



CITY COUNCIL MEETING MINUTES December 12, 2023

The scheduled meeting of the Ontario City Council was called to order by Council President John Kirby at 6:00 p.m. on Tuesday, December 12, 2023, in the Council Chambers of City Hall. Council members present were Penny Bakefelt, Ken Hart, Susann Mills, John Kirby, Eddie Melendrez, and Sam Baker. Deborah Folden was excused. Councilor Melendrez left the meeting at 6:45 p.m.

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

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

AGENDA

This Agenda was posted December 8, 2023. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website www.ontariooregon.org.

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

CONSENT AGENDA

In attendance for committee appointments were Adrianna Contreras for the Diversity Advisory Committee, and Dan Beaubien and James Beaumont for the Airport Committee.

Ms. Contreras, Mr. Beaubien, and Mr. Beaumont spoke to the Council as to why they wanted to sit on the committees, and what they believed they could add to each.

Council discussion regarding the candidates who submitted applications to sit on the Airport Board. There were four applications, but only one vacancy. Following the comments made by Mr. Beaubien and Mr. Beaumont, the Council selected Mr. Beaubien for the appointment. Vote: Hart-Beaubien; Mills-Beaumont; Baker-Beaumont; Melendrez-Beaubien; Bakefelt-Beaubien; Kirby-Beaubien. Results 4/2 for Dan Beaubien.

HART moved, BAKER seconded, **TO ADOPT THE CONSENT AGENDA, WHICH CONSISTED OF APPROVAL OF COUNCIL MEETING MINUTES OF NOVEMBER 14, 2023; APPOINTMENT OF ADRIANNA CONTRERAS TO THE DIVERSITY ADVISORY COMMITTEE; APPOINTMENT OF DAN BEAUBIEN TO THE AIRPORT COMMITTEE; AND ADOPTION OF THE 2024 CITY MEETINGS CALENDAR**. Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-yes; Folden-out. Motion carried 6/0/1.

PUBLIC COMMENTS

Deanna Brown, Ontario, stated: *Thank you for the opportunity to speak tonight. First, I want to address the concerns I have, which is safety and equality of the parks in this community. The Beck-Kiwanis Park still is unsafe as there are ponds with no fencing, no signage in regard to the water safety. I'm extremely concerned with the fact that I have brought this issue to this Council several times, and nothing has been done. I was here in January of this year, and here it is December, and the safety concerns haven't been addressed, although there was signage put up on the safety of the dock. There was literally signs put up at the Beck-Kiwanis Park on the safety of the dock, and that was quite concerning to me. There also have been signs put up on all of*



the rules in the park, and the safety, all minus the water. There was not the water, was not mentioned, not one time on the signs. It's quite concerning to me. How many children have to drown before you decide to address this issue is my question. Lanterman's Park, also known as the Eastside Park, has no public restrooms, or adequate fountains for the children. There were no portable restrooms placed there for the summer, all summer long there were no restrooms for the children at this park. This is quite concerning to me, especially seeing as there are restrooms in every other park in town, except the Eastside Park. To me that's one of the deepest forms of discrimination that I can think of. The Council is put into place to serve the entire community, not just bits and pieces of it. I am also quite concerned with this Council's direct willful neglect of some of Ontario's most vulnerable citizens, being the homeless. I have watched for several years now the city disregard them, push them aside, criminalize them, and just flat-out treat them with disrespect due to their housing status or lack thereof. The sooner this Council accepts the harsh reality of the homelessness in this community, the sooner we can correct and serve these human beings properly. That most definitely doesn't mean trying to kick them out of their city of residence; it also does not mean offering them a fenced-in plot of dirt, hidden from all local resources, with no protection from the elements or running water. It's as if they were being placed in a dog yard, out of sight, and out of mind. The land is not cleared of weeds, tree branches, and large mounds of dirt. These human beings were placed at the backside of the local city garbage plant. There has to be a more acceptable way to assimilate our homeless population back into society.

Councilor Melendrez voiced his thanks for sharing those comments, and for helping him understand more every time. He asked that it be discussed by the Council at a later time regarding some of the signs around the parks. He'd like an update.

Mr. Cummings stated the city had ordered and installed signs around Beck Park that warned of the water danger. There were also signs at the wooden bridge that warned people that it was slippery when wet. There were signs posted around the park to warn people of the water hazard, tripping hazards, and that the bridge would be slippery when wet. Purchasing more signage for around the parks would be brought up during the budget process.

