



CITY COUNCIL MEETING MINUTES May 9, 2023

The scheduled meeting of the Ontario City Council was called to order by Mayor Deborah Folden at 6:00 p.m. on Tuesday, May 9, 2023, in the Council Chambers of City Hall. Council members present were Deborah Folden, Susann Mills, John Kirby, Ken Hart, Penny Bakefelt, and Eddie Melendrez. Sam Baker was excused.

Members of staff present were Dan Cummings, Tori Barnett, Corinna Hysell, Clint Benson, Kari Ott, Michael Iwai, Paul Woods, Al Haun, and Andy Wood.

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

AGENDA

This Agenda was posted on May 5, 2023. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website www.ontariooregon.org.

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

CONSENT AGENDA

KIRBY moved, HART seconded, **TO ADOPT THE CONSENT AGENDA, WHICH INCLUDED THE COUNCIL MEETING MINUTES OF APRIL 11, 2023, AND THE APPOINTMENT OF MARC BERG TO THE PARKS COMMITTEE AS THE KIWANIS CLUB REPRESENTATIVE**. Roll call vote: Mills-yes; Baker-out; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-yes; Folden-yes. Motion carried 6/0/1.

PUBLIC COMMENTS

Sarah Ray read a statement: *Dear Ontario City Council, I am writing to express my concern about the safety of our community in Ontario, Oregon. As we all know, having a well-staffed police force is essential to ensuring the safety of our citizens and police officers. Without an adequate number of police officers, it is dangerous for both the citizens and the police themselves. Unfortunately, we have a high poverty rate in our community, which often leads to more crime. Additionally, we have a higher domestic violence rate compared to other cities in Oregon. These factors make it even more important to have a strong police force. To support my concerns, I have looked up some statistics on crime in Oregon, including domestic violence and crime in Ontario, Oregon. According to recent data, our city has a higher crime rate compared to other cities in Oregon. This is concerning, and it emphasizes the need for a well-staffed police force to keep our community safe. I strongly believe that adding a \$5 fee to the water bill to support our police force is a small price to pay for ensuring the safety of our citizens and officers. This fee will pay for itself in the long run by reducing crime and keeping our community safe. While some may believe it wise to utilize marijuana tax revenues to fund public safety enhancement, the reality is those revenues are influenced by economic factors beyond our control. A \$5 fee will ensure long-term funding for our police. Thank you for taking the time to consider my concerns. I urge you to prioritize the safety of our community by supporting a well-staffed police force.*



Letter read by Mayor Folden from Ron Verini: Dear Mayor Folden, Councilors' Kirby- Hart-Melendrez- Baker-M ill s-Bakefelt: I write this as Past Mayor and concerned citizen for the safety of our community today and in its future. You all will be voting on \$5.00 fee that will be added to the water bills that has a purpose of hire of a police officer and other safety issues. When this similar fee was first enacted before it was taken out, I am here to tell you that when it was placed on the water bills years ago, to my knowledge, there was NO outcry from our citizens or from any person considered poor, rich, or otherwise that was against the fee. Not one person filed a complaint nor ever contacted me personally about this fee. Our revenues are declining, and expenses are increasing at this point and if you vote against this fee, you will be voting against the safety of our community. Your friend in service, Ronald Verini

PRESENTATION

SREDA Update

Kristen Nieskens, Executive Director, stated: I appreciate your time. Thank you Mayor and Councilmembers for giving your time for me today. I'm just here to do a really quick update for Snake River Economic Development. First of all, thank you for your support. This is our eleventh year, so this year we decided after our decade of continued partnership from you guys that we wanted to recognize all of our founding members, so we would like to present this plaque to you as a founding member for 11 years of support and service that you've given to your community, and the Snake River Economic Development Alliance, so I'll present that.

