MISSION STATEMENT: TO CREATE A HEALTHY, SAFE, DIVERSE, AND PROSPEROUS CITY BY ENGAGING COMMUNITY MEMBERS TO DEVELOP AN ENRICHED QUALITY OF LIFE.

COUNCIL MEETING AGENDA
CITY COUNCIL – CITY OF ONTARIO OREGON
TUESDAY, APRIL 14, 2026, 6:00 PM, MT
Zoom Link

Pursuant to the Public Meetings Laws and Rules within the Oregon Revised Statutes, the City Council has the authority, ability, and standing to take action on any items on the Agenda, or add items to the Agenda, during the Study Session or Regular Meeting, as long as all public meeting notice requirements have been met.

1) CALL TO ORDER

Roll Call: Susann Mills _____ Michael Braden _____ Ken Hart ____ Adrianna Contreras _____ John Kirby _____
Council President Penny Bakefelt _____ Mayor Deborah Folden _____

2) PLEDGE OF ALLEGIANCE

This Agenda was posted on April 10, 2026. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website at www.ontariooregon.org.

3) MOTION TO ADOPT THE AGENDA

4) CONSENT AGENDA

A) Adoption of Council Meeting Minutes: March 10, 2026; March 24, 2026

5) PUBLIC COMMENTS Citizens may address the Council; however, Council may not be able to provide an immediate answer or response. Out of respect to the Council and others in attendance, please limit your comment to three (3) minutes. Please state your name and city of residence for the record.

6) NEW BUSINESS

A) Liquor License: New License for Matsy's Catering
B) City Hall Remodel Contract Award
C) Contract Award: Station 2 Addition Design
D) 5th Avenue Pedestrian Improvement Project: Irvco CO Approval

7) PUBLIC HEARING

A) Ordinance #2845-2026 an Ordinance Amending OMC 4-1-1.13

8) DEPARTMENT HEAD UPDATES

A) Police: Quarterly

9) DISCUSSION ITEMS

A) Revitalize Ontario S. Oregon Bulb Out Update

10) HAND-OUTS

A) Minutes: County Court: 02-04-2026, 02-25-2026; 03-04-2026, 03-11-2026, 03-18-2026, 03-24-2026, 03-25-2026; Airport 03-02-2026

11) CORRESPONDENCE, COMMENTS AND EX-OFFICIO REPORTS

12) ADJOURN

The City Council may recess/adjourn to Executive Session under ORS 192.660(2) as follows: (a) Employment of Public Officers, Employees, or Agents; (b) Discipline of Public Officers, Employees, or Agents; (d) Labor Negotiations; (e) Real Property Transactions; (f) Exempt Public Records; (g) Trade Negotiations; (h) Litigation [Current or Potential]/Consult with Legal Counsel; (i) Performance Evaluation of Public Officers and Employees; (j) Trade Negotiations; and/or (l) Labor Negotiations.

CITY COUNCIL MEETING MINUTES
March 10, 2026

The scheduled meeting of the Ontario City Council was called to order by Mayor Deborah Folden at 6:00 p.m. on Tuesday, March 10, 2026, in the Council Chambers of City Hall. Council members present were Deborah Folden, Susann Mills, Michael Braden, John Kirby, Adriana Contreras, Penny Bakefelt, and Ken Hart.

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

AGENDA

This Agenda was posted Friday, March 6, 2026. 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; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

CONSENT AGENDA

HART moved, CONTRERAS seconded, **TO ADOPT THE CONSENT AGENDA, WHICH CONSISTED OF ADOPTION OF THE COUNCIL MEETING MINUTES OF FEBRUARY 24, 2026, AND PROCLAMATION #2026-101: BORDER TOWN COMIC CON 2026.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

Mayor Folden read the Proclamation into the record: *City of Ontario Mayoral Proclamation #2026-101 Border Town Comic Con Days: Whereas, with its colorful costumes, creative artistry, and imaginative storytelling, the world of comics and pop culture has captivated our hearts and imaginations for generations; and Whereas, and we are thrilled to celebrate its rich history and influence with Border Town Comic Con 2026; and Whereas, this event will showcase the talents, passion, and creativity of our local artists, writers, and cosplayers, and bring together a diverse community of comic book enthusiasts and pop culture lovers from near and far; and Whereas, as we gather to appreciate the wonders of this unique and vibrant world, let us also embrace the values of inclusivity, diversity, and creativity that make Ontario such a special place to call home; and Whereas, let us come together in the spirit of unity, joy, and celebration on these special days. And let us continue to support and uplift our local artists and creators, who make Ontario an amazing place to be. Now, therefore, be it resolved, that I, Deborah K. Folden, Mayor of Ontario, Oregon, do hereby proclaim March 14 and March 15, 2026, as* Border Town Comic Con Days *and invite all our citizens to join me in extending a warm welcome to all the guests and participants of the Border Town Comic Convention, and urge everyone to take part in the many exciting activities, panels, and performances that this incredible event has to offer.*

PRESENTATIONS

Life Saving Award: Gabe Galicia and Aden Marin

Jason Cooper, Police Chief, stated: *Thank you Madam Mayor and Council. It's an honor to take a moment tonight to recognize two officers whose actions represent the very best of our profession and the highest standards of public service, Officer Aden Marin and Officer Gabe Galicia. Law enforcement officers are called upon every day to respond to difficult, unpredictable, and often dangerous situations, but among those calls there are moments where the difference between tragedy and hope comes down to seconds, training, and the courage to act without hesitation. On December 21, 2025, officers Marin and Galicia faced one of those moments. At approximately 3:35 a.m., Officers Marin and Galicia responded to a residence in Ontario for a report of a one-year-old child, who was choking, unresponsive, turning purple, and unable to breathe. As any parent can imagine, the fear and desperation in that moment was overwhelming. Upon arrival, the officers immediately ran to the home, where they encountered a distraught mother at the front door, holding her child, and pleading for help. The infant was exhibiting extremely shallow breathing and was not making any sounds, clear signs that this was a life-*

threatening emergency. Without hesitation, Officer Marin took the child and immediately began administering life saving measures. Holding the infant facedown, he worked to clear the obstruction in the child's airway. After several critical interventions, Officer Marin was able to remove a copious amount of mucus that was blocking the child's breathing. Soon after, the infant began showing signs of improvement, and started making audible sounds, a critical and encouraging sign of recovery. Officer Marin then transferred the child to Officer Galicia, who continued to hold the infant facedown while carefully monitoring his condition. As the child's responsiveness fluctuated, Officer Galicia continued life saving measures to maintain an open airway. Together the two officers worked seamlessly, demonstrating confidence, composure, and exceptional teamwork during an incredible tense situation. Equally important, but was the compassion they showed throughout the incident, while focusing on the life saving care of the child, both officers reassured the child's mother, offering calm words and reassuring her that her child was responding to their efforts. In moments like these, professionalism is not measured by only skill and training, but also empathy and humanity. Shortly thereafter, medical personnel arrived on scene, and officers transferred care of the child so that he could receive further treatment at a local medical facility. I wanted to read a brief comment from Fire Chief Benson, as well: The gravity of this call should not be downplayed due to the obstruction apparently caused by mucus. Infants have small airways that are easily obstructed, especially when sick, and their systems can become overwhelmed by preventing normal reflexes like coughing and gagging. Patients turning color is a sign of hypoxia, which without timely intervention, can lead to brain damage, and possible death. Officers Marin and Galicia's first aid CPR training and quick response greatly contributed to a successful outcome. Their actions prevented a family from experiencing the enormous tragedy of losing a family member. Thank you, Chief Benson. The actions of Officers Marin and Galicia that morning embody what it means to serve a community. They demonstrated courage under pressure, compassion for those in crisis, and the professionalism that defines the Ontario Police Department. Officers Marin and Galicia, your actions undoubtably made a lifesaving difference that morning. Your commitment to protecting life reflects great credit upon yourselves, the Ontario Police Department, and the City of Ontario. On behalf of the Ontario Polic Department and the City of Ontario, it is an honor to present you with a life saving medal. Thank you both.

