



CITY COUNCIL MEETING MINUTES November 12, 2024

The scheduled meeting of the Ontario City Council was called to order by Mayor Deborah Folden at 6:00 p.m. on Tuesday, November 12, 2024, in the Council Chambers of City Hall. Council members present were Deborah Folden, Susann Mills, Ken Hart, John Kirby, Sam Baker, and Penny Bakefelt. Eddie Melendrez was excused.

Staff present were Dan Cummings, Tori Barnett, Corinna Hysell, Clint Benson, Jason Cooper, Tatiana Burgess, Marshall Pierce, Kari Ott, Al Haun, and Andy Wood.

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

AGENDA

This Agenda was posted November 8, 2024. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website www.ontariooregon.org.

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

CONSENT AGENDA

HART moved, KIRBY seconded, **TO ADOPT THE CONSENT AGENDA, WHICH CONSISTED OF THE COUNCIL MEETING MINUTES OF OCTOBER 22, 2024**. Roll call vote: Mills-yes; Baker-yes; Hart-yes; Bakefelt-yes; Melendrez-out; Kirby-yes; Folden-yes. Motion carried 6/0/1.

PRESENTATIONS

Accept Sister City Flag: Osakasayama, Japan

Councilor Kirby stated: *Thank you Madam Mayor. It's good to see all my traveling mates here tonight. I haven't counted, but I think you're here. We had the opportunity to take 14 of our citizens to Osakasayama, Japan to celebrate the 50th anniversary of the formation of the Sister City Program. For citizens, I want to stress that there are no public funds involved in this. This is perpetuated over the years by the goodwill and dollars of those who participate in this. You have to get yourself to Japan, and the Japanese citizens have to get themselves to the United States, but then the rest of their needs are taken care of in an extraordinary ways. Before I call upon two of our travelers to give us their thoughts, I wanted to acknowledge the two individuals that started the Sister City Program, Mr. George Iseri and Mr. Robert Sullivan. They are both gone from this world, but they have left us a legacy that is wonderful. Tonight, David Sullivan, the son of Robert Sullivan, is here, and he made the trip with us for the 50th anniversary, and he also made the trip for the 25th anniversary. As we made a presentation from our city, which many people saw a couple weeks ago, which was a coin, David had ordered a painting done of the bridge at the Beck-Kiwanis Park, which was consigned and designed by the citizens of Osakasayama, and constructed by his father. It was a very appropriate gift to that city, and I thank you, David, very much for that. So, I'm going to read off the names of those who went. We had Marie Torland, Breanne Torland, Megan Cook, Avery Cook, Kelly Wolery, Becky Wolery, Ken Hart, Shiela Hart, David Sullivan, Lori Posey, Bob Komoto, Janet Komoto, Mike Miller, and myself. If we have enough time, maybe some of the rest of you can, but I've asked Avery and Breanne to come up to the podium and share some of their thoughts.*

Avery Cook stated: *Hi, my name is Avery Cook. I wasn't sure what to share. I was sort of more relying on the questions being asked, but I do want to say it was a very educational experience. I have been out of the country once before on vacation, to my knowledge, and we went to Cancun, Mexico, but Japan was very different for me because I got to experience a lot of the culture with the local people with their everyday lives. That was the most important part to me, was seeing where they lived, and how different it was to America. It was, I don't know how to say it other than very organized and efficient. There were trains that went immeasurable speeds, well, measurable, obviously, but like I couldn't tell you the exact, but it was really beautiful. The greenery of Japan was remarkable. Like, everything, I told my mom, it just seems greener over here. I don't know, brighter I guess. But, yeah.*

Councilor Hart asked Ms. Cook where she stayed while there.

Ms. Cook: *When I was in Osakasayama, I stayed with the family of a girl that my family hosted last year, right? Last fall, two years ago. We stayed with her family. It was really close to the meeting place that we met at a lot, and it was kind of like in a suburb kind of area.*

Councilor Kirby asked her what she thought of their schools.

Ms. Cook: *Their schools? I thought that it was really cool to see how different the, like, for example, in America we have some schools have like smart tables and they have very old-fashioned, like, tiny, tiny metal desks that were connected to their chairs and like with baskets underneath and even my school doesn't have that. We have plastic chairs that are separate from our desks, and everything seemed kind of much more old-fashioned and we took off our shoes as we went in and walked in slippers, but it was really cool. And the students were very interactive, and they seemed super engaged in the lessons.*

Brea Torland stated: *Hi, my name is Brea Torland, and I was part of the delegation that the visited our Sister City, Osakasayama. I'm incredibly grateful for this experience. ...with my mother, Maria Torland, who has always looks for opportunities to immerse my dad, my brother, and me, in cultures from around the world. My mom first signed us up for this program when I was three, and apparently my dad was not as excited as my mom. Left up to my three year old brain, I sadly do not recall this experience, but I do remember the four students we have hosted in the past ten years. Recently we have had, having the opportunity to reconnect with. We spent a total of two weeks in Japan, the first week exploring Tokyo with fellow delegates, Megan and Avery Cook, then taking the train to Osakasayama. We were greeted with a warm welcoming party and met our host family. The week was filled with early mornings, starting with delicious breakfasts prepared by our host mom. We had the opportunity to meet various city officials and community members who acted as experienced tour guides. Being locals, they knew the best places to visit, and the hidden gems of the restaurants tucked away around the corner that we would have never discovered on our own. My personal favorite was the Korean BBQ dinner we enjoyed. I also experienced Karaoke for the first time, and everyone went all out. The temples we visited were stunning. I still can't fathom how they were constructed without modern machinery. The hospitality received was incredible, and I can't express enough how grateful I am to the Japanese people who shared their culture with us. Visiting Japan as part of the Sister City Program was a memory I will always cherish.*

Councilor Hart asked her about her kimono experience.