I passed out some little packets for you and it's always fun to look at pictures. We've included our annual report there and the information inside of it. I'm not sure how familiar you are with Snake River Economics Development Alliance, or SREDA, so I'm going to pick on Ken for a second. Ken, why do we believe in marketing as a region? I really put you on the spot, I'm sorry.

Councilor Hart stated as a person who, along with Dan, attends many of the SREDA meetings, to use John Breidenbach's words, the river was not a wall, sometimes, sometimes it was a wall, but when trying to attract businesses into our community, they were really looking at the whole community, whether it's Payette or Ontario, Malheur County, or Payette County, so it's important that we speak as one economic voice when we're trying to attract new businesses into the community.

Ms. Nieskens: Absolutely. Nicely put, sorry to do that. Yes, we market as a region, so Malheur County, Washington County, Payette County, in the hopes that as we market this region, that we show a diversity, that we show a community, and that's really what we are. It takes all of us to make this happen. If you're wondering why and how your dollars are spent and those kinds of things, I would welcome any questions and things like that. Our meetings are always open to the public. They are at 7:00 a.m., which is a tough one, but we welcome anyone and everyone to come and visit. In your packets I've included some general information about SREDA. The first page there is our Board, our Executive Board, and all the membership, public and private. We are funded publicly and privately. We have some great partners, and if you look through that, I want to showcase some great people. We have some great people who serve on our Board, who give up their time to help and to serve to see that our community is growing and prospering. I've also included our action plan for the year 2023, and this is really an important part of our guidelines for SREDA. If you ever wonder what our priorities are, they're listed right here. They're also listed on our website. Just quickly, some of our goals for 2023: cost-effective marketing plan, with COVID, we have not done a lot of marketing, it was pretty tough to do, so we really made it our goal this year to do a little more marketing, so that includes trade shows, both global and local marketing. We appreciate those dollars because without those dollars, we're unable to do some of that marketing, to showcase what we have. I want to bring up, too, that when we say showcase what we have, we really have a unique area. As you notice, people are moving this way, and not necessarily from other states, but because the Boise and Nampa regions are growing, they are coming this way. We have a uniqueness as we have a lot of land, we have some of those things that these bigger cities and bigger places have grown out of. The rail, for instance. We're in a unique spot. We are trying to make sure that we are noticed, that site selectors and other companies are looking, to know exactly what we have, and that is our purpose. We also do retention expansion, BR&E, Business Retention and Expansion. We're not just out there to look for companies to move in, but we want to make sure that our businesses here, our mom and pops and everybody else, are also succeeding, that they're also



growing, and they're being supported. We also want to be able to provide support within our community for development and marketing, training, and mock site visits. That might be something the City of Ontario might be interested in. Dan and I have done our share, I think. But it's good information to know. If companies are coming to your area and they're looking specifically at Ontario, what is it they're going to be looking at? What do we want to showcase when that happens? Just some thoughts. Of course, employee training. It seems like there is always a training, always a meeting to attend, something that's going to help improve our board and myself. And, of course, our fundraising for the 2023 year so we can continue to do those things that we started and that we want to keep doing. I also included some of our 2023 projects. So these are just new projects for this year. We have a lot of continuing projects for years' past, but some of the highlighted ones for Ontario is our Project PNW, and that's actually a 2021 project that in 2022 we did a site visit. Dan and everybody came out, we do our big whoo who, welcome to Ontario, we did some follow-up calls and they were like, ya, we're still... so we thought, by this point, they must have moved on, right? We get a call, and they say no, you are one of two in Oregon and we're really interested. So it's like, oh, wow, so good things! We have some great industrial land, and the City of Ontario has really done well to prep, to prepare, and to be market worthy for some of these site selectors and companies moving in. So I applaud you for that. We also have quite a few more on our list of just, distribution centers are looking, industrial manufacturing is looking, we have a lot of inquiries of our rail access, a lot of companies looking for rail access now. Those are just some of the things we're working on. I also included our report card, and just lists how many projects and things that we have going on. We have current ones, and then we have projects from the past and a list of our project wins. I've also included our grants. We do a lot of grants. This grant from last year, I just started last year reporting this. We spent a lot of time doing paperwork, and we got a \$200K grant to help with infrastructure for a new business coming in. We're always there to support these businesses as they come in, or businesses that are expanding that need that support, we're there to help them, if it's a grant or whatever it might be. That's kind of an overview of what we do and what's kind of going on in our community now. I'm sure Dan has a lot of great information. Lots of things going on. I just applaud you for your continued support of SREDA and for your future outlook and looking towards the future in how economic development actually goes here. We appreciate that. We love our community. We're here to serve, so I would encourage you if you ever have questions on any of this, please ask. If you're wondering what's going on, and who is doing what, Dan is probably your guy. We just appreciate your support, your partnership, and I would open that up for any questions that you guys might have.