Michelle Fisher, Ontario: *I've lived here for 11 years. The one thing I really wanted to say to that was I appreciate that Eddie, that you encourage us to have some feedback while we are here. It is very helpful. It makes us feel heard. So, that is what I wanted to say. I wanted to thank Eddie Melendrez for giving us the opportunity to always hear some response to that.*

Councilor Kirby asked if she was supposed to be representing an organization.

Ms. Fisher stated she was speaking that day, but yes, she worked at Four Rivers Recovery Center.

Councilor Kirby verified that EOCIL was not going to be making their presentation that night.

Councilor Melendrez stated that was correct. Although he was not a member of the Parks Committee, was there any type of plan for future amenities at the parks?

Mr. Cummings stated staff would love to have bathrooms at every park. They were shown in the Parks Master Plan, but it was all about funding. Just the remodel of the restroom at Becks Park was \$144K, just to remodel, not to build one. The new restroom at the Skate Park, a one-stall bathroom, was nearly a million, or maybe \$500K+, just a ridiculous amount. Bathrooms were proposed, but it boiled down to funding to construct and maintain them. However, right after the restroom had been remodeled at Beck Park, it was vandalized several times. Therefore, it was now closed at certain hours, and it also no longer had soap and towel dispensers. A person could basically go the bathroom and wash their hands – pretty much that's it, because they'd all been destroyed.

Councilor Kirby verified the Parks Committee meets the third Thursday of each month, in the City Hall Council Chambers. He encouraged people to attend those meetings, to give input that would be brought back before the Council.



Councilor Melendrez stated he needed to leave, but voiced his appreciation for Adrianna applying to the Diversity Advisory Committee.

PRESENTATION

Malheur County Housing Authority and Community in Action: Project Turnkey and Funding

Kristy Rodriguez (MCHA) and Priscilla Garcia (CinA) gave a PowerPoint presentation, and then stood for questions.

 Project Turnkey is a 17 unit transitional/rapid rehousing project, to serve as a step between homelessness and long-term permanent housing.	 Project Turnkey features an integrated cooperative of service providers, in a strategically coordinated approach that addresses a whole network of interconnected factors contributing to homelessness such as unemployment, physical health, mental health, substance abuse, lack of education and training.	 By providing a holistic solution that addresses all these issues simultaneously, we aim to break the cycle of homelessness and promote long-term self-sufficiency!
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Malheur Project Turnkey is a Comprehensive Plan for Community Recovery and Prosperity. The facility, formally known as Mills Manor Rentals, was purchased through a grant received from the Oregon Community Foundation for a bit over \$4M.

Project Turnkey service providers, by providing supportive services, can lead to revitalized communities. Those providers include:

COMMUNITY
in **ACTION**

Community in Action (CinA) serves as the intake and case management agency for the Project Turnkey site, emphasizing budgeting, housing stabilization, and "ready to rent" programs. With their extensive experience, (CinA) plays a significant role in navigating individuals through homelessness and housing instability.

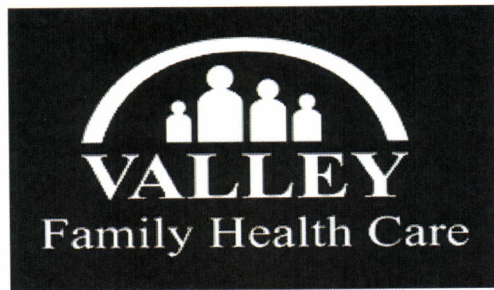
OHDC
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HUMAN
DEVELOPMENT
CORPORATION

Oregon Human Development Coalition (OHDC) provides specialized support, particularly to the migrant farming community, including job training and financial aid for post-secondary education.

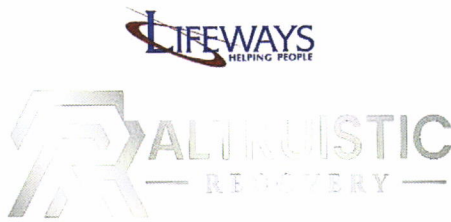


HOUSING AUTHORITY OF MALHEUR & HARNEY COUNTY
Serving South Eastern Oregon

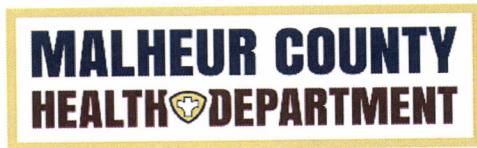
Housing Authority of Malheur & Harney County (HAMHC), the owner and project manager for project turnkey, oversees affordable housing options and aids individuals from varied economic backgrounds in achieving stable housing and self-sufficiency. (HAMHC) will conduct property management to carry out day-to-day site management, operations, maintenance, and security.