Ms. Torland: *We woke up in the morning and we had breakfast again. We were staying in a guest house, so one of our host mom's friends came over and my mom went first, and they did our hair, and they wrapped us in all these layers, and they tightened them, and they're like, oh, let's put another layer on you, and tighten it down more. So, there's lots of layers and once you thought you had the first kimono on, they had like another one over it. So, it was really unique, though. We went to Guatemala, and we wore traditional dress, and it's similar, like a wraparound waist, but this was much more complicated and I'm really happy we experienced it. Yeah, it was really cool.*

Councilor Mills asked if they got to go shopping, and if yes, how was that experience compared to shopping here?

Ms. Torland: *Yes. There were lots of like, it was like escalators, and they, it was super tall, like multiple story buildings, and within the buildings, I would say it was similar to a mall, like the Boise mall, but taller, and like smaller, and there was also just like little, like, I don't know how to phrase it, like little shops, like around, but there was also like giant, and their foods, but the food wasn't in like specific food areas. It was dappled along with the shops, so I would say it was similar. Not being able to read anything was kind of difficult.*

Councilor Kirby stated that all around the city, signs were posted so the citizenry would know that there were visitors from the United States. It was an urban city of around 55,000 people, in the middle of a huge city. Another fellow traveler, Mike Miller, stayed with them all in Osakasayama, but then, on behalf of the Cultural Center, he looked at some of the gardens, and possibly arranged for some assistance to come to Ontario to do some things. He asked Mr. Miller to speak to that.

Mike Miller stated: *It was really a wonderful trip. One of my best, really, in the many times that I've been. I did have success with talking with Mayor Tarahito about a gardening group. We'd find a garden in Japan, and we'd share our garden with them, somehow. We'll see how that works out. Going to Megata, I had some success, and I think that we're going to bring a crew of 10 highly-trained professionals to redo the waterfall and stream and pond in the Japanese Garden here. They fly themselves over, they work for free, all we have to do is come up with the materials and we're very close on that number. So, they're planning to come for about 10 days to accomplish all this work, and there's a lot of work to do, but it's really going to be a remarkable improvement to what we have and put us on the garden map a little more so it could encourage tourism here that we haven't gotten before. I'm looking forward to it, and I think we'll get'er done.*

Janet Komoto asked if the community needed to provide home stays.

Mr. Miller: *Janet asked if we should do home stays, and I would really like to do that, in blending in with the Osakasayama Sister City thing; however, I know how these fellows work. I think that we're just going to find lodging for them in the same place. They love the comradery, and they can talk and work together, and we're arranging for meals and that sort of thing, so hopefully we have enough money to get that done. If anybody wants to help out with that, I'll shamelessly ask for it. But, ya, they'll get here, really focus on the work, and then they will want to do a little sightseeing as well, so we'll get them out into the desert prime evil, show them what real rock is like.*

Councilor Kirby indicated on the wall behind him was the flag that had been presented to the group, and all the delegation signed it. There were about 150 people in attendance that evening for the welcome given to the group. Many of the people had also been to Ontario.

David Sullivan stated: *My name is David Sullivan, and this is my third trip to Japan. I made it 25 years ago, roughly, and then 15 years before that. This is my favorite trip of all. I'm very proud of the people that we had the pleasure of traveling with. Everybody was great. They had great questions and a lot of energy. Our hosts were wonderful, as always. They kept us entertained, wore us out every night, even took us to sing Karaoke. It was just really, really special, and it really reenergized me with the whole Sister City Program, and I hope that we can show them the same hospitality when they come. It's really special. And like I said, this is my favorite trip of all, and I hope to go back again. I'm really, once again, really proud of the people we traveled with, just a wonderful travel party. Seeing the schools and all the things we got to encounter was very special. So I encourage anybody that would like to go, to certainly go see Osakasayama and the rest of Japan. It's a beautiful country.*

Councilor Kirby stated next year would be the World's Fair in Osaka, and run about six months. He showed a stuffed animal that was the mascot for Osaka, and it was on most of their literature. He thanked everyone who had traveled together, and this was a wonderful program. If anyone wanted to support it, either by hosting a family or making the trip, he encouraged them to do so.

Councilor Hart stated showing David's dedication to this Program, he missed the UofO/Ohio State football game, and that said a lot. He also offered thanks to the Komoto's, as they had pulled this together. It was important to have someone here coordinating with them over there. Very sincere thanks and appreciation.

Chamber of Commerce Annual Report

John Breidenbach, CEO, stated: *My name is John Breidenbach, and I have the pleasure of running the Ontario area Chamber of Commerce and Visitors & Conventions Bureau. Many years ago, 1987, the City of Ontario entered into a contract with the Chamber of Commerce to perform the duties of the destination marketing organization/tourism/visitors and conventions, so it's got many different names depending on where you're at in the state on what they call it. But, basically, what that means is when you do a TOT collection from the hotels, a portion of that goes to the Chamber of Commerce, so after the split with the streets and everything, we get 1%, and then we are, by state mandate and city ordinance, to use that to promote tourism for the City of Ontario and the surrounding areas to bring people into town. And then out of that pot of money, \$2,500 a month goes into a city grant fund for visitors and conventions and tourism. So on that committee, is myself as an ex-officio, your City Manager as an ex-officio, Ken Hart as a liaison, but yet a voting member, Cheryl Cruson, who is here tonight, is on that, Debbie Blackaby, Terry Dols, Lynelle Christiani, and Bob Quinn, who's chaired it since the beginning of time, no, since its inception. So it's a wonderful group, and many of you know, and you come to that. Is this video ready, Andy? Every month at the Chamber, of course, as the CEO of the Chamber I get a CEO report, and I am fortunate in our situation in our by-laws that our by-laws state that either the City Manager and/or the Mayor sit on the Chamber Board as an ex-officio. So, Mr. Cummings has missed no meetings except for one time when, I think, he was sick, so he's heard my report many times, and that's one of the reasons that I don't necessarily, it says annually, but I haven't always come annually, because some City Councils are like, oh, we read the minutes from the V&C meetings, and we have the ear of the City Manager, so...but we had an interesting tourist season with the summer, and we thought really, it's time to come back and share, and I was here a couple months ago just to kind of give you a quick overview, but let's start with this: A video was shown of the recent STOL competition at the Ontario Municipal Airport.*