Councilor Hart asked Mr. Cummings' view of SREDA. Was it helpful to him in his development capacity and the City Manager capacity?

Mr. Cummings stated it was. Kristen and her predecessor Kit Kamo were extremely helpful, even prior to him taking on the City Manager position. For his development hat, it was like having another employee for 1/8 of the cost of having one. It was a real asset having SREDA as part of the team.

Councilor Bakefelt stated she was curious that when she was interviewing businesses, what were the limits that might be mentioned when they chose to go elsewhere?

Ms. Nieskens stated much was due to infrastructure. The land couldn't be just given away. For example, Project PNW she'd mentioned earlier, the other spot being looked at was in Boardman, who had just opened up all new ground, no cost. This area was staged well, but things were not just going to be given away. But one limiting factor was cost, what the infrastructure was going to be. Also, employee and workforce housing, workforce training. There were some great partners there with TVCC and BSU, along with SBDC. They all worked hard together to make sure those issues area covered. Those were the biggest reasons some companies didn't come this way.

Mr. Cummings stated some from the past were definitely due to the workforce, but that was occurring all over the nation. Another big issue was the cost of power. The site in Boardman, the government gave Boardman the old ammo depot so they received hundreds of acres for free, so they could offer that for little or nothing. A lot of communities had their own PUD, so they could offer power at a reduced cost. Ontario could not do that, nor could Idaho Power as they were limited by the PUC.



NEW BUSINESS**Contract Award: Warrington Construction for Safe Routes to Schools Grant**

Paul Woods, City Engineer, presented.

MILLS moved, HART seconded, **THE CITY COUNCIL AWARD WARRINGTON CONSTRUCTION A CONTRACT IN THE AMOUNT OF \$263,735 FOR THE SAFE ROUTES TO SCHOOLS PROJECTS ON ALAMEDA DRIVE AND THE EAST SIDE OF SW 12TH STREET AND AUTHORIZE THE MAYOR TO SIGN ALL RELATED DOCUMENTS.** Roll call vote: Mills-yes; Baker-out; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-yes; Folden-yes. Motion carried 6/0/1.

Contract Amendment: Final Design SE 5th Avenue Pedestrian Improvements

Paul Woods, City Engineer, presented.

KIRBY moved, MILLS seconded, **THE CITY COUNCIL APPROVE AMENDMENT NUMBER 2 TO THE EXISTING CONSULTING AGREEMENT BETWEEN THE CITY AND KELLER ASSOCIATES IN THE AMOUNT OF \$104,300, AND AUTHORIZE THE CITY MANAGER TO SIGN THE RELATED DOCUMENTS.** Roll call vote: Mills-yes; Baker-out; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-yes; Folden-yes. Motion carried 6/0/1.

Bid Award: Wastewater Outfall Diffuser Project

Paul Woods, City Engineer, presented.