Valley Family Health Care (VFHC) guarantees access to affordable medical, and mental healthcare near the Project Turnkey site.



Our mental health service providers in our area will extend behavioral and mental health services. This includes assessment, counseling, therapy, and vocational services.



Malheur County Health Department will contribute available data, peer support, along with outreach for health services such as transmitted infection testing, pregnancy testing, contraception, and information on how to request services with discretion. Alleviating the stigma accompanied by using these health services.



The Department of Human Services (DHS) can contribute their expertise in aiding homeless populations with access to financial and food benefits.



We will collaborate with Worksource Oregon to organize a job placement program tailored for Project-Turnkey residents, organize workshops focusing on resume building, interview techniques, and other job-related skills. Through our street outreach specialist, we can engage local businesses in creating internship or job opportunities. Provide incentives or recognition to businesses that actively support and hire from Project-Turnkey.



The Eastern Oregon Food Bank can contribute by offering additional food assistance.

Project Turnkey integrates a range of services, from housing to healthcare and job training, offering a well-rounded and sustainable solution to regional homelessness, allowing individuals to overcome trauma, address underlying issues, and rebuild their support network in a safe and structured environment.

Prioritization will be given to the most vulnerable populations, including victims of domestic violence, human trafficking, and individuals with behavioral health disorders.

At intake, households will sign a participation agreement that stipulates the program's rules and procedures, with a clear understanding that the placement is for a transitional period.

(CinA) will conduct an individualized service plan with each household, which identifies barriers to be overcome, goals to be achieved and services needed, during program participation, toward successfully obtaining permanent housing.

In addition, the security and safety of the site and surrounding community are paramount. On-site staff, interior and exterior security cameras, and strict rules regarding substance use and weapons ensure a secure environment for all participants.

We're not just building housing; we're creating supportive communities that can revolutionize how we tackle homelessness. The impact of this approach is multifaceted. Not only does it aim to reduce homelessness, but it also has the potential to stimulate economic activity, create job opportunities, and improve health outcomes for homeless and at risk individuals.

In essence,, this isn't just a housing project, it's a community-building initiative that empowers individuals and families to break the cycle of homelessness. It's an investment in our community's future, an investment in the prosperity of our economy, and most importantly, it reflects our shared vision of a framework for collective growth.

Councilor Melendrez stated, about funding, he'd heard non-profit organizations were all competing for the same dollars. Was that true about the non-profits in this area? Also, regarding measurables, all the details that the Council was not seeing, he'd like to see the numbers of how many made it. He was also interested in who funds were coming from, and what funds went where.

Ms. Rodriguez stated there were some non-profits that might compete for funding. Community in Action did a more temporary type of housing, 12-24 months. The Housing Authority ran a more permanent type of housing. CinA was for as long as they qualified. But overall, yes, there were several non-profits in the area that all competed for the same funding. Regarding measurables, this was the first time this was being done in Malheur County, and it was intimidating, but they were going to hold community partners accountable, to show and assist at the site. They'd be able to measure that and present those findings after the first year. With funding, the Oregon Community Foundation gave them \$4M to acquire the land and to do the rehab on the project, and to ensure all the bells and whistles were in place for someone to live in decent, safe, and sanitary housing. House Bill #5019, where Malheur County had opted in, was the emergency declaration issued by the Governor for homelessness, now referred to as the Balance of State. The Balance of State was 26 rural counties across Oregon. The funding for the first two years, or June, 2025, was going to assist with homelessness services, any type of supplies needed to take to encampments, the tiny homes, and Project Turnkey. Those funds came from the EX money. That was how they would run Project Turnkey. Community in Action received funds for emergency sheltering, and they were still actively seeking more funds. However, she did not foresee the money was going to end. If the Governor had a plan and a mission to continue to assist the homeless and to construct housing, she did not believe the funding would cease. If the funds were to end, they had voucher folders that could be put into the housing complex to keep it going.

Councilor Kirby asked if they were envisioning a one-stop shop down on the north end, so people did not have to walk all over town to receive services.