SREDA Update

Jeff Carpenter, SREDA Executive Director, stated: *Madam Mayor, Council, thank you very much for the time. Before I get into introductions, I'd like to make a presentation to the Mayor and the City of Ontario for being one of the founding members of the Snake River Economic Development Alliance. In recognition and valuable contributions to the Snake River Economic Development Alliance. (Presented a framed certificate to the Mayor). And so, as some of you know, my name is Jeff Carpenter. Some of you may know me as Dale Jeffries. Call me whatever you want, just don't call me late for happy hour, that's all I know. I am the new Executive Director for the Snake River Economic Development Alliance, also known as SREDA. We are an investor supported public and private partnership dedicated to promoting the Western Treasure Valley. We work to attract new investment businesses, jobs, and helping local businesses grow in our three-county area. We carry Malheur County, Payette County, and Washington County. You should have this in your packet; it's our 2025 annual report, and to go through it just real quick, just a lot of fun pictures that we've been involved in in the last year of 2025. One part that I'd really like to direct your attention to on page three, that's where the economic overview is. These statistics have been pulled from ESI reported for Malheur County, Payette County, and Washington County, the three counties that I represent, for November of 2025. A lot of people say, well, we are just little small towns. Well, in this little rural metroplex I call it, there is 70,748 people. So that is accumulated. It grew by 6,485 over the last five years, and is projected to grow by 7,055 over the next five years. So projected to see more of that growth coming our way. It's a good time to get into the U-Haul business. Total regional employment, jobs grew by 1,259 over the last five years, and are projected to grow by 1,362 over the next five years, representing 26,487 jobs in the tri-county area. The average earnings got a little ways to go on this one, average earnings of $51,100 for yearly income. The regional average earnings are $22.2k below the national average of $83.3k per job. So, we've got a little ways to go there, but, you know, there's always hope for that. As more people grow, come into the area, it'll get bigger and bigger. Some of the takeaways from that overview were in 2023, the region's population increased by 10.1% since 2018, growing by 6,485, the population is expected to increase by another 10% between 23 and 2028, adding another 7,055 jobs. From 2018 to 2023, jobs increased by 5% in the three counties from 25,228 to 26,487. This change outpaced the national growth rate by 4.5% by a ½%, so we're growing fast with jobs than anywhere else. The labor force participation rate did decrease 61.6% to 56.2% between 2018 and 2023. Concerning educational attainment, 12.3% on the selected regions residents possess a Bachelor's Degree. This is below the national average, and 10.2 hold an Associate's Degree, which is 1.3 above the national average. Go TVCC! The top three industries of 2023 are education and hospitals, local government, restaurants and other eating establishments, local government, excluding education and hospitals. So that's kind of a quick overview of some of the statistics of 2025. We did have quite a few projects that we were involved in, all over Malheur County, and all over the tri-county area. 2026 has a good outlook for us. We've already got three or four projects that we're trying to help people out with, trying to find either locations,* *funding, any assistance, if they want to grow their business so they come to us and then we start with that process and with the support of the cities and Councils and counties, I look forward to working with a lot of them on different projects, also with our Economic Director here for Malheur County, and getting all those directions going on. I'd also like to invite everyone, April 10th, to our Western Treasure Valley Economic breakfast. It's going to be at TVCC Weese Building, $20 a ticket, and you can get those on Event Bright online. Our topic is transportation, so we're going to have a speaker from Union Pacific, one from the Idaho Trucking Association, and then we have the Economic Councilor from Salem that has been here a couple years, Damon, I mess up his name every time so I'm not even going to try it. But he's got a great economic outlook for us for Malheur County. So, please join us if you can. It's going to be at the Weese Building and doors open up at 6:30. It's going to be a great breakfast. So, I once again want to thank Madam Mayor and the Council and the City of Ontario for the support for the SREDA, and look forward to getting to work for you. I've only been at it for two and half months. Thanks, Chief, for the fire hose. I drank from it really well. Thanks for your time.*

Revitalize Ontario
Tom Thompson, Revitalize Ontario, and Dan Cummings, City Manager, presented.

Mr. Cummings: *Thank you, Mayor. I'll just start out a little bit. Within your packet, I included several documents that I got from Revitalize Ontario, kind of shows you some conceptual plans and the proposed stage that we have a picture up there on the screen that this is the stage that they chose that's actually in a park in Sisters, Oregon. It's a beautiful deal. What they'd be proposing, they got some numbers to talk about, but what we're kind of proposing is finding the funding to do what we're calling Phase One, which would be the stage and connecting sidewalks to it for ADA approved sidewalks and access to it, so at this time I'd like to turn it over to Tom, and he'll kind of give you an update of where we're at. At the last meeting, Tatiana gave you an update and request to go after a grant from the Border Board to help fund the foundation for the stage, and they're in that process still, trying to get that funding. They also mentioned, the Border Board mentioned that Revitalize Ontario should apply for a grant for the, to do an architect to do the master planning and the actual design of the state. So, he'll let you know if they plan on doing that as well, so, Tom, take over.*

Mr. Thompson: *Thank you, Mayor and Council, for having me here this evening. Dan kind of filled you in on the basics there. The projects moving pretty quickly just because granting needs to be done by 31st of March for that planning. We will be working with several players in the area. The Border Board has offered a grant writer to help us with that. That grant will include, as Dan mentioned, the master plan for the park, as well as the engineering required for the state awning section. We don't believe there's any engineering required for the sidewalk or foundation, but there'll definitely be a building permit necessary for anything above and beyond that. As he mentioned, we are planning on breaking this project out to three phases, and we'll be presenting a larger plan to the Parks Committee next week, so it goes through the proper channels. Phase One, obviously, he said we're doing the stage and the sidewalks. We're going to follow that up, depending on other grant opportunities we can find, with any other sidewalks. In terms of the park, park benches, fencing, any infrastructure there, and then finally, Phase Three will be planting trees and any landscape the Parks Committee is going through a tree study right now, so I think it'll line up quite correctly that they'll have the study done before we even get to the landscaping portion, and so it'll be nice to be able to work with them. Again, we're working with local folks as much as possible, Andrews is going to help us with the landscape materials, Mike from the Cultural Center garden is helping us with the design of the landscape, and that's kind of where we're sitting. Based upon our current projections of the stage and the sidewalks, at prevailing wage, we think that's going to run around $275,000. Obviously, the more we can get done through volunteer work and things of that nature is great, but we do have to follow some rules since it's using maybe potentially city money and the city property. So, we're going to do our best to keep the cost down, but also follow all the necessary rules. That's kind of our quick update on it today. Again, I'll have more to put to the Parks Committee that goes through you guys. Any questions, I'd be happy to answer them.*

Councilor Hart asked when he thought they'd have a firm financial request.

Mr. Thompson: *I would believe, we do have a quote now. We want to meet with them again in person, to give them exact dimensions. A lot of the *** received, they've just got a packet, that you received, and so they're, I'd call them guesstimates, and so I'd want to make sure they have the right cubic feet for the sidewalks and whatnot, and I would hope that we could have to that you by the next Council meeting. That way we can provide the basis at Parks next Thursday and then another packet and full presentation to you guys next week.*

Councilor Hart verified they were asking to get a sign off from the Parks Committee meeting, so they could weight in.

Mr. Thompson: *Correct, yes, and I'm actually a member of the Parks Committee, thank you for appointing me. I was out of town in Portland that week. So, yeah, we definitely want to follow the proper channels, and make sure, you know, everybody in Parks weighs in on the plan, and that it makes sense for the city.*

Councilor Kirby stated when Tatiana made her presentation, there was a timeline, so would this fit in that timeline?

Tatiana Burgess, Planning Director, stated they amended their project. They were going to amend that in their grant, and have that money triggered, released once the bid was awarded, but no later than 18 months.

Mr. Thomson: *I think their initial plan was to try to have it done (couldn't hear the rest as a phone was loudly ringing), and if at all possible, we would love to have to proceed to that timeline, but again, obviously, that depends on contractors and bidding and the ability for them to start the work, and timing.*

Councilor Bakefelt stated since he had mentioned the Sister's stage area, were they going to allow them to use some of their plans that were already designed, or did those need to be recreated.

Mr. Thompson: *From what we've found, those folks who built that are no longer in business, so I'm not sure where their plans are. Our stage is a little bit modified from theirs, and so I think using the architect that the Border Board would be willing to pay for, would be able to draw that pretty quickly. It's a simple structure, so I don't' think it would take too long for that to get drawn up. We have, as you know from a subsequent page, we have the base drawing done. It just needs to get some fine touches on that for engineering purposes.*

Mr. Cummings stated to help answer Councilor Hart's question, under 7D, he planned to make a request for this, as the Council discussed the General Fund. He would hold comment until they reacted that area on the Agenda. But basically, he would be requesting a fund to be able to construct some of this. It would be a request that the funds were saved in the city, and the city would be doing the contracting to make sure all the rules were being followed. It would be up the Council to determine how much. He would suggest a number, and the Council could decide whether to fund it or not.

