling a public hearing to take public comments on the proposed rate increase. Mr. Evans noted he is in discussions with Ontario Sanitary about possibly diverting some of the waste to Lytle Landfill Blvd. rather than Clay Peak in Idaho.

BROADBAND PRESENTATION - HARNEY COUNTY

The Court joined the Harney County Court meeting (via telephone) to hear a presentation from Susan Christensen with Greater Eastern Oregon Development Corporation (GEODC) and Rachel Maddock-Hughes with Sequoia Consulting about forming a broadband action team (BAT) and developing a Rapid Design Study; and answered various questions from the County Courts. Sequoia Consulting is a rural technical assistance firm that focuses on helping communities secure state and federal funding for the projects they need to thrive. Broadband services include BAT Facilitation and Development; Pre-engineering Design - Rapid Design Study; and Grant Analysis, Detail-Level Engineering Support and Grant-Writing Assistance. The cost for the services of Sequoia for a two-county BAT is \$65,000 for 12 months. It was suggested that the two counties commit to funding the two-county BAT for one year and then when the Oregon technical assistance program opens up an application can be made for a second year of funding. The Rapid Design Study is an additional \$14,500 for Malheur and \$18,500 for Harney. Grant Analysis, Detail-Level Engineering Support and Grant-Writing Assistance is \$250/hr (dependent on sub-contracts and availability and may change).

COURT ADJOURNMENT

Judge Joyce adjourned the meeting.

** Sheriff's Return of Sale for April 25, 2023 County Land Sale is recorded as instrument # [2023-1327](#)

MALHEUR COUNTY COURT MINUTES

May 10, 2023

The regularly scheduled meeting of the County Court was called to order by Judge Dan Joyce at 10:00 a.m. in the County Court Office of the Malheur County Courthouse with Commissioner Ron Jacobs and Commissioner Jim Mendiola present. Staff present was Administrative Officer Lorinda DuBois. Members of the media, public, and staff had the opportunity to join the meeting electronically or in-person. Notice of the meeting was posted on the County website, Courthouse bulletin board, and emailed to the Argus Observer, Malheur Enterprise, and those persons who have requested notice. The meeting was audio recorded. The agenda is recorded as instrument # [2023-1385](#)

CROSSING PERMIT

Commissioner Jacobs moved to approve Crossing Permit #23-23 to Oregon Telephone Corporation for installation of service wire to a new home on Copeland Road #615. Commissioner Mendiola seconded and the motion passed unanimously. The original permit will be kept on file at the Road Department.

COURT MINUTES

Commissioner Jacobs moved to approve Court Minutes of May 3, 2023 as written. Commissioner Mendiola seconded and the motion passed unanimously.

CONTRACT - NORTHWEST MANAGEMENT

Commissioner Jacobs moved to approve Contract for Professional Services - Malheur County Community Wildfire Protection Plan (CWPP) 2023 Update with Northwest Management Inc. Commissioner Mendiola seconded and the motion passed unanimously. A grant was received from the Oregon State Fire Marshall's Office to update the Plan; the last update was in 2009. See instrument # [2023-1386](#)

AMENDMENT - IGA # 173143

Commissioner Jacobs moved to approve Ninth Amendment to Oregon Health Authority 2022 Intergovernmental Agreement for the Financing of Community Mental Health, Addiction Treatment, Recovery, & Prevention, and Problem Gambling Services #173143. Commissioner Mendiola seconded and the motion passed unanimously. Mobile Response and Stabilization Services (MRSS) funds are adjusted. A copy will be returned for recording.

EXTENSION - ENGINEERING NORTHWEST

Commissioner Jacobs moved to extend the project completion date for the Agreement for Professional Services with Engineering Northwest LLC to May 24, 2023. Commissioner Mendiola seconded and the motion passed unanimously. (Original Agreement is recorded as instrument # [2023-1035](#))

AMENDMENT - IGA #167562

Commissioner Jacobs moved to approve Reinstatement and Amendment 3 to State of Oregon Intergovernmental Agreement # 167562. Commissioner Mendiola seconded and the motion passed unanimously. The IGA is for the Health Department's peer work program; expiration date is September 29, 2024. A copy will be returned for recording.

CHECK REGISTER

Commissioner Mendiola moved to approve Accounts Payable Register for April 2023. Commissioner Jacobs seconded and the motion passed unanimously.