Mr. Breidenbach continued: *Thank you, Andy. So as you can see that event took a lot of partners, and a lot of hard working individuals, both inside of the city, Public Works, and volunteers, your airport staff, and your Chamber of Commerce. So that was a big project that we funded with the TOT money that goes into the V&C pot. That \$2,500 a month had accumulated enough money that when they came for an ask of \$15,000, we were able to do that to bring that to town and get some publicity. There's another video on the Chamber's page where I had the opportunity to go talk to Kyle and another pilot from McMinnville and Cresswell, Oregon, and that area, who considered this their home track, and if you get a chance, go watch it. They talked about how wonderful it is to have a grass runway, and how pilots with back-country airplanes always looked for those kind of airports. So, STOL was very beneficial as far as return on investment with the TOT money. So, another project that we did, that I'm really excited about, and they will roll out in Spring of this year, is the Eastern Oregon Visitors Association, which we've been part of for many years, since its inception with Travel Oregon, did the same type of thing. They came here and filmed America's Global Village Festival, and we had a lot of opportunities, and they also took their drones downtown and highlighted the general area of Ontario, and so, in the Spring, we'll have another nice type YouTube type commercial for Ontario. That one didn't cost us nearly that amount of money because of relationships with EOVA and everything, we were only into that one about \$5,000, when it was all said and done. And the media company that they chose to use is named Sparkloft. They're out of Portland, and they're the one that Travel Oregon, who has millions of dollars, uses, so it's going to be well produced. So things that we did this year besides that, couple new events this year that we did, downtown we had an Autism Awareness Day, and many of you came down. We furnished some insurance on that, and helped them close the streets and that kind of stuff. We did, of course, we did the ComiCon, we did the Trunk or Treat. When I say we, I mean we helped support these. We didn't necessarily do that am. Truck or Treat and then another new event downtown was on Halloween weekend, three new businesses opened, and they did kind of a block party, a Halloween market thing. It was pretty cool. The Tater Tot Festival was a big success. I talked about that last time I was here. One of the things that we spent a lot of money on this year, like close to \$7,500, was a new sign out in front of the Chamber of Commerce that looks like the shape of Oregon, and has a heart where Ontario is. Remember that was going to be a star until one of your City Council people, who could be named Hart, said why don't you do a heart, so we came up with a heart, so that particular sign we saw at the convention, the Oregon Tourism, Governor's Convention on Tourism, which I've attended for many years as part of the Eastern Oregon Business Association, representing Ontario. If you're not at the table at those big conventions and making noise about where you're at in Ontario, that you're on a different time zone, they forget you're there, and so that's why we go. Anyway, we saw the sign, we talked about it because many, many, many people stop and take their pictures with the oxen and the wagon that Harry Hoch built that sits in front of our office, and we thought, well, wouldn't it be cool to have something new and*

something old, and so, I have a picture on my phone that I was going to put into a presentation of a nice couple from California who stopped in Ontario, told me how wonderful it was and how welcoming it was, and then had their picture taken by the sign and they did that. We have a wonderful picture of the Mayor and I in front of the sign. Last week, Mr. Hart stopped and took his picture, and it does get, Tatiana's had her picture there, it does get a lot, so if you have anybody in town, and all the Sister City people should come use that sign. I mean, it's amazing. So, I think it was well worth the money, too. I spent close to \$10K of V&C money, not the TOT that goes to the grant, but on marketing with the Oregonian this year. And we target marketing with digital social media plus print for Portland, which comes out to Hood River, is what they kind of consider Portland, and then the Bend market, the Boise market, and the Seattle market. The reason I chose the Seattle market is because especially during the pandemic for outdoor recreation we had people calling us all the time wanting to go to the Pillars of Rome, wanting to go to Leslie Gultch, and thought they could drive there in a day from Seattle, and I knew they were from Seattle and I knew that was a market for outdoor rec, which we have plenty of, so we did that. And, during the Tater Tot Festival we found success with that. We met the nice couple that was here from Seattle, that had seen it in the Seattle Times, it was picked up by the Oregonian, and so we have that story also online. And then there was a gentleman that was from Vancouver, Canada, who was going on a road trip, happened to see the Tater Tot Festival, and stopped and changed his plans and stayed overnight. And I had the opportunity to do that. So, other advertising, Ritz Hospitality, which is InterMountain West, been doing that one for years; Lewis & Clark Map, which is the Lewis and Clark trail, which adjacent to that, of course, we market the Oregon Trail all the time; and then our regular, I don't want to call them regular as if they're not good events, but our regular events that we put on every year and sponsor, of course, are America's Global Village Festival, which keeps growing, we are partners with National Night Out, partners with the Tater Tot Festival, partner with STOL, kind of picked up and ran with supporting and doing Frosty Fest, which happens to be coming in two weeks, 22nd and 23rd of November, downtown Ontario, using the new, you guys haven't been in there yet, you gotta come just to see it, Center Twin Event Center, which got their occupancy permit, and it's gorgeous inside of there, and on the 19th of November, and you're all invited, and I know that I think that Penny's going to be there, and couple other people, the Eastern Oregon Business Association is hosting their quarterly stakeholder meeting here in Ontario, and as long as it doesn't snow, it's going to happen. They always try and do it to me, in Ontario, they make me travel to them, but they always do Ontario's in the winter so they say they can't get over the mountain. But it will be in that event center on the 19th, so please plan on being there. We have the parade coming. The new chief is going to be driving the Junior Grand Marshall. We had the conversation. That is an event that we do. And then other things that we did this year, we spent \$13,500 on a new software system. I kind of mentioned that last time I was here, called Placer.ai. It's a geofencing so when we have events and/or businesses want to know who is going, I have the ability to go in and look at how many people are there, tracked by their cell phone. And we have that ability, and we did that. We bought a new reader board at the Lion's Park because the old reader board was in dismay. Still having a few technical difficulties with it, but it's working out really well, and, of course, the parade. And I want to make sure that the city and the citizens are aware of the fireworks on the 4th of July is funded with this Visitors and Convention money, which is allowed because it does bring tourists in from further away than 50 miles because you can track that on this little Placer.ai, and verify that. And since the Lion's Club does not have the fundraising breakfast like other groups, many towns have to go out and beat the businesses and beat the streets for that, so that was \$13,000 this year. Any questions besides from those two back there who said I only had seven minutes. Any questions? Well, thank you all very much, and thank you for supporting your Chamber of Commerce and all that you do. Thank you.