Ms. Rodriguze stated they had purchased a vehicle to use for transferring clients to and from locations. There was not that much office space for each agency to use, so they'd probably use sign up sheets to ensure the availability of space for whichever partner they could get in place. But, if it became an issue, they'd have staff who could transport clients to and from appointments.

Councilor Kirby asked the status of the tiny houses, and had she heard of any plan coming forward with Origins.

Ms. Rodriguez stated she had heard nothing related to Origins. The tiny shelters opened November 27th, and they had received funding to allow that to continue until April 30th.

Councilor Bakefelt asked how a person would qualify for Project Turnkey.

Ms. Garcia stated they had to be income eligible, so basically low-income, and it was based upon a coordinated entry assessment that they were required by the state to conduct. It would rate the status of homelessness, so if someone needed more on-site, or hand-holding, or wraparound services, they would refer them to RRH (rapid rehousing). They definitely looked at the housing situation first. They were seeking the very-high risk, many-barrier families because they were the ones that might need the step up a little higher. Priorities were based on income, household size, units available, or DV. There were multiple things looked at.

Councilor Bakefelt asked how many units were available.

Ms. Garcia stated there were 17 2-bedroom units.

Councilor Bakefelt asked if this was open to just Malheur County residents, or open to Idaho as well.

Ms. Garcia stated they would have to be a Malheur County resident.

Ms. Rodriguez stated they were planning to do a grand opening at the beginning of the year, as the project should be completed by the end of this year.

Councilor Melendrez departed the meeting at 6:45 p.m.

OLD BUSINESS

Snake River Tater Tots Trail Plan

Dan Cummings, City Manager, presented.

The city received a grant from the National Parks Service to create a planning document for the Snake River Tater Tots Trail. On August 9, 2022, the City Council, under Resolution #2022-133, established the Tater Tots Trail Ad Hoc Committee to help produce the plan and engage public involvement in the plan. The committee and staff, along with all the partners involved in the process, have completed the plan, and are now presenting it to the City Council for adoption and acceptance of the plan.

Members of the committee were present to answer questions, including Alexandra Stone, from the National Parks Service.

Ms. Stone thanked them for the invitation to participate, it was an honor to be a resource to local communities with non-financial assistance. The committee provide local brain-power as there had been professional planners involved, along with Mr. Cummings as the local representative.

HART moved, MILLS seconded, **THE CITY COUNCIL APPROVE THE PLANNING DOCUMENT FOR THE SNAKE RIVER TATER TOTS TRAIL AND AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO MOVE FORWARD TO UPDATE THE PARKS MASTERPLAN AND THE RECREATION PORTION OF THE COMPREHENSIVE PLAN OF THE CITY OF ONTARIO.** Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-out; Folden-out. Motion carried 5/0/2.

NEW BUSINESS**Resolution #2023-119: Unexpected Fire Grants**

Kari Ott, Finance Director, presented.

The Ontario Fire Department received two grants, one from the Oregon State Fire Marshal, and the other from Marathon Pipeline. The Oregon State Fire Marshal Wildlife Staffing Grant of \$25,167 was received in June 2023. Funds were to be used for additional paid firefighting staff or to cover overtime costs for existing paid firefighting staff through the 2023 wildfire season. This was required to be spent by October 31, 2023. The Marathon Pipeline grant of \$3,500 was required to be used to purchase a 2.5" ground monitor. These grant funds were unknown at the time the 2023-2024 budget was prepared. Consequently, a budget resolution was necessary to appropriate the funds. A total of \$28,667 would be appropriated within the fire department budget for expenditure.

HART moved, BAKEFELT seconded, **THE CITY COUNCIL APPROVE RESOLUTION #2023-119: A RESOLUTION APPROPRIATING FUNDS FOR TWO UNEXPECTED FIRE GRANTS TOTALING \$28,667.** Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-out; Folden-out. Motion carried 5/0/2.

Airport Engineer and Consulting Services

Andy Wood, Airport Manager, presented.

The purpose of this action was to receive approval from the City Council to move forward with the process of finalizing the selection and negotiation process with the qualified engineering firm that would be used in consultations and design of airport improvements. The five-year term would start with the first contract for design services on an FAA-funded airport project.

