



SPECIAL CITY COUNCIL MEETING MINUTES August 4, 2025

A special meeting of the Ontario City Council was called to order by Mayor Deborah Folden at 9:00 a.m. on Monday, August 4, 2025, in the Council Chambers of City Hall. Council members present were Deborah Folden, Ken Hart, Susann Mills, John Kirby, Penny Bakefelt, Adrianna Contreras, and Michael Braden.

Staff present were Dan Cummings, Tori Barnett, Corinna Hysell, Casey Mordhorst, Andy Wood, Al Haun, and Marshall Pierce.

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

AGENDA

This Agenda was posted Friday, August 1, 2025. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website www.ontariooregon.org.

KIRBY moved, MILLS seconded, **TO ADOPT THE AGENDA AS PRESENTED**. Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

NEW BUSINESS

Bid Award: Moore Park Soil Amendment Project 2025 [Rush Excavation]

Al Haun, Assistant Project Director, presented.

The city purchased this section of property from Looks Nu Car Wash with the intention of expanding the park and making it a downtown attraction area. The subject area was currently covered in gravel and blocked off, so it was not used as a parking lot. In the past, the Saturday Market utilized the area for food trucks; however, it had not been used this year for that. The proposed project would help expand Moore Park's green space and allow for more events and activities.

This subject portion would be removed and topsoil put back in place of the gravel. At a later date, a new sprinkler system would be installed, and the area planted in grass to expand the park's green space under a different request for bids. The city budgeted to have the top solid brought in, a sprinkler system installed, and grass planted.

Councilor Kirby wanted to confirm that they were registered with the Oregon Construction Contractor License Board.

Mr. Haun stated they were. He had just not added information to the report.

Councilor Braden stated this bid was for \$30,800. What was the actual budgeted amount?

Mr. Haun stated he believed it was \$60,000, which included the soil amendment, the sprinkler system, and planting the grass.

HART moved, KIRBY seconded, **THE CITY COUNCIL APPROVE THE BID, AND AWARD THE MOORE PARK SOIL AMENDMENT PROJECT 2025 TO RUSH EXCAVATION FOR \$30,800 AND APPROVE THE CITY MANAGER TO SIGN ALL DOCUMENTS**. Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.



Bid Award: Security Fencing Installation at Ontario Municipal Airport [Dynamic Metals, Inc.]

Al Haun, Assistant Project Director, presented.

Currently, there were privately installed fences along the eastern property boundary at the Ontario Airport. These private fences had gates and access points that allowed access to the airport property. After the installation of the security fencing, these access points would be eliminated, creating a more secure facility. There would be allowed access only through the electronic gates that required a security code.

This project would complete the eastern portion of the Ontario Municipal Airport security fence from Matts Way, north to Airport Way. This project would include a gate to allow access for large maintenance equipment, an electronic security gate, allowing access to the future BLM SEAT Base, and future hangars along the eastern side of the airport.

On October 22, 2024, the City Council approved the Ontario Municipal Airport BLM Way Gate and East Fence Project for the amount of \$150,000.00. 70% would be paid for by a grant from ODOT Connect Oregon for a maximum amount of \$105,000.00, approving the city to cover the remaining 30% of the project. Staff applied for a COAR grant through the Department of Aviation to help cover some of the remaining 30% of the cost of the project.

In February 2025, the city was notified by the Oregon Department of Aviation that the city's COAR grant application was approved for 27% of the project's cost with a maximum amount of \$40,500.00, leaving a 10% match for the city at \$4,500.00. It was anticipated that BLM, through their SEAT Base construction, would pay 3% of the \$150,000 towards the electronic gate and fence project installed on BLM Way for a cost of \$4,500 reimbursement to the city by the BLM.

In July, city staff put out a Request for Bids for the fencing project with a due date for all bids being into the city on July 31, 2025, by 10:00 a.m. At that time, the bid opening was done.

Staff secured grant money through two different grant opportunities, for a combined amount of \$150,000, which would require a 10% match from the city and of that, 3% was anticipated to be reimbursed by the BLM. The two bids came in over the city's budgeted amount by \$4,525.52. Additional funding would be needed to be identified to complete the project. The grant funding that the city has been awarded was required to be spent by September 30th, 2025. Awarding this project was critical to allow the contractor enough time to construct the fencing to meet this grant deadline.

Mr. Cummings stated the 10% match was the requirement of the COAR grant, which equated to \$4,500. The first grant accepted was a 70% grant and the city had to pay 30%. The Council had approved that grant and signed off on that. The city then applied for the COAR grant, which was approved at 27% of the \$150,000, and the city was required to pay 3% of that. The end result was that the city would be paying 10% of the whole project, 3% of the COAR grant. While it did come in over budget, it was over by less than \$5,000, so he was pleased with that overall. He indicated there were two places to take the funding from. It could come from regular Contingency, but he proposed they take it from the Economic Infrastructure Reserve Funds. That line had \$93,000. Taking it from there would leave the General Fund Contingency out of it.

Councilor Kirby stated they alluded to the private fences and gates currently out there. Had staff been in contact with those property owners?

Mr. Haun stated yes, they had. Andy Wood, Airport Manager, had been speaking with those property owners, and contacted everyone, whether it was for fence removal or leaving the fence in place, but closing off their own gate access onto the airport property. Some residents had decorative fencing they did not want to remove, so the build would be just inside on the city property, rather than on the property line, which would leave those fences in place.



Mr. Cummings stated the first half would see the removal of the city's existing 4-foot chain link fence, which would be replaced with the new 7-foot fence, clear up to the Minnick storage area. There was a 6-foot fence there, so that would remain. The city would just jog inside the property line and run down adjacent to the existing fences. None of those property owners wanted to remove their fences. Bottom line, everyone had been contacted and were aware they would no longer have access to the airport property.

Councilor Kirby asked about the dogs running onto the runway on the south end. This would remedy that issue, correct?

Mr. Cummings stated yes. An animal could always dig under the fence, and staff would watch for that. Also, originally, there was not a manual gate on the south end budgeted, so technically, this project was not actually overbudget. But Public Works felt it would be a benefit to have a dual gate down there to let large rigs through and onto the property. So a gate had been added to the south end, and bids came in at \$4,000 and \$5,000, which was the resultant increase "over budget" number.

Councilor Braden confirmed that in the motion, they needed to now include verbiage as to where the additional funding was going to be taken from. The funds that were mentioned were the Economic Development Fund Reserve or Contingency dollars. Was that the remainder of the Stelling sale?

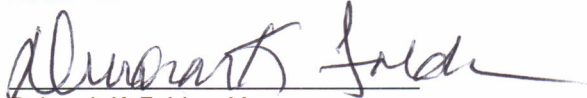
Mr. Cummings stated yes, to both questions.

BRADEN moved, KIRBY seconded, THE CITY COUNCIL APPROVE THE BID, AND AWARD THE ONTARIO MUNICIPAL AIRPORT EAST FENCING PROJECT 2025 TO DYNAMIC METALS, INC, IN THE AMOUNT OF \$154,525.52 AND APPROVE THE CITY MANAGER TO SIGN ALL DOCUMENTS, WITH THE \$4,525.52 FROM THE STELLING PROPERTY SALE ECONOMIC RESERVE FUND CONTINGENCY DOLLARS. Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

ADJOURN

MILLS moved, KIRBY seconded, THE MEETING BE ADJOURNED. Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0. Meeting concluded at 9:16:45 a.m.

ACCEPTED:


Deborah K. Folden, Mayor

ATTEST:


Tori Barnett, MMC, City Recorder