MCDC LINE OF CREDIT

County Counsel Stephanie Williams reminded the Court that the line of credit from Bank of Eastern Oregon for Malheur County Development Corporation (MCDC) matures in June; Malheur County is the guarantor for the line of credit. A resolution extending and guaranteeing the line of credit for an additional year will be drafted and presented to the Court next week.

PROCLAMATION - CORRECTIONAL DEPUTY WEEK

Undersheriff Dave Kesey met with the Court and presented a Proclamation declaring May 7-13 as Correctional Deputy Week; Undersheriff Kesey read the Proclamation:

PROCLAMATION CORRECTIONAL DEPUTY WEEK

MAY 7-13, 2023

BY THE MALHEUR COUNTY COURT, OREGON

WHEREAS, since 1984 the Congress of the United States, and the President of the United States have established the first week of May as National Correctional Officers' Week; and

WHEREAS, Malheur County considers the services of the Sheriff's Correctional Deputies to be critical to the interest of the community; and

WHEREAS, Corrections employees model ethical and pro-social behaviors while holding offenders accountable for their actions and reducing the risk of future criminal behavior and future victimization; and

WHEREAS, Corrections Deputies are highly trained and productive members of the County workforce; and

WHEREAS, our County enjoys a high standard of public health and safety and we owe a great deal of gratitude to them. During this special observance we extend a profound thank you to each member of the corrections staff.

NOW, THEREFORE, the Malheur County Court proclaims the week of May 7-13, 2023 to be Malheur County Corrections Week.

We invite all residents to observe this week in honor of our Corrections Deputies who help to protect our health and safety. Commissioner Jacobs moved to proclaim the week of May 7-13, 2023 as Malheur County Corrections Week. Commissioner Mendiola seconded and the motion passed unanimously.

PROCLAMATION - TREATMENT COURT MONTH

Circuit Court Judge Erin Landis, and SAFE (Stop Addiction Forever) Court Program Coordinator Lydia Machuca, met with the Court and presented a Proclamation declaring the month of May as Treatment Court Month. Judge Landis visited with the Court about the SAFE Court program and answered questions. Judge Landis read the Proclamation:

Malheur County

PROCLAMATION

"National Treatment Court Month"

WHEREAS treatment courts have been restoring lives and families for more than three decades; and

WHEREAS there are now nearly 4,000 treatment courts nationwide; and

WHEREAS treatment courts are the cornerstone of justice reform sweeping the nation; and

WHEREAS treatment courts have served more than 1.5 million individuals; and

WHEREAS they are now recognized as the most successful justice system intervention in our nation's history; and

WHEREAS they save an average of \$6,000 for every individual they serve; and

WHEREAS treatment courts significantly improve substance use disorder treatment outcomes, substantially reduce addiction and related crime, and do so at less expense than any other criminal justice strategy; and

WHEREAS treatment courts improve education, employment, housing, and financial stability, promote family reunification, reduce foster care placements, and increase the rate of addicted mothers delivering babies who are fully drug free; and

WHEREAS treatment courts facilitate community-wide partnerships, bringing together public safety and public health; and

WHEREAS treatment courts demonstrate that when one person's rises out of substance use and crime, we all rise.

THEREFORE, BE IT RESOLVED that Malheur County declares that Treatment Court Month be established during the month of May.

Commissioner Jacobs moved to declare May as Treatment Court Month. Commissioner Mendiola seconded and the motion passed unanimously.

EXECUTIVE SESSION

Executive Session was called in accordance with ORS 192.660(2)(h) - Legal Counsel with Judge Joyce presiding and Commissioner Jacobs and Commissioner Mendiola present; also present were County Counsel Stephanie Williams and Administrative Officer Lorinda DuBois. No decisions were made during or following the session.

COURT ADJOURNMENT

Judge Joyce adjourned the meeting.