Ontario Recreation District Update

Andrew Maeda, District Director, stated: City Council, thank you for having me tonight. For those who don't know me, my name is Andrew Maeda. I'm the Director for the Ontario Recreation District. I'm here tonight just to give you a brief update on our project, where we're at, where we're going, what the next steps are for the project overall. As of recently, I'm sure some of you have seen, we hit a roadblock. So, I'm going to back up and just explain where that roadblock came up, what happened there, and then how our District decided to move forward with it. Following a pretty unsuccessful bid opening date this year, which we had about eleven to twelve of the twenty scopes of work receive official bids on. When I say official bids, part of this process when you require a bonding on your projects, is that those sub-contractors that are submitting their official bids, also submit bonds with that. It puts a little bit of skin in the game for them. Obviously, they're required to have a small amount, or a decent amount of insurance, I mean, to have that bond with their business in order to submit that bid. If they don't submit a bond with that, their bid is considered unofficial. We don't have



to accept it at that bid opening date; however, it is of interest, especially if you have zero bids submitted for a scope of work on your project. And so in that sense, we did receive several unofficial bids with outstanding costs towards the scope of work that we previously had estimates for. Following that bid opening date, the responsibility of our construction management team was to go out and get ahold of as many other sub-contractors within that scope of work that could accomplish that: demolition, pool consultants, concrete work, etc. Several of those are fairly easy to get. One of our big focuses here in Ontario was to try to get local sub-contractors, which, again, because of the bonding we learned wasn't as easy as we thought for some of our smaller, local sub-contractors. For some of the bigger work, like the demolition and the pool consultants, those required, obviously, to go above and beyond. Specifically, within the scope of work for the pool and the demolition because it wasn't just demolition, it wasn't pulling the building down on top of itself. It was much more detailed than that, and I can get into that here shortly. So following that, we had contacted quite a few others in every scope of work that had at least one or two unofficial bids back from those scopes of work, giving us numbers on what they could do for that project work that we'd given them, and that scope of work came from our construction documents. That estimate that we got back from those sub-contractors across demolition, pool, concrete work, etc., came back within budget. That was where we were really, really excited. My last update when I came through here and explained to you that we were ready to pull the trigger on it. Broke ground, ready to go with our project, and then because of the complexity explained to us by one of those sub-contractors, we were given a number that was half a million dollars more than what was previously given to us. That, of course, we were already operating at the limit of our budget. We had pushed our Rec District to put a contingency of a million dollars more than our previous project estimate to plan for those changes. We're very aware of this realm. To some extent, we knew that those costs would go up, no matter what. Also, because yes, our state has prevailing wage, which is similar to our federal government, they're almost the same wages.

So, with that being said, we had a bid adjusted, adjustment came back to us a half million dollars more. At that point, we, as a District, were left with two options. Outside of the traditional options which is you turn into and you go through value engineering. That value engineering process is to then go back through and try to find a way to cut half a million dollars out of your project, and find a way to bring this project that came in over bid, closer to, or within reason, for us to pull the trigger on it. Unfortunately, it's easier said than done. Value engineering half a million dollars out of our project, easier said by me, partly done by our engineers and architects, and so from that, we had decided that there's really two options there. Looking at the scope of work and looking at what we're trying to do there with the half a million dollar gap in how we go forward with that project. We can rebid that project at a later date, in the hopes that maybe we can track down other sub-contractors, try to find a way to make that small, that scope of work across twenty sub-contractors, maybe make it a little more hungry for them to give us a lower number or a more reasonable number, or find a way to redesign the project to cut out the demolition. Just to be clear, the demolition that was included in this project became very, very complex. Initially, when we had the original number they had come through and looked at the facility, we explained what we were doing, they had looked through the scope of work, and we were under the understanding that they were very aware of that. The later number explains specifically because of the complexity with value engineering and where you have to try to pull parts of that project out or cut them out to save money, the demo, the pool consultants, and the concrete work, were essentially the three areas that were either giving, adding more, or taking away from the project. So, for example, because the demo came back so high, half a million dollars, we then looked, and that was because we had asked them, and specifically within our scope of work, we were going with the cheapest possible option for our pool design. You know, the most basic, how do we get a simple outdoor pool for our community that we can afford long-term. The demo work there was constrained because of the fact that we were trying to keep the existing cement pool. The cement pool that we have is in good condition, it's still usable. It has a 3-foot scum guard around it, all the plumbing's exposed, there is very little work that needs to be done to readjust or refix some of the plumbing that goes into the facility. However, in order to do that, in order to save that pool, you would have to demo that facility very particularly. And this doesn't include the demo that the electricians and the plumbers also have to do on top of that, which is required for them to do that. This is the demo of taking that building apart safely. The other piece was the addition and the use of a crane for the property in order to get those large beams out of there, which are really big, they're super beautiful, but, again, cost wise, in keeping them or taking them out, was about the same because we would have to reinforce them to leave them up. So they broke even there. In order to get those down, we would need a large crane on the facility. This we went into quite a few ways with our value engineering. I told them if you damage our tennis courts, that's fine. That'll be