Possible Funding of Proposed Sports Complex

Dan Cummings, City Manager, stated: *Again, I was asked to bring this up. We have a picture up there that shows, this is out of our Parks Master Plan. This is the old city dumpsite that we just finished our grant on that did a Phase One and Phase Two study on it to let us know what we need to do to develop on that property. So now that we have that in place, and there's several options there, but whatever we end up choosing, of course, we'll have to consult with the contractors that we did the study with to make sure what we're proposing, but at this point I want to let everybody know, this is just a concept that came up during the charrette to do the master planning. That's not to say that's exactly what we're going to do. This stage is still a planning stage. Mr. Hart asked me to bring this up to, since we have that done, to put it on everybody's mind that this property was tagged to be a sports complex. My opinion is, and I think most people's are, this is a good stage now to involve the Parks Committee, the Recreation District, because if they choose to do just what's shown there, ball diamonds and soccer fields and stuff and not sure if those are badminton courts or whatever, but I think we need good input from the Recreation District because I believe we would want the Recreation District to take over this and fund part of it, or whatever the case may be, as time goes by to build this. So, again, since we've got the study done, it's time to refresh everybody's memory that that's what was planned for that property and so, again, I brought it here. Not sure if you want to ear tag any funding for this yet. We'll discuss that during that other process, but at least, bring it back on board and have the Parks Committee start thinking about it and get the Recreation District opinion if they want to take on another project or not. That's pretty much all I have on it. I'm open to questions.*

NEW BUSINESS

Fire Hydrant Application
Andy Wood, Airport Manager, presented.

The City of Ontario Municipal Airport Layout Plan sets forth the improvements to the airport. Jacobs/Public Works assisted with the layout, design, and requirements to install hydrants to best utilize the coverage, water flow, and cost estimate. The Airport Committee, city staff, and City Engineers “JUB” had been working to find suitable grants to fund this project. The next stage was approval from the City Council to submit the grant applications for three grant applications with the final grant application closing at the end of October 2026.

The project would significantly reduce the time required for the Ontario Fire Department's vehicles to refill, improving response times and increasing the effectiveness of firefighting efforts in an emergency. This directly supported the Federal Aviation Administration (FAA)’s policy of enhancing airport safety and future growth of Fire Station 2.

The Fire Hydrant Project was estimated to cost $735,000.00. The Oregon Department of Aviation (ODAV) Critical Oregon Airport Relief (COAR) Grant maximum funding allocation was $150,000.00 with a requirement of a minimum 10% applicant match. The Oregon Department of Transportation (ODOT) Connect Oregon grant funding allocation was $339,500.00 and required a minimum 30% applicant match. The Eastern Border Board grant funding allocation was $100,000.00 with no applicant match. The higher the match increased the application score. The remaining city match was $145,500.00, and the city utility billing and utility recapture fees could be used to meet the match.

The ODOT Connect Oregon Grant applications would close March 27, 2026; Eastern Oregon Border Board Grant would close March 31, 2026; ODAV COAR Grant Cycle 11 applications were open late October 2026. The Fire Hydrant Project would meet all federal, state, and city fire regulations, including FAA, ODOT, and ODAV grant requirements.

Councilor Kirby stated it was a 30% match, which normally they were 10% for cities. There was usually a reserve for this type of construction, but this was much larger. Because of the scope of work, he wondered if this was a project, once they broke ground coming off the water supply, that it would have to be competed in its entirety, or could they do some stub-outs, maybe some hydrants and the remaining later. That 30% was a sizable chunk compared to the norm.

Mr. Wood stated for the CORE Grant and the ConnectOregon Grant, the city had to meet their terms and conditions. If they city wanted to go two years, they could put it out for two years, but they wanted to make sure that whatever the grant assurances were, the city would remain in compliance. Because they were applying for the grants, if anything happened, they were weren’t committing to the $145k. Once they had them, they could look at how to fund that. Some could be coming back from recapture fees when the land was developed, and some could come back from the city utilities when people connected. There were ways to reduce that down.

Councilor Kirby verified that FAA did not participate in a recapture on this?

Mr. Wood stated what they’d done was they had several projects happening this coming year, and because of the funding that was available, they had certain FAA funds that were still allocated, and they only had some bipartisan infrastructure grants that were available, and that amount was like a fixed figure. They runway rehabilitation project was what placed as a higher priority. That’s where a lot of that funding was being directed to. They did a chart to determine the best-case scenario, and this was what they found. It meant the other projects were getting more expensive, and the percentages that had be matched. Some had 10%, some were at 30%. Whichever grant was used, they needed to maximize that percentage to benefit the city as much as possible.

Mr. Cummings stated the short answer was no. FAA did not fund underground infrastructure.

Councilor Mills stated it was her understanding that if the city received all the grants, the city was still obligated for $145,500. Was there a specific amount of fire hydrants this would cover? Did that include all the sewer installation?

Mr. Wood stated it would not cover any of the sewer, just the water lines to get the hydrants working. Those water lines would be same ones that were used for doing water connections to private hangar spaces. That was one perk. Another perk was that with the system being continues, it meant equal pressure at all hydrants because it was a looped system.

Councilor Mills asked how many hydrants.

Mr. Wood stated it would be five hydrants.

Councilor Kirby sated where they crossed the runway and taxiway, could that be done by boring, or would they have to disturb the asphalt.

Mr. Wood stated they'd normally try to do the best they could without digging it up, but if they had to, they'd have to cut through. There was a standard that it would have to be fixed again, which was part of the cost. Four of the five hydrants should be in an area that was future development, so they shouldn't have to worry about that too much.

Councilor Braden stated his experience on the dais was that a lot of private development had to pay for those utilities, including fire hydrants. But Mr. Wood had stated this allowed private hangar expansion, but the city was funding it, as a prepaid development cost. He liked getting 80% grant funded, and the city only paying 20%, but roughly looking at the coverage map showed them, what was the city's direct benefit to having the five hydrants verse how much of it was basically coverage for private development, that the Council might want to consider not doing, or maybe weigh differently than what directly benefited the city.

Mr. Wood stated the one hydrant that was out on its own, and the yellow line that went from the set side of Ozawa's through to where BLM was, that completed the loop for equal pressure. That hangar there, there was about 12 hangars in that area that it would cover. The cost of recapture fee for that would be split with those 12 hangars.

Councilor Braden confirmed they were looking to recapture.

Mr. Cummings stated for clarification, they could only recapture the city's funding. They could not recapture any grant funding.

Councilor Kirby asked if the proposed BLM center which would be to the south of that circle, or southwest, was their center predisposed that if the city had fire hydrants in there for their proposed expansion?

Mr. Wood stated yes, that had all been put in.

Councilor Kirby verified they had hydrants.

Mr. Wood stated yes.

Councilor Kirby stated where they saw the end that stopped, that's where the water was coming from. Mr. Wood was saying this was in a loop, but he wasn't seeing a loop. He was seeing dead ends.

Mr. Wood stated all the blue lines were the existing lines for the water lines. And where those connected in, it would tie the east side with the west side. There was a line coming in from then northwest corner, and a line coming in from the east side at Ozawa's.

Councilor Braden stated that in terms of the grant funding, usually when the city did FAA or anything else, they were locked in on the funding. Was there a reasonable or foreseeable chance that the city would not get one part of it funded, considering Mr. wood was trying to pull three grants together.

Mr. Wood stated the Eastern Oregon Border Board grant would probably be the only one, he hadn't put in a grant to them before so that was new. In speaking with someone more familiar with the EOBB, he was told they could have more than one grant used for the same project. There were two rotations in a 12-month period.

Councilor Kirby stated with regard to the proposed motion, the Council would be basically approving the opportunity for Mr. Wood to apply for grants, but would also mean that if he didn't receive a grant, there could be consideration. Was that correct?

Mr. Wood stated they would have to regear and come back with some different figures.

Councilor Kirby stated if it was $735k and the city received two out of three, the $340k and the $100k, then instead of $145k from the city, they'd need to find $300k. Was that correct? He was trying to piece them together to get to the full $735k.

Mr. Wood stated he met with JUB to work out several different scenarios for all the funding options, and if they used all the grants, the city's match would be $18,300, but that would jeopardize the rehabilitation, crack seal and fill for the runway. That's why they didn't go that direction. If they went with just the BIL, CORE, Connect Oregon, and EOBB, they'd still have $63,300k. The third scenario, which they selected, was the $150k for the CORE, $339,500 for ConnectOregon, and EOBB would be the $100k, would left the $145k needed from the city. Other scenarios increased the amount the city would have to contribute.

Councilor Braden stated returning to recapture, that was significant when the city was looking at paying for a large infrastructure cost that could benefit private hangar development, where they had long-term, low-cost leases. Please explain how the city would consider recapturing part of this. If the one central hydrant benefited 12 hangars, but the other four hydrants didn't benefit any private property, then the city would look at its percentage of $150k cost, or $30k of the city's money, that could then earmark for repayment when those hangars were privately developed. Was that roughly the structure they'd be looking at?