Accounts Payable

Checks by Date - Summary by Check Date

User: kari.ott
Printed: 5/17/2023 9:53 AM



Check No	Vendor No	Vendor Name	Check Date	Check Amount
ACH	718101	State of Oregon Department of State Lands	04/03/2023	3,984.80
ACH	878915	Jacobs Engineering Group, Inc.	04/03/2023	74,294.73
Total for 4/3/2023:				78,279.53
ACH	PRCCIS	E B S TRUST	04/04/2023	0.54
ACH	PRFED	PAYROLL TAXES	04/04/2023	21.42
ACH	PRORTAX2	OREGON DEPARTMENT OF REVENUE	04/04/2023	1.54
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	04/04/2023	19.89
130126	879736	Desert Sage Event Center	04/04/2023	2,696.77
130127	&260	Four Rivers Cultural Center	04/04/2023	15,325.39
130128	539200	Ontario Area Chamber of Commerce	04/04/2023	11,382.99
Total for 4/4/2023:				29,448.54
130129	UB*12084	ROBERT CLAUDIO	04/07/2023	71.38
130130	UB*12088	BART COY	04/07/2023	46.92
130131	879749	Stephanie Cummings	04/07/2023	180.50
130132	UB*12085	GEORGINA DEL LA CRUZ	04/07/2023	88.04
130133	ELIZT	Tomas Elizondo	04/07/2023	310.50
130134	UB*11773	JESSICA MORADO	04/07/2023	2.11
130135	UB*12087	ONTARIO BTS RETAIL, LLC	04/07/2023	123.12
130136	879373	Aaron Phillips	04/07/2023	324.50
130137	UB*12086	MIGUEL SANCHEZ	04/07/2023	114.86
Total for 4/7/2023:				1,261.93
130138	037600	AT&T	04/10/2023	24.28
130139	21409	Big Sky Sportswear	04/10/2023	135.48
130140	879494	Bruneel, LLC	04/10/2023	183.70
130141	626400	Campo & Poole Distributing, LLC	04/10/2023	9,233.22
130142	637828	Century Link Communications, LLC	04/10/2023	75.11
130143	183201	CK3, LLC	04/10/2023	3,300.00
130144	22427	Conсор North America, Inc.	04/10/2023	2,947.50
130145	303800	Frank's Extinguisher Service	04/10/2023	100.00
130146	879448	Riley J. Hill	04/10/2023	39,911.42
130147	360015	Home Depot Credit Services	04/10/2023	124.74
130148	879620	Integrity Inspection Solutions, Inc.	04/10/2023	96,860.70
130149	451600	Malheur County Administration Office	04/10/2023	200.00
130150	879464	Merchant McIntyre Associates, LLC	04/10/2023	6,500.00
130151	602320	NAPA Auto Parts	04/10/2023	11.79
130152	879301	Net Assets Corporation	04/10/2023	495.00
130153	516494	State of Oregon Department of Transportati	04/10/2023	189.56
130154	879551	Painter Holdings & Business Ventures, Inc.	04/10/2023	7.00
130155	879750	Paramount Ironworks, LLC	04/10/2023	88,940.00
130156	879626	Silverhawk Properties Oregon, LLC	04/10/2023	425.00
130157	130950	Sparklight Business	04/10/2023	183.50