my reason to tell my board we need to redo our tennis courts. Because it was a large crane, they were very sure it's going to ruin the tennis courts to put the crane on there. We also contacted the prison and said if we can get these beams down and cut up into 10-foot sections, would you be willing to take this for your woodworking department, make benches, make seating, make something that we could repurpose for the pool, or you could just sell to the community. I really think the community might be interested in buying some of those. Which they weren't as interested just because of the size of the pieces, these 10-foot sections that are about six feet tall. They're giant sections. So, once we went through that value engineering and said okay well can we then just forget about the pool and so you bring the building down on top of itself and you didn't use the pool, that's fine. Well now our pool cost goes up to replace that pool, and that offset, again, half a million dollars difference is actually more than half a million dollars to replace a brand new pool in that same space. So those didn't offset at all in that value engineering process.

The second hiccup was could we make that facility more of an outdoor space with a covering to still provide some shade in our hot summertime, make it affordable for us to do this project and still have an outdoor pool project there. By state code, and, obviously I'm sure by county code, by exposing a certain portion of that building to the outdoors and opening that up like we planned to, it would still require the existing indoor walls and indoor spaces like the windows and your doors and whatnot, to be converted to exterior doors and windows and walls. They couldn't just remain as an interior door and wall, but would have to. Even if they are covered and that building still remains, but it's opened up, we are still required to do that, which, again, substantial cost to change that interior wall to an exterior wall, didn't make a difference there. So, our value engineering didn't quite work in trying to offset that by half a million dollars.

Following that, we were given two options. Again, rebid, like I previously explained, or go back through and try to redesign this project and cut out the things that are just causing this project to be super expensive. Why this option I'm about to explain wasn't pursued earlier, I couldn't tell you. Whether that's on me, or our Board, or our construction management team, or any of our committee members, or anyone in the community, I'm not quite sure why we were never given this idea. But, part of my coming tonight is to discuss this is to discuss this option as well. In 2022, the Lion's Park approved a gymnasium space on the Lion's Park master plan, adjacent to our splash park near our building at Lion's Park. That space, again, was to be served as a gymnasium space for our, the six phase plan that was originally designed in Ontario. That was to include the pool area, the skate park, the tennis courts, which are currently there, the splash park, and then the addition of the gymnasium space on the property. All of that space was, again, supposed to be the six-seven phase plan of the original design for this project. We've, of course, only been focusing on phase two there. So, phase two, ideally, and what was brought up as an option or a thought in moving forward, and trying to understand a little bit of the scope of work, what the costs would be here, what this project could look like if we did it this way, was the idea to switch these two and move the pool, existing pool area that we are renovating, to a space that the gymnasium was designated for on Lion's Park, and use that gymnasium space that was designated on Lion's Park and repurpose the existing Ontario Aquatic Center to be a gymnasium space as it's already covered and indoors, structurally sound, with a minimal renovations as it goes as far as not rebuilding a brand new facility. It also added just a lot of unique ideas that we ultimately could have seen, I'm sure, long term. On the side of the recreation facilities in general, I think the idea of having a gymnasium adjacent to our recently renovated peer center and having the access from our high school and middle school, who already go in there, to a gymnasium right beside it, which would also be adjacent to our skate park and tennis courts. It would allow us to close off those and allow one single entryway and exit way through that. It would allow for more of a recreation type facility, or rec center, here in town, rather than having the gymnasium beside the splash park, almost kind of separating the two between the pool and whatnot. The idea of the pool moving into that area, again, was to cut out three quarters of a million dollars in demolition work, to cut out another \$300,000-\$325,000 of concrete work, and then the pool bid that we did receive back was within budget, and that was two years ago, which was really surprising to see that.

So, with that being said, we looked at redesigning the project to move the pool adjacent to our splash park and what that would look like as far as square footage goes, as far as operations goes, as far as price goes for that project. So since all of that, we've gone through that entire value engineering phase, our board had recently approved the idea to move forward with this option, try to find out and get a little bit of an understanding of this option before we officially presented it to Council, or officially had that approval by Council. That has included, again, approximately 8,500 to 10,000 square foot space, which would be similar

to the exact space that they had put in the master plan for the Lion's Park, for the gymnasium space. Now a portion of that was the, is the current recreation property as well, but a portion of that was on Lion's Park. The estimates that we did receive back from our construction management team were between \$2.9-3.3M with a 10% contingency built into there, so that's a \$300,000. So roughly \$2.9-3.3M with \$300,000 of contingency built into that project. Effectively cutting this project by \$1M. The downside of that is yes, you're having to pay more for redesign, which is the whole purpose of us bringing in our construction management team early on, was to avoid redesign. I'll say avoid redesign due to a design error, not because of a complete redesign process, but the idea of our construction management team was to make sure we avoided those smaller areas, not so much as bigger ones. They were brought in now, and are still on this now, working through the schematic design that we have most recently started. The idea there again is to look at how feasible this is, what the possibilities are here, we have the rough estimates. The rough estimates on spacing requirements. We have a few questions left to answer such as existing facility space, the use of existing facility space, such as the restrooms on our current property, and those questions are all more specific to code requirements with the project.