Mr. Cummings stated that was correct. It would be the same set up as when the city ran power out there. Because they were using so many different grants, he'd want to make sure what the regulations were, so the city might not be able to recapture. He'd want to make sure.

Mr. Wood stated on CORE and ConnectOregon grants, the city would not be able to recapture on those. He was not sure of the rules for the EOBB.

Councilor Hart verified the sense of urgency was because of the deadline for one of the grants.

Mr. Wood stated it was two. One finished on March 27th, the other the 31st of March.

Councilor Hart verified that Mr. Wood was asking for the ability to apply, so he applied and was awarded, but some of the other funding didn't come through, they could say no, there wasn't enough for the match, so did that give the city a bad reputation with those granting authorities?

Mr. Cummings stated it was the norm to expect the applicant to have the necessary, but they did understand that it might be hard for some cities to commit to a budget they didn't have yet. If the Council wanted to commit the funds, it would have to be done under the current budget. It *could* give a bad mark, so it was best to make sure there were matching funds available.

Councilor Hart asked if there were other capital requests that were going to come out of the Airport Committee for the upcoming budget cycle?

Mr. Wood stated the project they were looking at was the rehab the runway and taxiway, which was coming up next on the Agenda.

Councilor Hart stated he was concerned that even if the city received all the grants, that $145k, as much as he wanted the airport to be successful, it did lose money every year, and continuing to put money into it, and there were projects in front of the Council that would benefit a lot of people downtown, and there was money to fund that, the opportunity to fund sports parks which would benefit the kids in the community. He had a hard time with, even if they received funds from other people, to put in five hydrants at an airport that lost money with the idea that in the future some people who had airplanes would build a hangar. As a ROI, that return was a stretch. And there was also other capital requests that would come from the Airport to do other things, and while they had put a lot of money into the airport and they needed to maintain it to ensure it didn't deteriorate, but he was cautious about putting one-time capital dollars into just one piece of infrastructure.

Councilor Bakefelt asked the Fire Chief, the reason for the fire hydrants out there was if there was an incident, they'd have the water to deal with the situation to avoid liability towards the city, so did Chief Benson have a comment?

Chief Benson stated he was not sure how many of those hydrants would be protective.

Councilor Hart stated all the red circles on the map were existing fire hydrants that were already there and functional. The yellow would be proposed five new ones.

Chief Benson stated looping the water line did greatly enhance water supply to existing hydrants. Most of the circles were for future buildings, so as far as liability, he viewed that towards existing buildings. If the proposed buildings were to be built, then yes, the water supply would be needed. It delayed them when they had to lay 1000 feet of a five-inch line. That delayed several minutes to get water. The greatest advantage in reviewing the map was looping the system. Regarding new hydrants for buildings that weren't there, he saw no liability for that.

Mr. Cummings stated any area not covered by the red would require the Fire Chief to require the installation of a hydrant. But, looking at the map, under the existing hydrants, the city had the ability, there were currently six available sites for private hangars that fell within a hydrant, and there were three small commercial sites that were within a hydrant. He wanted Council aware that there were sites out there where people could build a hangar that would not require an additional fire hydrant.

Councilor Bakefelt verified they were not at critical mass. It didn't need to be done right now.

Mr. Cummings stated that was correct.

BRADEN moved, FOLDEN seconded, **THE CITY COUNCIL APPROVE THE GRANT APPLICATIONS FOR THE AIRPORT FIRE HYDRANT PROJECT. No vote.**

Councilor Braden stated when he was weighing this decision, he was looking at was on a three-quarter million-dollar project, and the proposal being 80% grant funded. That was a lot of money coming into the community for construction, and it was an improvement to the city's airport that didn't directly or exactly benefit the city's operations, but paying 20% for that development as an infrastructure cost, was money well invested.

Councilor Mills stated if the city did not get the last two grants, would it come back to the Council for a vote to move forward, or would this be the final decision?

Mr. Wood stated whatever the next stage was. There was always an "out" clause.

VOTE ON MOTION:
Roll call vote: Mills-yes; Braden-yes; Hart-no; Contreras-no; Kirby-no; Bakefelt-no; Folden-yes. Motion failed 3/4/0.

<u>Rehabilitate Runway, Taxiway, and Apron (Seal Coat & Crack Fill) Project</u>
Andy Wood, Airport Manager, presented.

The City of Ontario Municipal Airport Capital Improvement Plan has scheduled for preventative maintenance and continued development of asphalt surfaces to meet performance requirements. The Airport Committee, city staff, and City Engineers "JUB" have been working to find suitable grants to fund this project for preventative maintenance and safety operations for the airport. The FAA guidance recommended pavement asphalt seal coat and joint sealing every three years on eligible AIP asphalt.

The most recent pavement maintenance was in 2022. The Pavement Condition Index (PCI) report estimated the condition to range from 55-85 being fair to satisfactory condition.

The rehabilitation project estimated cost was $33,333.00. Companion Grant funding allocation was based on FAA BIL grant funding available $274,000.00, FAA AIP grant funding $26,000.00, ODAV COAR grant funding $30,000.00, and city matching funds at $3,333.00. The 2026-2027 budget would allocate matching funds if the grant was successful. FAA BIL grant had a $274,00.00 remaining entitlement, FAA AIP had a $150,000.00 entitlement remaining, ODAV COAR Grant Application would close at the end of October 2026.

The rehabilitation project would meet the FAA guidance recommendations for pavement asphalt conditions, and would meet the FAA and ODAV grant requirements.

HART moved, BAKEFELT seconded, **THE CITY COUNCIL APPROVE THE FEDERAL AVIATION ADMINISTRATION (FAA) COMPANION GRANTS AIRPORT IMPROVEMENT PROGRAM (AIP) AND BIPARTISAN INFRASTRUCTURE LAW (BIL) GRANT, AND THE OREGON DEPARTMENT OF AVIATION (ODAV) CRICTICAL OREGON AIRPORT RELIEF (COAR) GRANT CYCLE 11 TO REHABILITATE RUNWAY, TAXIWAY, AND APRON GRANT APPLICATIONS FOR A SEAL COAT AND CRACK FILL PROJECT.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

Resolution #2026-110: Carryover Projects
Kari Ott, Finance Director, presented.

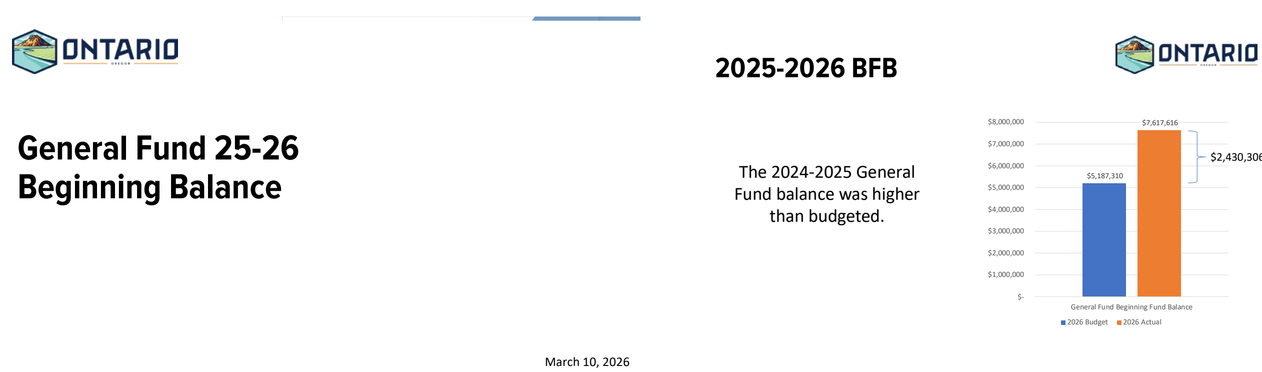
The city held budget meetings in May 2025, and officially adopted the budget in June 2025. The city was on the modified accrual basis of accounting, which could make it difficult to estimate project expense timing. Due to this, there were a few projects that weren't completed by June 30, 2025, and needed to carry over to the 2025-2026 budget year. None of these were new projects, but were just carryover from projects that didn't get completed.