The Airport has advertised for qualifying engineers and consultants using FAA guidelines. Following an advertisement for qualifications, the city received seven inquiries with one qualification received from one qualified firm. The selection committee was made up of the City Manager, Airport Manager, Public Works Manager, one Airport Committee member and one City Council member who met to discuss the qualifications of the firm based on the criteria used in the preliminary evaluation and selection. At the closing of the advertisement for RFQ, JUB was the only RFQ received by the advertisement deadline and who met all the RFQ requirements.

At the Airport Committee meeting on December 4, 2023, the committee returned a unanimous vote to continue with JUB Engineering services for the next five (5) years.

Under the FAA regulations, the five-year term would begin with the first FAA funded project when a contract was signed with JUB Engineering, Inc. by the city for a FAA funded project. It was anticipated the first contract would be in March 2024 with construction management of the Jet Apron Project. The engineering firm was only paid as part of each project. This current action was a pre-qualification as required by the FAA.

HART moved, BAKEFELT seconded, **THE CITY COUNCIL TO APPROVE THE RFQ OF JUB ENGINEERS, INC., AND APPROVE A NEW FIVE-YEAR TERM WITH JUB ENGINEERS, INC. AS ENGINEER OF RECORD FOR THE ONTARIO MUNICIPAL AIRPORT.** Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-out; Folden-out. Motion carried 5/0/2.

PUBLIC HEARINGS**Resolution #2023-114: Amending the City's 2008 Capital Improvement Plan for System Development Charges**

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

Kari Ott, Finance Director, presented.



On September 2, 2008, the Ontario City Council adopted Resolution #2008-145 establishing a System Development Charge Fee (SDCs) structure to help ensure that new construction paid their proportionate share of infrastructure expansion required to serve the new demand. The Capital Improvement Plan (CIP) included a single listing under "Water Production/Treatment Facilities" for a secondary river intake. The addition of the Westech Cassette was an improvement that benefited primarily new customers by increasing the capacity of the water system to produce more water. Adding the Westech Cassette would not cause any system development charge fee increases. The current CIP could be modified at any time by resolution of the City Council after complying with Section 8-13-5(b) and the provisions of Oregon law. There were no fee increases required when making this modification to the CIP list.

Passage of the proposed resolution would allow the city to pay for a portion of the \$1.6 million cost of the project out of SDC funds. The Westech capital improvement was something the city was currently working on. Approval of the modification is necessary to spend any SDC funds on this project.

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

MILLS moved, BAKEFELT seconded, **THE CITY COUNCIL APPROVE RESOLUTION #2023-114, A RESOLUTION AMENDING THE CITY'S 2008 CAPITAL IMPROVEMENT PLAN FOR SYSTEM FEE DEVELOPMENT CHARGES TO INCLUDE THE ADDITION OF THE WESTECH CASSETTE THAT WILL IMPROVE THE WATER SYSTEM CAPACITY.** Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-out; Folden-out. Motion carried 5/0/2.

Accept Right of Way for a Portion of SE 5th Avenue

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

Dan Cummings, City Manager/Community Development Director, presented.

The City Council, who was the governing body for the City of Ontario, needed to accept the right of way of a portion of NW 11th Street and NW 24th Avenue. The subject property had been partitioned by 2317 NORTHWEST 11TH, LLC, into two parcels with public right of way being dedicated. The action required the dedication of public right of way for portions of NW 11th Street and NW 24th Avenue. Construction of all the public improvements had been completed and accepted by the city and the partition was ready to be finalized. The public right of way needed to be accepted by the City Council.

There was no financial cost to the city at this time other than normal maintenance of the city infrastructure developed as part of this partition and construction of the property. This action needed to be completed so the city had the authority to maintain the city infrastructure within the right of way. The City Council, under 10B-55-45 for a land division involving the creation of streets, shall, by action of the City Council at a public hearing, approve the final plat by motion accepting the public right of way, and the Mayor and planning officials shall sign the plat.

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

HART moved, BAKEFELT seconded, **THE CITY COUNCIL APPROVE THE DEDICATION OF THE RIGHT OF WAY FOR A PORTION OF NW 11th STREET AND NW 24th AVENUE AS SHOWN ON THE PARTITION PLAT, SAID PARTITION BEING APPROVED BY AN ADMINISTRATIVE ACTION ON AUGUST 25, 2022, UNDER PLANNING FILE 2022-05-23PTN, AND AUTHORIZE THE MAYOR TO EXECUTE HER SIGNATURE ON THE FINAL PLAT ACCEPTING THE DEDICATED RIGHT OF WAY SHOWN ON THE PLAT.** Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-out; Folden-out. Motion carried 5/0/2.