Check No	Vendor No	Vendor Name	Check Date	Check Amount
130158	702008	Staples Business Credit	04/10/2023	534.24
130159	729500	Storage On Site	04/10/2023	170.00
130161	879553	Training & Employment Consortium	04/10/2023	280.00
130162	788402	TransUnion Risk & Alternative Data Soluti	04/10/2023	75.00
130163	288897	Verizon	04/10/2023	79.99
130164	879733	Waste Connections of Oregon, Inc.	04/10/2023	313.06
130165	879151	Waste-Pro	04/10/2023	40.05
Total for 4/10/2023:				251,340.34
130166	451650	Malheur County Tax Collector	04/12/2023	29,642.69
Total for 4/12/2023:				29,642.69
130167	BENSON	Clint Benson	04/14/2023	73.00
130168	21409	Big Sky Sportswear	04/14/2023	515.96
130169	879076	Blue Ground Northwest, LLC	04/14/2023	25,231.00
130170	120497	Boys & Girls Club of the Western Treasure	04/14/2023	350.00
130171	879494	Bruneel, LLC	04/14/2023	1,214.31
130172	879637	Bryant Lovlien & Jarvis PC Attorneys at La	04/14/2023	23,825.00
130173	144000	Cascade Natural Gas Corporation	04/14/2023	1,189.56
130174	637830	Century Link	04/14/2023	526.41
130175	UB*12089	ELTON CRAWFORD	04/14/2023	163.60
130176	237002	Dell Marketing,L.P.	04/14/2023	1,321.16
130177	382005	Interpath Laboratory, Inc.	04/14/2023	745.14
130178	879417	LightSpeed Networks, Inc.	04/14/2023	1,218.84
130179	441140	Looks Nu, Inc.	04/14/2023	91.00
130180	UB*12090	JOHN MAGNUSON *	04/14/2023	20.01
130181	451750	Malheur County Sheriff's Office	04/14/2023	63,759.52
130182	&509	Matsy's Restaurant & Catering	04/14/2023	135.00
130183	602320	NAPA Auto Parts	04/14/2023	52.04
130184	242083	State of Oregon Department of Transportati	04/14/2023	7.25
130185	528405	Oster Professional Group, CPA's PC	04/14/2023	25,925.08
130186	879752	Gerald Jess Payne, SRA	04/14/2023	3,400.00
130187	632305	Project Dove	04/14/2023	150.00
130188	UB*12091	JOE RECLA **	04/14/2023	83.43
130189	879469	SBRK Finance Holdings, Inc.	04/14/2023	1,540.00
130190	879145	Silver Signet, LLC	04/14/2023	36.44
130191	702008	Staples Business Credit	04/14/2023	1,472.68
130192	842030	Warrington Construction Corporation of Or	04/14/2023	24,826.00
130193	879390	Jordan Lewis Watts	04/14/2023	26.00
130194	860100	WesTech Engineering, Inc.	04/14/2023	266,000.00
130195	879470	Western Treasure Valley Rotary Club	04/14/2023	4,448.32
130196	863995	White Cloud Communications-Boise, Inc.	04/14/2023	4,473.00
Total for 4/14/2023:				452,819.75
ACH	878915	Jacobs Engineeering Group, Inc.	04/17/2023	466,038.41
Total for 4/17/2023:				466,038.41
130197	879494	Bruneel, LLC	04/21/2023	52.50
130198	879690	Covanta Energy, LLC	04/21/2023	84.23
130199	376000	Idaho Power	04/21/2023	795.32
130200	879191	Kristy Lynn Janti	04/21/2023	46.00
130201	461607	MicroTechnology Systems, Inc.	04/21/2023	8,850.00

Check No	Vendor No	Vendor Name	Check Date	Check Amount
130202	642093	Red's Automotive Repair, Inc.	04/21/2023	284.67
130203	879553	Training & Employment Consortium	04/21/2023	140.00
130204	879680	US Bank Equipment Finance	04/21/2023	2,896.17
130205	879408	Sam D'Addabbo	04/21/2023	134.99
130206	UB*12066	Brandy R. Jones	04/21/2023	156.88
130207	879363	Danielle Llamas	04/21/2023	176.50
130208	UB*12092	ELISAVEL LUNA	04/21/2023	2.43
130209	458115	Mannat, LLC	04/21/2023	10.59
130210	539200	Ontario Area Chamber of Commerce	04/21/2023	90.00
130211	879754	Ontario Speedway, LLC	04/21/2023	10,000.00
130212	788302	Treasure Valley Community College	04/21/2023	2,000.00
Total for 4/21/2023:				25,720.28
ACH	832852	Wells Fargo Business Elite Card	04/22/2023	8,813.84
Total for 4/22/2023:				8,813.84
130213	183201	CK3, LLC	04/24/2023	4,430.00
130214	412500	Keller Associates, Inc.	04/24/2023	17,057.25
130215	863995	White Cloud Communications-Boise, Inc.	04/24/2023	73,591.00
Total for 4/24/2023:				95,078.25
ACH	PRFED	PAYROLL TAXES	04/28/2023	496.96
ACH	PRORTAX2	OREGON DEPARTMENT OF REVENUE	04/28/2023	33.58
ACH	PRPERS	OREGON PERS	04/28/2023	1,352.79
ACH	PRFED	PAYROLL TAXES	04/28/2023	313.96
ACH	PRORTAX2	OREGON DEPARTMENT OF REVENUE	04/28/2023	22.57
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	04/28/2023	59.76
ACH	PRPERS	OREGON PERS	04/28/2023	752.69
130216	879612	Michael Iwai	04/28/2023	118.00
Total for 4/28/2023:				3,150.31
Report Total (105 checks):				1,441,593.87