The details of projects with carryover funds that should be carried over to 2025-2026 were as follows: Recreation District Beck-Kiwanis Baseball Field - $50,000; Enterprise Camera System - $93,239; Cemetery Vehicle Purchases - $83,000; Fire Station 2 Project - $70,000; Sidewalk Incentive Program - $9,280; Facade Grant - $20,878; Police vehicle Equipment - $33,766; Airport BLM Street Design - $36,300; PERS Reserve payment - $51,480; Police Rifles - $32,250; Fire Turnouts - $112,388; Chlorine Pumps - $50,000; Reservoir Improvements - $7,500; Phase 2 - Increase WTP Capacity - $148,723; Aerators - $377,302.

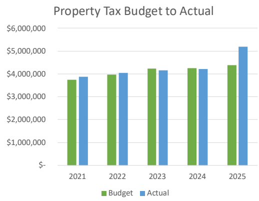
This resolution would increase each fund less than 10%, so no supplemental budget hearing was required. The total budget increase was $1,068,528. Approval of this resolution allowed the projects to be completed. A formal resolution approved by the City Council was required to expend funds per ORS 294.

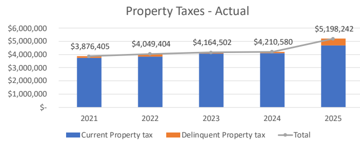
MILLS moved, CONTRERAS seconded, **THE CITY COUNCIL APPROVE RESOLUTION #2026-110: A SUPPLEMENTAL BUDGET TO APPROPRIATE FUNDS FOR CARRYOVER PROJECTS.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

General Fund Balance
Kari Ott, Finance Director, presented.



Why the differences?





Property Taxes $810,191 over budget

Other Items

	AMOUNT OVER BUDGET
MARIJUANA TAX	$345,060
INTEREST INCOME	$186,060
FRANCHISE FEE INCOME	$79,644
PARKS TOT TAX	$38,377
GRANTS	$58,030
SALARIES & OTHER EXPENSES **	$1,436,008
PRIOR YEAR BFB	$1,614,870

THESE ITEMS WERE CONSIDERED WHEN COMPUTING THE BFB, HOWEVER, WHEN COMPUTING IN MARCH, SOME OF THE ESTIMATED AMOUNTS WERE DIFFERENT THAN EXPECTED.

**THERE WERE POSITIONS BUDGETED MAINLY IN THE POLICE AND FIRE DEPARTMENTS THAT WEREN'T FILLED BY YEAR END.

NEXT STEPS?

- **COUNCIL CHOICES**
  - *SUPPLEMENTAL BUDGET RESOLUTION TO APPROPRIATE ALL OR SOME OF THE EXTRA FUNDS IN 2025-2026*
  - *WAIT UNTIL BUDGET MEETINGS FOR 26-27 AND INCLUDE IT IN THE BEGINNING FUND BALANCE AND APPROPRIATE IN THE BUDGET PROCESS*

CONSIDERATION: We are already in March 2026; there are only 3.5 months of the fiscal remaining.

PERS

CITY CONTRIBUTIONS	
5/21/2025	$ 636,575.00
12/31/2024	$ 498,689.00
12/20/2022	$ 2,047,378.00
8/20/2021	$ 1,500,000.00
5/14/2021	$ 282,864.21
8/30/2019	$ 1,243,103.94
2/20/2019	$ 949,445.00
	$ 7,158,055.15
EIF MATCHING	$ 548,137.24
	$ 159,143.75
	$ 707,280.99
TOTAL SIDE ACCOUNT	$ 7,865,336.14

	Tier 1/ Tier 2	OPSRP General	OPSRP Police & Fire
2025-2027 RATES (WITHOUT SIDE ACCOUNT)	51.41%	44.07%	49.34%
ACTUAL RATES	**32.42%**	**25.08%**	**30.35%**
	Approximately $777,746 annually in savings:		

25-26 Budget has $250,000 payment from the General Fund to PERS for a total side account payment of $447,960.

PROJECTS FOR CONSIDERATION

- MOORE PARK
- SPORTS COMPLEX

Mr. Cummings proposed the Council fund some money from the current budget for the Moore Park Development Fund, so it would give the city some funding to consider the master plan and their phasing projects and use that money as seed money to help out on their projects. Staff believed they needed the business owners and the public to get involved in this park and the downtown area, and to start promoting that area. With this funding, he could help in promoting the downtown area again. Council had heard that night that Phase One could cost up to $275k, but those were rough estimates. He was asking the Council to consider giving the Moore Park Development Fund between $300-500k to have some money to work with the downtown people and get some projects moving down there. This would not be grant funds; staff would work with Revitalize Ontario on their projects. If it was warranted, staff would put it out to bid and help get it constructed. It was great that there were two downtown organizations working together. This was an opportunity to do something, since there was a little surplus. It was for the Council to decide.

Councilor Kirby agreed they needed to send some money aside for this organization. In reviewing the survey he'd conducted and categorizing things by comments, many concerns were there, but voiced in different ways. Problems were noted, but not necessarily solutions. If anyone wanted those results, he would be happy to provide them.

Councilor Bakefelt stated her support setting funds aside for Moore Park. They needed to support the businesses, and as there were funds to do that, now was the time. It would be a statement to the public that cool things could be done here in Ontario.

Councilor Hart asked if one of the amounts triggered the need for a public hearing.

Ms. Ott stated the amounts based on the city's funds, would not trigger a public hearing, but it would require a supplemental budget through a resolution. The public could attend the meeting, but it would not require a publication.

Councilor Hart stated he was also in support staff's recommendation. He'd like to do the half million. That would send a strong signal that it was important to the Council. He'd also like them to consider PERS. They had already budgeted an additional $250k for this year, and anytime he saw how much they were saving annually because of unpopular moves by earlier Councils to take extra money to pay down the debt, that was the most important number. Hopefully, anyone watching, $777k the city did not have to pull out of the General Fund to pay for PERS, because they had already paid it down. He'd also like to see them put additional money into PERS, above what had been already budgeted. Maybe double it from the $250k, which had not been paid yet, so maybe increase that to $500k.

Councilor Braden asked Ms. Ott if matching funds were available under the EIF?

Ms. Ott stated there were none that she was aware of.

Mr. Cummings stated in his opinion for the sports complex, maybe they hold off doing anything funding on that until the next budget cycle, to give staff time to get it before the Parks Committee and the Recreation District, to get their input. He was also in support of the PERS recommendation.

Mayor Folden stated she was in support of the $500k for Moore Park development, and the additional funding going into PERS.

Ms. Ott stated she would like a consensus from the Council on what they wanted, and she'd bring a resolution to the next meeting. She verified they wanted to put $500k towards Moore Park, and $250k for PERS.

Councilor Braden stated with reference to PERS, the city had been making payments into the side account since 2019. He was on the Budget Committee during that time to present. Every year, they made a hard decision to pay money towards a debt that was owed to former employees. This year, was a tight budget, and they did $250k out of the General Fund, plus other funds, for a total of $447k. That was the second lowest in the last seven years of PERS side account contributions. The city was now looking at a surplus of money that made the Councilors who fought over money feel like it was a little like Christmas. He agreed with Moore Park. Everyone was sharing that they agreed with that. However, his feelings that he'd like the Council to hear was that they would match PERS what they were willing to put towards Moore Park. So, when they'd said $500k and $500k, yes, he liked that, because they were getting some fun with the park, and they were also honoring their debt obligation towards PERS. He'd like the two numbers to match whatever number they decided on.

Councilor Hart clarified he meant $500k more? They'd already budgeted an extra $250k, so was it an additional $500k.

Councilor Braden stated that grew the side account and saved that $777k next year, and made it close to a million. That was pretty spectacular.

Mayor Folden stated she believed they were all in agreement on that.

Councilor Kirby stated in doing some research, larger cities had paid it off in full, so were debt free. But another option was that some cities bonded their debt to pay it off. It appeared Ontario was doing better than most.

Mayor Folden requested a consensus for the two figures.

Mr. Cummings asked for an actual motion, so there was no confusion on the amounts.

HART moved, BAKEFELT seconded, **THE CITY COUNCIL HAVE STAFF BRING BACK A RESOLUTION TO PUT $500,000 INTO A MOORE PARK DEVELOPMENT FUND AND ADD AN ADDITIONAL $500,000 TO THE CITY'S PERS SIDE ACCOUNT PAYMENT FOR THIS FISCAL YEAR.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

DEPARTMENT HEAD UPDATES

Community Development
Tatiana Burgess, Planning Director, presented. She also reminded everyone that there was currently a vacancy on the Planning Commission.

HAND-OUTS

Minutes
Airport: 02-02-2026
County Court: 02-18-2026

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS.

Mayor Folden thanked the Fire Chief, along with the entire Fire Department, for the annual fire benefit dance fundraiser. It was successful and a lot of fun.

Councilor Kirby asked about the new Captain in the Police Department.