DEPARTMENT HEAD UPDATEPublic Works: Quarterly Report

Al Haun, Assistant Project Manager, presented.

Ontario Fire & Rescue: Quarterly Report

Clint Benson, Fire Chief, presented.

Finance: Monthly Report

Kari Ott, Finance Director, presented.

Councilor Hart stated in looking at the financials, it struck him that their budget for next year, and this wasn't anything new, but to make sure they were all really starting to think about it, he had down for the Public Safety Fees and the property taxes, if those were added together, it was \$.7M and \$4.3M for a total of \$5M. Was that correct for the budget, for property taxes and public safety fees for this current year?

Ms. Ott stated yes.

Councilor Hart stated overall, the public safety expenses budgeted this year were \$7.9M. Was that accurate?

Ms. Ott stated it was.

Councilor Hart stated that the city's property taxes and the public safety fees did not cover the public safety expenses. They were short \$2.9M, let alone everything else that was done.

Ms. Ott stated that did not include the one police officer that was paid out of the Public Safety Fund.

Councilor Hart stated he'd ask Mr. Cummings and Ms. Ott to really look at some long term projections for the city, to look at the property tax base over time, their overall expense structure over time, and what that would look like. They needed to begin putting ideas and plans in place to see what was going to happen in the future for the city. When Ms. Rodriguez, [Housing Authority], was speaking earlier that evening he wanted to ask her this questions, but he didn't want to taint the good mood; however, that new facility they were building, he assumed it would be exempt from property taxes. Was that accurate?

Mr. Cummings stated since the Housing Authority made the purchase, then yes, it would be nontaxable.

Councilor Hart stated that the facility he worked for, they didn't pay property taxes, either. He had learned a lot about Project Turnkey that night, and they had a lot of active services occurring, and they were actively assisting people with homeless issues; however, they had added a new property to the city, the Ontario Town Homes on NE 3rd, a 70-unit housing complex, and just assuming there might be 2-3 people per unit, that was 200 more people that now resided in Ontario. That was not services; it was affordable housing, (over by Home Depot and the Bottle Drop). The city could not continue to add that type of housing, in his opinion, to the City of Ontario and not have it pay property taxes. Especially when the current property taxes didn't cover even the public safety services. Adding 200 new people that needed services and deserved services, thankfully they did pay the Public Safety Fee, and they paid some new fees that were tied to their individual units so they or the property owner paid those. He didn't know how many millions of dollars that property was, but it was a lot, and they were not helping the City of Ontario pay for any of the service here in town. That was a big concern he had. Eventually, he wanted to speak to the, he believed the Housing Authority was involved in the project, but they didn't own that project, but they had a piece associated with it that would allow those builders to not pay property taxes. It was a debate that needed to be had. The city's hands were tied in some ways, and the city didn't grant that property tax exemption, but if the city continued, or if there were others in the community that was thinking of building that type of housing in this community, the city needed to do something. They needed to ensure their eyes were wide open because long term, the City of Ontario could not continue to add properties that did not pay property taxes, but then who turned around and needed services, unless there was a strong tie of services that they provided back to the community. He didn't see Project Turnkey doing that. He saw them as providing services. He did not have heartburn with that type of project not paying property



taxes, it was a needed service. But, the Ontario Town Homes, to him, appeared to be close to market rate housing, very nice, as it should be. But, he wanted to make the comment it would be good for the Council and the city to have a better understanding of the long term financial projection because it was already a bit precarious as they continued to add multi-million dollar properties to the city's community that did not pay for property taxes to pay for services. Everybody else here, or other properties, were going to have to pay more in order to offset those services.

Councilor Kirby verified there was housing finally coming online on SE 5th at 10th. Those were private homes that would pay taxes, correct?

Mr. Cummings stated that was correct. The 50-unit mobile home park was not subsidized and would not receive a tax break. It was the same for their RV park. The developers had invested a lot into the infrastructure, and would be coming to Council seeking recapture for some of it.

Mr. Cummings stated with regard to Councilor Hart's comment, he had been beating that drum to every state person who would listen to him about the need that if they were going to provide funding for low income housing projects, then they needed to provide a little more to pay the property taxes. He didn't know if the situation was reaching the Governor, but it was supposed to be.