Timeline wise what this looks like again, is we are adding what we believe to be, we can add on another five months. We have to basically add on five months to that construction process. One month for each design phase. Your schematic design, your design development, and your construction document phase, and then we believe that we can combine the permit and construction document approval from our city and county, which are really, really quick, and our state, which took three months. We believe we can push that through a little bit quicker now that we understand their timeline. And then also be able to, at the same time, put that out for bid and have those bids awarded within that two month time period instead. So, again, that puts us in that five month window to go through that redesign process completely, for approvals, and shovel ready to break ground on that. That, again, given that that project comes back within budget on what our current estimates are. To be clear, estimates that we received at the end of 2022 for this project that we were in, was \$2.5M, and our district added on another million dollars to prepare for the timeline that we expect to have over the course of the next year and a half before we broke ground. What's to say this isn't to happen, I can't be honest about that, I can't tell you what that forecast looks like. We're, of course, already above that budget, which is great. We're going to continue to go after funding opportunities for that. It's not going to stop us in our grant funds through the Oregon Recreation and Parks Association, though the legislative sessions this year, as well, however, the concern that our board has is continually chasing this project. Our Rec District can effectively budget about, we budget about 50% of our budget every year for the aquatic facility. Why not more is because our rec programs have taken off like a wildfire. They have not stopped growing, and between just myself and one other staff member, we are heavily busy keeping those going and keeping them operating. But we also need to budget for those programs, and the fact that those programs are across four different communities right now, you know, every Saturday right now in seven different gyms there are 380 little boys playing basketball, and then another 200 little girls in a couple months, 900 soccer kids after that, and so forth. We budget as much as we can, and even after the fact try to put what we can into the project.

Unfortunately, because of the size of our budget, the size of our district, chasing down a \$4M project is not feasible. It's not something that we believe is smart, and to try to chase that with \$300K every year, our concern is that if we were to rebid this project as one of the options earlier, that it would just come back at \$4.5M, \$4.7M, \$4.8M, and we would continue this process of our district saving funds and having to push projects down because grant timelines usually span about six to eight months at least. Can be pushed out to a year for some of your larger ones. So we are again chasing that project if we try to go through the rebidding process in our opinion.

So, with that being said, we are moving forward with that other option there, and I am at the mercy of the Council in the proposal to find some option or some way because my major concern with the use of the portion of Lion's Park property there is as we move forward our design team, engineers, and our construction management team, will not feel comfortable moving into your design development phase or your construction document phase, I believe so, if we don't have that property deeded over to us, or owned by us. The concern there again is they effectively don't want you to do that project on property that you don't own, which I completely understand. However, if we can do this at the same time and find a way to negotiate this, then it would at least save some time when it comes to that crunch time of the construction documents being submitted, being approved, awarding those bids to those sub-contractors, and moving forward on

construction. That timeline is very quick, and the faster we can make it, the better. If we have to wait another month, or a month after that, it pushes construction sub-contractors back on their timeline and when they want to pull the trigger on work. And what we want with this project, some of the larger firms have their summers already locked up well beforehand, so we need to make sure we have that timeline quickly and ready go to break ground. Any questions?

Mayor Folden asked if they had looked at the Lion's Park master plan for the property that they want to have deeded?

Mr. Maeda: *Well I'm referring to, yeah, the, I can't seem to find it. Dan can probably answer that a little bit better. The Lion's, the Parks Committee approved this back in 2022, but I wasn't sure if the Council had yet approved it or not for the Lion's Park master plan. I believe you guys did, but I'm not sure when or what timeline that was. I know on September 15th, the Parks Committee approved that plan. I wasn't quite sure of the Lion's Park, but yes, it is on there. It's adjacent to our splash park, right on the northwest corner of our current facility.*

Mayor Folden asked if the monument would have to be moved.

Mr. Maeda: *Part of my negotiating with the City Council and the city, is our District has already began the discussions. We feel like we are more than capable of managing the relocation of that monument. I was under the assumption in previous discussions that the monument wasn't from the Japanese community, but on further, when you actually look it's a dedication to World War II memorial. I know that we had looked at not the Rec District, but the City of Ontario, had looked at moving that over to the Four Rivers Cultural Center, but there was just preliminary discussions. I don't think there was concrete decisions there. I think that the veterans association also was really considerate of the monuments there and didn't want to take away from those, and I completely understand that. They'd also discussed maybe moving the monument to a corner of the park. I had talked about right where that water fountain is that's never used, or maybe not ever used, put it right there instead, right in the center of the park. But, again, that's up for a later discussion, more so that our Recreation District is open to that relocation of that in part of our project as well, or obviously before our project would begin. Additionally, I'm also aware that the Lion's Park has several trees that need to be removed, and/or trees that need to be replanted. Again, our District would be open to that discussion as well since that is also an addition to our property and most of the improvements on Lion's Park directly improve our Rec District's image as well. When people come to our district office, our splash park, that park is a part of that visit, that park is a part of the playground, all of that park is a part of that visit, as well.*

Councilor Kirby stated Mr. Maeda had written a letter to him and the Mayor, and he suggested in the future to send them to the City Manager. He had been out of the area, and had assumed that letter had also gone to Dan, but it hadn't, so it didn't get acted on until his return, and he apologized for that. He asked that future communication go to the City Manager. He stated that the memorial had been given by the Nikkei Jin Kai organization, for their appreciation to the City of Ontario for inviting Americans with Japanese ancestry to Ontario during World War II, offering freedom. It was done by the Japanese-American community to honor Ontario. He hoped, if moved, it would go to an appropriate location.

Councilor Bakefelt stated she felt Lion's Park was a major event center, and saw events growing. How might giving up space impact events?

Mr. Breidenbach stated both America's Global Village, which had been there for years, and the Tater Tot Festival, could move to the north, across the sidewalk, by the playground. If the community could get the outdoor pool finally up and running, he felt he could speak for the Chamber Board that that would add value tourism as much as anything else.

Mr. Maeda: *Council, yes, we definitely also think that addition of these facilities to those events, and being open for them during that, just adds to those events more so, you know, having a space where you can send your kids while you go and enjoy the park, or where you go enjoy what's going on in the park, we think that definitely adds to that, as well.*

Mayor Folden agreed, and believed everyone wanted the pool. She was asked at least weekly when the pool was going to open. She thanked him for his presentation. It helped when the Council had to tell others what was happening and gave them direction.