> Chief Cooper stated the department had hired now Captain Cal Kunz. He was a previous employee with the City of Ontario, bringing over 30+ years of law enforcement experience back to this community. He was a great addition to the Ontario team.

Chief Benson stated gave a huge thank you to the Council, Chief Cooper, and to Dan Cummings. The department was onboarding with Lexipol, which had been approved by the Council, using Public Safety Funds about a month ago. It was about a year long process, and they were currently in Phase One, which was the highest liability type policy. It was way better than he ever imagined. There were about 600 trainings available online, and he got to assign them – which his crew just loved. EMS wise, they used to really search for EMS classes, and now they could all be done with Lexipol. He seriously was so thankful, and believed they were on a great track liability-wise. It was going to make a huge difference.

ADJOURN

MILLS moved, BAKEFELT 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 7:51pm.

ACCEPTED:

____
Deborah K. Folden, Mayor

ATTEST:

____
Tori Barnett, MMC, City Recorder

CITY COUNCIL MEETING MINUTES
March 24, 2026

The scheduled meeting of the Ontario City Council was called to order by Mayor Deborah Folden at 6:00 p.m. on Tuesday, March 24, 2026, in the Council Chambers of City Hall. Council members present were Deborah Folden, Susann Mills, Michael Braden, John Kirby, Adriana Contreras, and Ken Hart. Penny Bakefelt was excused.

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

AGENDA

This Agenda was posted Friday, March 20, 2026. Copies of the Agenda are available from the City Hall Customer Service Counter and on the city's website www.ontariooregon.org.

Dan Cummings, City Manager, requested item 6A be removed from the Agenda.

KIRBY moved, HART seconded, **TO ADOPT THE AGENDA AS AMENDED.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-out; Folden-yes. Motion carried 6/0/1.

OLD BUSINESS

Resolution #2026-111: Supplemental Budget for PERS and Moore Park Funding
Kari Ott, Finance Director, presented.

The General Fund beginning fund balance came in substantially higher than budgeted. This was presented to the City Council at the March 10, 2026, meeting. The City Council decided to prioritize park development and paying down PERS debt and asked staff to bring a resolution back increasing appropriations in both by $500,000.

The proposed resolution added appropriations of $500,000 for Moore Park Development and increased the payment to pay down PERS debt by $500,000. With the additional $500,000 the city would be able to pay $947,960 into the City of Ontario PERS side account.

HART moved, CONTRERAS seconded, **THE CITY COUNCIL APPROVE RESOLUTION #2026-111: A SUPPLEMENTAL BUDGET TO APPROPRIATE FUNDING FOR MOORE PARK DEVELOPMENT AND ADDITIONAL PAYMENTS TO THE PERS SIDE ACCOUNT.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-out; Folden-yes. Motion carried 6/0/1.

NEW BUSINESS

Resolution #2026-112: Supplemental Budget for Burn Cell Project
Clint Benson, Fire Chief, presented.

Thanks to the efforts of Chief Terry Leighton, in September 2022, the Oregon State Fire Marshal's Office (OSFM) provided $328,000 for improvements to the Ontario Public Safety Training Center through an Intergovernmental Agreement (IGA) that would terminate on September 20, 2027. The funding was allocated for four major phases: #1 Classrooms/Training Center Building; #2 Class A Burn Cell; #3 Parking Lot seal coat; and #4 a multiple level Training Tower. The Ontario Training Center Class A Burn Cell Project combined phases #2 and #4, a strategic approach that had been approved and endorsed by the OSFM. The project had been designed and stamped by a structural engineer, reviewed for code compliance, and had a current building permit in place for construction.

In early 2026, requests for proposals were publicly advertised through the Argus Observer, Elkhorn Media Group, the City of Ontario's website, and social media. The city received ten bids which were publicly opened on March 13, 2026, with the lowest responsive bid coming in at $259,500 from Stroth General, LLC. This request for Public Safety funding represented the remaining funds needed to complete this important project, which provided a much-needed training facility for firefighters and other first responders. The Class A Burn Cell and Training Tower allowed firefighters to conduct realistic training without the risk of damaging property. This type of training could not be accomplished in privately or publicly owned buildings due to damage caused by ladders, charged hose lines, and water flow.

In 2021 and 2022, Fire Chief Terry Leighton worked with City Officials to utilize the city-owned property at 55 NE 2nd Avenue for a Public Safety Training Center and eventually secured funding from OSFM to help fund the project. Much work had been completed at the facility, including remodeling the main building into three classrooms, updating HVAC systems, installation of new drop ceilings, installation of large flat-screen TVs, Wi-Fi service, upgrades to provide energy efficient lighting, improved flooring, asphalt seal coating, and interior and exterior paint. The facility had become a regular meeting place for fire and law enforcement and was used for training and other important community events and meetings, such as the monthly Malheur County Local Emergency Planning Committee meeting, monthly Ontario Volunteer Firefighters Association meeting, and the annual Ontario Budget Committee meetings.

The current IGA with OSFM was set to terminate on September 20, 2027, which meant all related project funds had to spent before that date. The Class A Burn Cell Project represented the final phases connected to the department's IGA with OSFM. After receiving written approval from OSFM to combine Phases #2 and #4 to create a class A burn cell and training tower into one project, staff put out an RFQ to structural engineers for the design of the facility. After engineering design was completed by Pat Woodcock, PE, staff applied for a building permit to ensure the project met NFPA 1402 (national standard on facilities for fire training and associated props) and Oregon Specialty Structural Code requirements. Staff then advertised for cost proposals for the construction of the project, with the lowest responsive bid coming in at $259,500. Project bids ranged from $259,500 to $599,993.

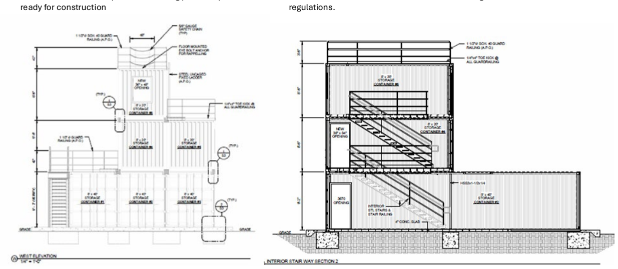
Class A Burn Cell / Tower

- Provides highly-realistic firefighting training
- Allows firefighters to advance charged hose lines and flow water during training.
- Provides realistic atmospheres: smoke, heat, & fire behavior
- Allows firefighters to practice horizontal and vertical ventilation techniques
- Provides elevated areas for ground ladder and ladder truck training scenarios.

Picture Source: NFPA 1402 Commentary

Ontario Training Center Class A Burn Cell Project

- Combination burn cell & training tower
- Designed to NFPA 1402 (National Standard on Facilities for Fire Training) and the Oregon Specialty Structural Code
- Designed and stamped by structural engineer
- Reviewed for code compliance – building permit in place and ready for construction
- ISO credit for a training tower
- 3rd story roof equipped with rappelling anchor
- 3rd story rappelling anchor for window bail out training
- Steel construction, primed and painted for resiliency
- Guard rails and handrails meet OSHA and building code regulations.



<u>Project Financials</u>

Current Project Funding = $206,390
- OSFM IGA $182,890
- Volunteer FF Association $10,000
- Fruitland Fire Dept. $10,000
- Vale Fire (ladder truck) $2,500
- Nyssa Rural Fire Dept. $1,000
- Volunteer FF Association has also agreed to purchase top container
- Rural Fire District has expressed interest in assisting with project cost. I'm requesting $8,131 at April Board Meeting

- Project RFP resulted in ten responsive bids
- Lowest responsive bidder was Stroth General $259,500
- Amount needed to finish the project $53,110
- Funding request for $65,000 includes $11,890 for construction contingency
- Any unused Public Safety Funds will be returned to the fund.

With the lowest responsive bid coming in at $259,500, staff was currently $53,110 short of being able to complete this vital project. With materials and construction costs continuing to rise, the project would most likely cost more if it were paused to raise the money from other sources and rebid at a later date. Ontario firefighters currently did not have a code-compliant class A burn cell, nor a training tower. This greatly limited training, specifically ladder raises and fire hose advancement up stairways and around obstacles, and the ability to flow water inside of structures. These training activities were not realistic in occupied buildings due to the damage it caused to interior and exterior surfaces.

The Ontario Fire Department was requesting $65,000 out of the Public Safety Fund, which would provide the necessary funding to complete this much-needed project while providing funds for contingencies during construction. Also, at the next Ontario Rural Fire Protection District meeting on April 9th, Ontario Fire intended to request $8,131 (12.5% of $65,000) in funding for this project.