DISCUSSION ITEMS

December 26, 2023 Council Meeting: Hold or Cancel?

Council consensus to not have the December 26, 2023 meeting.

Budget Calendar: 2024-2025

Councilor Hart stated as they said earlier about looking at some long term projections, when would staff be able to create something like that for the Council? It would be nice to have that well in advance before getting into the detail of the budget for next year.

Ms. Ott stated that would be done as part of the budget process anyway, so they could look at that being done in January, and hopefully the presentation of some of the bigger items at the preliminary budget meetings, along with the Council.

Councilor Kirby stated when they did that, they'd be speaking with each Department Head, who had worked with it long enough they'd have procedures down and have a good idea of what they were going to ask for. What the Council was seeing was the homelessness issue, who didn't realize the city was limited by law, so that ask was going to come. Mr. Cummings had done a great job trying to keep the city in line with the law, and the city could not respond financially to do many of the asked for actions. He thought they needed to temper it with what the public thought the city should be doing verse what the law said could be done. As part of their strategic planning, that should be part of it so the Council knew what the city had to do.

No changes; budget calendar accepted by Council.

HAND-OUTS

Department Stats: November, 2023

Police, Fire, Public Works, Ordinance

Minutes:

DAC 09/20/2023; County Court 11/08/2023, 11/29/2023; Parks 10/19/2023; Public Works 10/17/2023

Packet:

V&C Board, December 2023

Check Register

November, 2023



CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

- Councilor Hart stated he had been emailing with Chief Iwai with regard to the stats on the code enforcement stats for November, 2023. It showed that 30% of the 30 cases were related to relocation of the homeless. It was an interesting stat for the city's Code Enforcement Officer spending almost ½ of his time associated with that specific issue. He assumed extended parking was probably tied to that in some form, or was that over parking in front of the Post Office?

Chief Iwai stated it was the vehicles related to the unhoused.

Councilor Hart stated that meant well over half of what the one Ordinance Officer was working on was directly tied to the homeless issue in Ontario.

Chief Iwai stated that was correct. It was actually more because of the follow-up time.

- Councilor Mills stated an issue that had her concerned dealt with individuals walking around at night wearing black clothing. Even if they were using a crosswalk, she had come very close to not seeing people because they were wearing dark clothes, or riding bikes with no reflectors or lights. She wasn't sure what could be done, maybe an ordinance for reflector tape required after sundown or something, but was there a way to make that an ordinance. It would protect the drivers, too. There was a lot of people walking around in dark clothes. When she took her granddaughter to school that morning, they counted six people in dark clothes, and it was dark out. If she hadn't been so cautious, it would have been easy to hit someone, even in the crosswalks. She was asking what good options would be to try to make the city safer for those who liked to wear black clothing when it was dark outside, or to protect a driver who could hit someone because they weren't seen.

Councilor Bakefelt said she noticed it as well since starting to drive her grandson to school. The school uniform was black, or dark, for the most part, and the sweatshirts were all dark. The kids were wearing dark clothes, so she drove very slowly. Maybe for the next National Night Out event, one swag item could be some type of reflector bands that could be given out, but maybe that was too long to wait. And if they combined bad weather, it was even worse.

EXECUTIVE SESSIONSExecutive Session: ORS 192.660(2)(d)

An executive session was called at 8:20 p.m. under provisions of ORS 192.660(2)(d) to discuss Labor Negotiations. The Council exited at 8:59 p.m. and entered a second session.

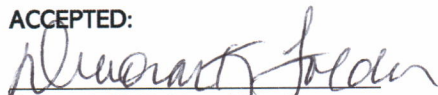
Executive Session: ORS 192.660(2)(e)

An executive session was called at 9:00 p.m. under provisions of ORS 192.660(2)(e) to discuss Real Property. The Council reconvened into regular session at 9:21 p.m.

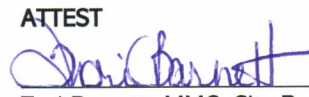
ADJOURN

HART moved, MILLS seconded, **THAT THE MEETING BE ADJOURNED**. Roll call vote: Mills-yes; Baker-yes; Kirby-yes; Hart-yes; Bakefelt-yes; Melendrez-out; Folden-out. Motion carried 5/0/2.

ACCEPTED:


Deborah K. Folden, Mayor

ATTEST


Tori Barnett, MMC, City Recorder