Mr. Maeda: *Absolutely. Just to add on to this, again, just to be very clear from our Recreation District. We would be seeking an approval by our City Council for use of the Lion's Park property for the proposed development of it. Again, I know this is an odd spot, especially within a public meeting because there's no legitimate coordinates, we have already ordered the land survey for the property for the area that we would need on that proposed space. We, of course, would cover that entire cost. City Council can't take action on that deed until that information is available to you, I do understand that, however, having some unconditional approval from the City Council to be able to move into our design development and construction document phase will most likely be needed. And so I know this a grey area, and having that information or feedback from you guys on what you would like to see or what you need in that meantime would be what we are requesting or wanting to understand a little bit more.*

Councilor Hart confirmed the Council wasn't meeting again in November. He was trying to figure a timeline for the official ask, as that night was not the official ask. One thing, while being extremely supportive of the pool, they needed input from the public. This would be the first time the public was hearing that they might take more of Lion's Park and dedicate it, deeding it to the Rec District. The Council wanted to move quickly to say yes or no, but they needed time to get input from the public for their thoughts or considerations, and specifically some plans around the monument and how it would be respectfully moved. When did the District need to know?

Mr. Maeda: *It would probably be a month for the schematic design phase to be accomplished, which was fairly simple from the design team right there, looking at your land survey, then looking at any of the underground electrical, water, sewer, anything going on under the property that you're going to work on. We're going to do a soil report on that property. All of that would be up to question as far as what they could do there, and what that would look like. And again, that is where I think the understanding on our end is, is once we're out of that phase, what can be accomplished there. I do understand, and would ask that the Council consider approval of some of these surveys to happen on the property as well. Again, I don't necessarily want to order an upcoming land survey without having the approval to do that on the property because that's going to be a big chunk of the property being dug out, so we don't necessarily want to have that done without the Council's approval as well.*

Councilor Kirby suggested Mr. Maeda spend some time with Dan.

Mr. Maeda: *The approval does come from the Council, or is he allowed to give that?*

Councilor Kirby stated he could not, but he had the background for surveying and knowledge of the property, he'd be able to speed up the process.

Mr. Maeda: *Okay. We do have, one of my board members is also here. Can she stand up and speak?*

Mayor Folden said absolutely.

Megan Cook, Recreation District Board Member, stated: *Thank you for the opportunity to say a little bit more. And thank you to the City Council also for the donation that you guys have already put forth, or pledged. While I understand that you want to talk to the community members about whether or not they would be okay with the pool going there instead of inside the building, just as you expressed very strongly, everybody wants the pool. Everybody wants the pool. And for us to allow this to take longer, or for us to have to wait to have meetings with Dan and then come back to you guys, I know that's how things operate and that's how they're supposed to operate, but I'm just asking if there's any way that you guys can give approval today, contingent, just approval to get the surveys done so that we can come back in December, at your December meeting, and do the actual ask. Where we would have the coordinates at that time, because we would have your approval to get that survey done, so then we could come to the next meeting, so that we can stay within our timeline,*

because if our timeline goes away, that we are hoping that it go, we will still be breaking ground in the summer of 2025, next summer. And that's really, it needs to happen. Everybody knows, this is a project we've been talking about for way too long. And I know it's a lot to ask because you tend to take into consideration the community, but I feel like you guys are all Councilor members, you all have conversations as you have said with many, many people, about the pool, and nobody is against the pool. And I don't think moving it from one place to the other is going to, you're going to find that one person in town that's like nope, we don't want the pool anymore, don't do it that way, especially if it's saving that \$500K of the taxpayer's money.

Councilor Hart asked for input from Mr. Cummings.

Dan Cummings, City Manager, stated when asked before what master plan was being asked about, he hadn't known for sure, so he researched it. He presented a schematic, and indicated Mr. Maeda was correct in that in 2022, the Parks Committee approve the Lion's Park master plan, not the Council. On the plan, he had added the future gym location based on the 2017 master plan, that might be what Mr. Maeda was referring to, that had been created prior to the formation of the Recreation District, and adopted by the Aquatic Center Committee. As shown, the monument could stay, and the master plan from 2017 showed tying the gym with concrete, tying it into the splash park. With Council permission, he could save money by meeting with some members of the Rec Board members, getting the measurements of the pool, and confirming what area they actually needed, laying it out close enough for the Council to review and take action prior to spending money on a surveyor. Currently, the bold line around the splash park was the property that had been deeded to the Recreation District, which showed it attaching to an existing building. Was the new pool going to stay attached? Would there be a gap between them? He needed to know how large an area they were really speaking about, and he could lay it out and bring it to the Council showing just how much ground the District was asking for, so the Council could possibly take action on that.

Mr. Maeda: *So that would be substantial information for them to make approval for deeding the property, or for us to do a project on it.*

Mr. Cummings stated that was what he was proposing. If they got the dimensions right, he could lay it out on a schematic, they could determine the square footage and make the agreement. They could create an agreement, approve that agreement, so the District could move forward with the surveys. They'd probably do a property line adjustment, as it was the least costly.

Mr. Maeda: *Is that an approval that we can proceed tonight, then, in order to move forward, at least that portion of it?*

Councilor Kirby stated that Council just needed to give Mr. Cummings approval.

Mayor Folden stated it was conducive that they all work together. If they could share ideas and work together, that was a great idea.

Ms. Cook: *Thank you, really appreciate that. Just to go big or go home, if the city is wanting to get rid of some land to maintain, we would be interested in taking that whole side from the sidewalk because we would be able to develop into a field house. So, if we want to make it even easier, we could just do the whole side, the whole this side of the sidewalk to 9th. But I don't know if you guys have plans for that, so...*

Mr. Cummings stated in the southwest corner, closest to the street, the Legion had proposed a large monument in that area, in lieu of moving the WWII monument. The plan was going to the Cultural Center, but he didn't know if that was still the plan. They'd also need to talk the Council into giving up that \$40K gazebo they just built.

Mr. Breidenbach stated that's where they'd run into the event situation. They'd been using that for events for years. He suggested they all play nice for a while more, then talk.