This requested action and project perfectly aligned with the City of Ontario's Strategic Plan goal of Desirability, specifically the creation of the Public Safety Fund to *"...provide a budget specific for equipment for public safety employees"* and to *"Keep public safety employees safe and equipped"* (City Council Strategic Plan 2019-2023, pg. 24-25). The Class A Burn Cell Project would provide a training facility for firefighters and other first responders that included stairways, window openings, a rappelling anchor and platform, third-story window bail out anchor, and other important features that would provide realistic training and improve operational readiness.

Ontario Fire currently had $206,390 for this project, which consisted of the following: $182,890 — OSFM IGA funds $10,000 — Ontario Volunteer Firefighters Association $10,000 — Fruitland Fire Department $2,500 — Sale of Vale's Ladder Truck $1,000 — Nyssa Rural Fire.

The lowest bid came in at $259,500, which was $53,110 above current funding. After adding in some construction contingency funds, the Department was asking for $65,000 from the Public Safety Reserve Department, which would leave a $447,691 balance.

Timing was critical due to the eventual termination of OSFM funds and the consistently rising cost of materials and construction. If the Council awarded the project in late March, construction was set to start in April and be completed by the end of July.

The Department's IGA with OSFM required that all projects funded meet National and State regulations. The Class A Burn Cell project provided an NFPA 1402 and Oregon Building Code compliant training structure that had been designed by an Oregon Professional Structural Engineer. The plans were reviewed for code compliance, the building permit was in place, and the project was ready for construction. NFPA 1402 compliant burn cells and towers provided an important layer of legal and liability protection for the city. The project provided realistic training environments for firefighters, improved firefighters' operational readiness, and helped the department improve its service to the public. The City Council was required to award the bid for the project. Also, a formal resolution approved by the City Council was required to expend funds per ORS 294.

MILLS moved, HART seconded, **THE CITY COUNCIL APPROVE RESOLUTION #2026-112: A SUPPLEMENTAL BUDGET RESOLUTION TO APPROPRIATE ADDITIONAL FUNDING FOR THE FIRE BURN CELL PROJECT AT THE PUBLIC SAFETY TRAINING FACILITY.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-out; Folden-yes. Motion passed 6/0/1.

HILLS moved, CONTRERAS seconded, **THE CITY COUNCIL AWARD THE CONSTRUCTION CONTRACT FOR THE ONTARIO TRAINING CENTER CLASS A BURN CELL PROJECT TO STROTH GENERAL, LLC, IN THE AMOUNT OF $259,500, AND APPROVE THE CITY MANAGER TO SIGN ALL NECESSARY DOCUMENTS.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-out; Folden-yes. Motion passed 6/0/1.

Public Works Surplus Equipment
Al Haun, Assistant Project Director, presented.

This was a list of surplus equipment that had been replaced by CIP funding over the last few years. The repair costs warranted replacing the equipment.

CIP funds had replaced all the listed equipment over the past few years. Most of the equipment repair costs were more than it was worth. Staff had auctioned off the surplus equipment in the past. Any funds received in the auction would be returned to the fund that the equipment was purchased from.

Over the past few years, any equipment that was not able to be traded in against the purchase of the new equipment was stored at the Public Works yard. The spring auction was coming up, and staff would like to take all the equipment on the attached list to it.

Equipment to be auctioned: Ford Ranger #211; John Deer Gator; Spray Trailer (Pull behind); Toro Zeroturn #209 (Non-running); Husky Moser #208; Ford Ranger #316; Hisun-UTV; Husky Mower; Toro Front Mower; John Deer Gator; Hisun UTV; John Deer Front Mower; Tractor Rims/Tires; Hook Lift Salt Bed #321; John Deer Front Bucket; John Deer Pull-behind Mower; Plow for Pickup; 2 Dump Truck Plows; 2 Salters; ATV Plow; Pull-behind Air Compressor; Onan Generator.

Councilor Braden asked if the city or Jacobs had anytime of inventory tracker. The inventory presented was a little redundant and difficult to review, so were they identified well?

Mr. Haun stated yes. The equipment was usually numbered. Smaller items might not be, but the larger ones were. Also, they had titles for the road worthy pieces.

Councilor Kirby asked what process was used for looking for buyers.

Mr. Haun stated for this list would be taken to Baker Auction. The Spring Auction was occurring over the new few weekends. Everything would be shuttled to Baker if this action would approved.

CONTRERAS moved, HART seconded, **THE CITY COUNCIL APPROVE THE LIST OF PUBLIC WORKS SURPLUS EQUIPMENT AND AUTHORIZE THE CITY MANAGER TO SIGN THE REQUIRED DOCUMENTS.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-out; Folden-yes. Motion carried 6/0/1.

DEPARTMENT HEAD UPDATES

Finance – Monthly Report
Kari Ott, Finance Director, presented.

HAND-OUTS

Check Register
February 2026

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

Mayor Folden thank Casey Mordhorst and his crew for doing such a great job on getting the water back online so fast.

Casey Mordhorst, Public Works Director, stated his thanks, and said he would pass that on to staff.