HART moved, BAKEFELT seconded, **THE CITY COUNCIL APPROVE THE BID AWARD TO THE LOWEST RESPONSIVE BIDDER BALLARD MARINE CONSTRUCTION, LLC, IN THE AMOUNT OF \$1,314,000, FOR THE OUTFALL DIFFUSER CONSTRUCTION PROJECT, AND AUTHORIZE THE MAYOR TO SIGN ALL RELATED DOCUMENTS.** Roll call vote: Mills-yes; Baker-out; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-yes; Folden-yes. Motion carried 6/0/1.

Contract Amendment: Engineering Services During Construction for Outfall Diffuser Project

Paul Woods, City Engineer, presented.

KIRBY moved, MILLS seconded, **THE CITY COUNCIL APPROVE A CONTRACT AMENDMENT IN THE AMOUNT OF \$85,248 FOR CONSOR ENGINEERING CONSULTANTS FOR WORK ASSOCIATED WITH ENGINEERING SERVICES DURING CONSTRUCTION FOR THE OUTFALL DIFFUSER PROJECT AND AUTHORIZE THE CITY MANAGER TO SIGN ALL DOCUMENTS ASSOCIATED WITH THE CONTRACT AMENDMENT.** Roll call vote: Mills-yes; Baker-out; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-yes; Folden-yes. Motion carried 6/0/1.

Engineering Contract: JUB Engineers for Airport Apron Design

Andy Wood, Airport Manager, presented.

MILLS moved, HART seconded, **THE CITY COUNCIL APPROVE THE PROFESSIONAL SERVICES ENGINEERING CONTRACT WITH J-U-B ENGINEERS FOR AIRPORT APRON EXPANSION PROJECT DESIGN IN THE AMOUNT OF \$98,356.** No vote.

Mr. Cummings requested an amendment to the motion to include either the Mayor or the City Manager as an authorized signer for the documents.

HART moved, KIRBY seconded, **MOVED TO AMEND THE ORIGINAL MOTION TO ADD THAT THE MAYOR OR CITY MANAGER BE AUTHORIZED TO SIGN THE DOCUMENT ON BEHALF OF THE CITY.** Roll call vote: Mills-yes; Baker-out; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-yes; Folden-yes. Motion carried 6/0/1.



HAND-OUTSMinutes: (Attached)

County Court: 04-05-2023; 04-26-2023; 04-18-2023 (Budget); 04-18-2023 (Budget)

Diversity: 03-15-2023

TPM: 03-09-2023

Monthly Department Stats (Attached)

Code Enforcement, Police, Fire, Public Works (April, 2023)

Packet (Attached)

Visitors & Conventions Bureau Board (April 13, 2023)

Councilor Kirby stated in reading the minutes of the TPM Committee, knowing that it had to be done by the end of the month, he believed the Council would see the committee's recommendation at the next meeting.

Mr. Cummings stated about 5:30 that day, staff had received the attorney's revised ordinance. That would need to be reformatted and sent out to the committee for their review. The next TPM meeting would be Thursday, May 11th.

Councilor Hart confirmed that would come to the Council for final passage.

Mr. Cummings stated that was correct, they'd receive it in June. It was hoped the committee would finish at the May 11th meeting. It had to be approved by the Council by June 30, 2023.

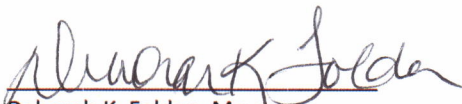
CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

- Councilor Hart thanked city staff and many on the Council for attending the ribbon cutting of the new Valley Family facility and a shout-out to staff. Anderson Construction who did the work. They did work all over, and were very complimentary of city staff, very business, friendly and helpful to assist in getting the project done in a timely fashion. Still not quite done, but they were opening on Monday. They very much appreciated the community support.

ADJOURN

MILLS moved, BAKEFELT seconded, **THAT THE MEETING BE ADJOURNED**. Roll call vote: Mills-yes; Baker-out; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-yes; Folden-yes. Motion carried 6/0/1.

ACCEPTED:


Deborah K. Folden, Mayor

ATTEST


Tori Barnett, MMC, City Recorder