Councilor Hart told her not to overplay her hand.

Mayor Folden stated they all wanted the same thing. They just needed to discuss everything.

Mr. Cummings stated that same corner had been discussed for replacing the flag that used to be in the right of way, and needed a new place to be. He thought they might get a lot of people saying the city was giving up too much of the park.

Ms. Cook: *Then I'd like to take that back.*

Councilor Hart stated, to summarize, they were going to work with Mr. Cummings, come back to Council, say this is what we'd like, their "ask", for the Council at the December 10th, meeting, to vote to deed or move the property line to give more land to the Rec District, predicated that it be used for a pool at this time, which was the Council's caveat, and hopefully that would get to the press, and they could get feedback from the community. But, that should give the Council enough information to vote on an action at the December 10th meeting. If it failed, the District would need to work on another plan.

Mr. Cummings stated he suggested handling it the same way as the splash park. It be done in an agreement that it was going to happen, so the District could begin planning, and the actual deed would not happen until they were ready to officially have the ground to break. The commitment should get any grants they needed.

Ms. Cook: *I think it would get us to the point of actually pulling a permit.*

Mr. Maeda: *Yes, specifically I just do want to make sure that the work that we can accomplish with Dan is going to be sufficient to approve that, that's going to be required for the deeding of the property, correct? I just want to make sure that is what we're going for.*

Mr. Cummings stated that would give the public time to speak. It would have to be an action item before the Council, and people could attend and say yes or no.

Mr. Maeda: *Both papers were updated, one today, one yesterday.*

Mayor Folden thanked him, and Ms. Cook, for the presentation.

NEW BUSINESS

Ordinance #2830-2024: Create OMC Title 2, Chapter 15 – Certified Local Government Commission/Façade Grant Committee

Dan Cummings, City Manager, presented.

On July 12, 2018, the Council approved Ordinance #2739-2018, which repealed Title 10C-50 Historical Landmarks, and replaced it with Title 10C-60 Historical Landmarks under 10C-60-20 of the Planning Code. A Historical Preservation Commission was created, which included the creation of a Certified Local Government (CLG) Commission to oversee any state historical grants. That same commission also oversaw the city's Façade Grant Program. While both committees were created, it was not done formally. The two committees have already been functioning as one for processing actions for both.

The proposed ordinance would amend Ontario Municipal Code, Title 2 Boards, Commissions and Committees, by adding Chapter 15, formally creating the Certified Local Government Commission (CLG)/Façade Grant Committee to oversee both the Historical Grants and Façade Grant programs.

KIRBY moved, MILLS seconded, **IN ACCORDANCE WITH SECTION 8.2(2) OF THE CITY CHARTER, THE CITY COUNCIL APPROVE ORDINANCE #2830-2024, AN ORDINANCE CREATING TITLE 2, CHAPTER 15 OF THE ONTARIO MUNICIPAL CODE CREATING THE CERTIFIED LOCAL GOVERNMENT COMMISSION/FACADE GRANT PROGRAM COMMITTEE ON FIRST READING BY TITLE ONLY.** Roll call vote: Mills-yes; Baker-yes; Hart-yes; Bakefelt-yes; Melendrez-out; Kirby-yes; Folden-yes. Motion carried 6/0/1.

KIRBY moved, MILLS seconded, IN ACCORDANCE WITH SECTION 8.2(2) OF THE CITY CHARTER, THE CITY COUNCIL APPROVE ORDINANCE #2830-2024, AN ORDINANCE CREATING TITLE 2, CHAPTER 15 OF THE ONTARIO MUNICIPAL CODE CREATING THE CERTIFIED LOCAL GOVERNMENT COMMISSION/FACADE GRANT PROGRAM COMMITTEE ON SECOND READING BY TITLE ONLY. Roll call vote: Mills-yes; Baker-yes; Hart-yes; Bakefelt-yes; Melendrez-out; Kirby-yes; Folden-yes. Motion carried 6/0/1.

Appointment to the Certified Local Government Commission/Façade Grant Committee

Dan Cummings, City Manager, presented.

One of the original members resigned mid-term, leaving a vacancy on the committee with a term scheduled to expire in December, 2025. John Breidenbach submitted a request for appointment to fill that vacancy.

Council consensus to appoint John Breidenbach to the committee to fill the vacated position.

DEPARTMENT HEAD UPDATE

Airport: Quarterly Report

Andy Wood, Airport Manager, presented.

Councilors Bakefelt and Hart thanked him for his report.

Cheryl Cruson informed the Council that the STOL event had six hours of national coverage for Ontario. She appreciated everything Mr. Wood was doing at the airport. It was really looking great out there.

HAND-OUTS

Minutes

County Court 10-16-2024, 10-23-2024; Airport 09-03-2024, 10-07-2024

Monthly Department Stats (October, 2024)

Public Works, Fire & Rescue

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

Councilor Bakefelt stated the National Night Out Haunted Woods had been held at Montgomery Farms, and the hardest part was getting volunteers and actually running the event. They made \$2,000, through attendance and a donation from Montgomery Farms. She thanked those who volunteered to work the event. There was tons of things to do out there, including a huge slide, a zip line, and a pumpkin patch.

Councilor Mills congratulated John Kirby and Michael Braden for being elected to Council. The third spot was so close between Eddie Melendrez and Adrianna Contreras that it hadn't been confirmed yet.

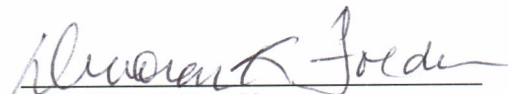
Ms. Barnett stated the race between Councilor Melendrez and Ms. Contreras wouldn't be done until the 27th.

Ms. Barnett stated the next, and final Council meeting for 2024, would be December 10, 2024.

ADJOURN

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

ACCEPTED:


Deborah K. Folden, Mayor

ATTEST:


Tori Barnett, MMC, City Recorder