Mr. Mordhorst: *So, what happened. Around 4:00, 4:30 Sunday morning, pump one at the Eastside Booster Station failed. It tripped out. The sequence, pump one and pump three ran off e-drives. They are variable frequency, so we can control how fast the pumps run, we can speed them up, slow them down. Pump three called a start when pump one tripped out. Pump three never started. They system showed it starting, and showed on the SCADA that it was running, but it wasn't. By the time the pressure had dropped, the on-call operator got the alarm, woke up, you know, it's 4:00, in the morning, 4:30 in the morning, got on the laptop, she could see that the pressure was dropping, she got pump number two running, which by that time the system pressure had dropped under the, it was really close or right at dropping at 20psi. So, it takes a lot of pumping effort to boost the entire system to get it back above 20psi. She did that, headed into the plant. She made a call to her supervisor. In the meantime, the hospital called me because they noticed low pressure. I got on the phone, I talked to Dan, he texted me, I called him right back. A lot of phone calls, and 200 miles later I got back to Ontario. We got pump number three running, so we had pump number two and three running, got the system back up and pressure. Coincidentally, this is like three-fold that this issue was all the fault around. So, we had the pumping issues, we're dealing with three and half months of construction in the Water Treatment Plant, so we're running on less inventory than we typically will have this time of year. We're running, currently, well not currently now because we're at 100%, but over the weekend over the last three and a half months, we've been running on our summertime inventories, which we struggle to maintain 50% in our reservoirs. When that happens, we keep our water in town, Eastside and Westside, and bench gets any extra water we have. So, the bench level wasn't, typically we can run it to 29 feet. We had changed the set times to keep it before four and six feet at the bench and keep all the water in town over at Westside and Eastside. So, when the pumps did shut off, we don't have that static pressure standing on, up at the bench maintaining without pumps running. That was one part of it. After last week and the warm weather, had an algae bloom in the Snake River, so we battling treating water for the last week with turbidity spikes, so we've been doing constant jar tests. Soon as I got back into town Sunday, I went to the plant, we ran another jar test, we did another chemical change, we got the full plant up and running Sunday morning by, I believe, around 10:30. It took us about an hour, by the time we jar tested and got the filters cleaned up enough that we could push 6,000 a minute from, we got 6,000 running water going back in the system. The system pressures up. We have our electrical contractor and our SCADA contractor on site, trouble shooting, trying to figure out what happened. The VFDs don't store like a, they don't have a like* *a data logger in there so we can see exactly what failed, what code it tripped when it failed. Similar to a car. When you get check engine light, you know you get a code. Some VFDs store, some don't. These do not, so the electrician and SCADA guys were going through every single parameter. One thing they did find is the power supply that it's our PLC panel, the AC failure contact, had failed in that. So, if that fails it won't send that 120 volts to our control of the VFDs. That's one possibility. That was removed and replaced. We had an additional AC power fail relay in the system, so we have that redundant now. We modified the way the pumps operate. Pump three is like, is 200 horse; pump one is 125 horse, so we typically use our larger pump during the summertime when the demand is higher, we're pushing as much water as we can, and the 125 in the winter. We kind of just rotate them seasonally. We switched it yesterday to where they will, they're pressure driven, so we have a lead lag setting so if pump three is the lead right now, it's going to take and run until say, if we have our pressure set at we 95 pounds of pressure, it's going to run until it gains that. If it can't maintain the 95, pump one will come on and boost pressure to help that pump along. At each cycle, they rotate, so we're not wearing and tearing on just one pump. Pump two, we're making more modifications with it because it's a soft start, so when it comes on, it's 1800rps. We don't have the control speed setting on it. So, we're going to make a modification on that. It's going to be driven on a straight pressure based on the system. So, when pump two sees pressure drop, say at 70psi is our low target, whenever we hit 70, pump two comes on automatically and then an operator will physically have to go to the site and shut it off. Those are some modifications that we're making. The issue with the VFDs, and Eastside is an older booster station. We don't have a lot of the, we're not running old, antiquated equipment, but we don't have the best of the best technology, so like at some of the lift stations that we've rebuilt in the last ten years, we have voltage monitors that can tell me every volt on each line phase coming in. So, if I get a deviation, a plus or minus like 3%, the pumps won't run, and it automatically kicks it to the generator, or backup power that is consistent across the board. We don't have that at Eastside. So, with the VFDs, it's very hard and they couldn't give me a direct answer as to why the pumps failed, other than they tripped out. Number one tripped out, number three tripped out. So, some of the things the VFDs monitor on startup each cycle is a thermal loading line phase, phase loss, over current, under current, so it looks at all that based on your power. Before it sends power to the motor, because essentially, it's protecting that motor. I can tell you, there's a lot of speculation going on and I hate bringing it online, but we're not running old pumps. These pumps are maintained very well. We build a very robust CIP budget that you guys approve. The pumps are maintained, the VFDs are brand new, they were replaced ten months ago. They've ran flawless. For a system that runs 365 days a year, 24 hours a day, I've been here 23 years, and we've never had an issue like this. It was just a chain of events that happened that, unfortunately, resulted in a boil water advisory. We got through that as fast as possible. We collected our samples, got them to the lab, got the results, pulled out redundant samples, so we got those sets of samples back today. We met with regulators, I met the Oregon Emergency Management Manager, talked him though it because, on a typical boil water notice, I can notify, say I had three blocks of houses, I can go door to door. But realistically, how do I go door to door for 4,600 homes? If I started on Sunday, I'd probably still be walking down the blocks today. We reached out, Dan got it out to the Argus at 6:30 in the morning, 5:00 in the morning, when we were talking, we got it on the city's website, Al worked with Malheur County Rich Harriman to get the reverse 911, we were just trying to figure out how we could get this out to as many people as fast as possible. It did take us some time. I'll admit that. But, we got, what did we miss? I think we missed 1,500 in the polygon that Rich drew around Ontario. But we did notify some people that say they were in Portland and have never been in Ontario. How that happened, I don't know. But our goal was to get it out to as many people as fast as possible. We hand delivered to restaurants, nursing homes, the hospital, the prison, Ore-Ida, we were on the phone with Ore-Ida, Al talked to them, I was on with the hospital, the prison, we were trying to make all our, I'm not saying anything's not critical, but our critical services first. Restaurants are important, the hospital's the on that talked to me first, so we are, we have a meeting set for I believe next Friday, we're meeting with a group, a company, for system notification's just for this, so it'll be similar, similar to like the reverse 911, we'll be able to put it on the utility bills, a link, they can go in there, click in, we're going to work, whichever system we design, if we can get approval. It's going to be based on funding. If it's realistic to fund something like this, I'll be back standing in front of you guys asking for money. But they'll be able to go in, phone number, address, we can corollate their address on the map, all the services are GIS located, so we'll be able to either do systemwide notifications or if we have well water notices in say like five blocks, I can draw a polygon around them, select those, and those residents get notified via text messages and calls. We're still going to do our due diligence, door to door, hand door knockers out, talk to people because there's still a procedure we have to follow to meet the state guidelines. I still have to go down an alley and turn every meter off before I isolate the system. When a system runs like this, it just wasn't realistic to try to shut anything off. We were already low on pressure. One thing I can say is this system is never open to atmosphere, it is never under the influence of any outside potential for bacteria to enter the system. The state sets out guidelines, too, that if there did happen to be a back-siphonage, when you break 20psi, anything under that range, back-syphoning can occur. That's why we spread out. We did our testing, everything was negative on all ten tests. So, the water is safe to drink. I made coffee with it all week, so….*

Mayor Folden states she made coffee, too, and drank it before she realized what happened.

Mr. Mordhorst: *I did let my staff know we're under a boil water advisory, but I did make coffee. I made like five pots each morning. But with that, I'll stand for any questions.*

Councilor Kirby verified when Mr. Mordhorst stated it "tripped out", that was similar to a circuit breaker tripping.

Mr. Mordhorst: *It is. So, they tripped out the overload; pump one had 125 horse. So, when we set them up originally, we didn't want the pumps to run 100%, so when we run them in auto, we scale them back, pump one's running at 90%, so the overload was set at 125amps, at 90%.*

Councilor Kirby stated the service person went to her laptop, was she normally able to reset them electronically.?

Mr. Mordhorst: *No. To reset the pumps, you physically have to go to Eastside, and actually cycle the power on the VFD to reset it.*

Councilor Kirby confirmed everything was done manually.

Mr. Mordhorst: *It is done manually.*

Councilor Kirby stated during the summer months, when the upper tank was full, he knew that there had been discussion with engineers that they had to be careful because if that was every let lose, it could throw the pressure exceedingly high on its own. Should that upper tank have been full, could they have back flowed because it was a loop system, a greater portion of the upper tank to attain pressure faster?

Mr. Mordhorst: *So, if the tank was full, yeah. We would have maintained pressure, longer because ideally the tank, we can run that tank and back feed into town with no pumps to maintain a certain level of pressure. Yes.*

Councilor Hart stated referencing back to the notification piece, he had received phone calls from a 458, was that through the county?

Mr. Cummings stated yes. The city sent the county the notice, and the county sent it out. Staff was pushing people to get signed up for the notification system though the county.

Councilor Hart verified they system they were looking at would be more text-based, was that what was being considered? Mayve an opt in, or a reverse 911.

Mr. Cummings stated first, they wanted to protect the city's ratepayers, the people on the water system. He liked the county portion, as there were some coming into town who might not be aware. He was hoping the system they were looking at would be able to be built to accommodate a landline, or sign up to get noticed at several different mediums, landline, cell, email, cell call. They wanted to be able to separate out, as well. Like a water break in a section of town didn't warrant a citywide notification. When they met with a potential vendor, if it wasn't any better than what the county had, they'd probably recommend everyone opt into the county's system, and not spend money on a separate city system.

Mr. Mordhorst: *It's a polygon that Rich just pulled around the town, so anyone inside that should have got it. He did say there was 1,550 that identified inside that polygon that didn't get the notifications.*

Councilor Hart stated if they had signed up for the countywide.

Mr. Mordhorst: *If they had signed up. I'm not exactly sure 100%. That was through the reverse 911. The system we're looking at, I did sit through one PowerPoint with them a year ago. They offer multiple different options We could even go after hours calls for service, which we use dispatch, and it seems to work well, but if we're going to pay for a service, maybe we alleviate some of the workload on dispatch, and if this system works well, they just would, literally, click in the system and say I got water main* *breaks and they would send it straight to our on call operator. It may save some time in some situations, some not. I'm not 100% sure, but that's why we want to sit down and see what pieces and parts we can look at, and the cost associated with each.*

Mr. Cummings stated the notice sent out was confusing on how it worked. A lot of people who claimed they never signed up received it. People who were in Portland received it and asked why they were receiving the notice, and asked it to stop. However, someone who had been in Vegas, who had signed up, actually did receive the notice. That was clearly not inside the polygon. Rich Harriman, the Emergency Management Team Leader who sent the message, but while his wife had received the notice, he actually had not. No system was perfect, but they'd weigh them out and bring something back to Council if it was worth a recommendation and an ask for funding.

Councilor Hart confirmed it could be used by other emergency services as well, such as fire and police.

Mr. Cummings stated yes.

Councilor Hart stated if that was the case, this shouldn't fall 100% on public works.

Mr. Mordhorst: *One thing I will say to that is, for dispatch, when Al contacted dispatch, they had the rural fire, they had other groups that she said we had never had a public works one. Rich got it out in less than two hours, or an hour and a half after tracking him down on a weekend and getting it. So, I'll give kudos to the county for helping us out in this situation. I think some is better than nothing, or we'd still be walking door to door.*

Mayor Folden thanked Mr. Mordhorst for coming 200 miles to take care of the situation. It was greatly appreciated. Everybody did great.

Mr. Mordhorst: *It was a group effort.*

Mr. Cummings thanked the public works staff, the county for getting it out there, and everyone on Facebook who pushed the notices. It was a huge community effort to get notice to everybody out there. He appreciated Casey, on vacation, 300 [sic] miles away, and was back here in a few hours. That was dedication.

Mayor Folden thanked Casey for explaining it all so everyone could understand it better.

Councilor Kirby stated he had previously given everyone the raw data that came from a survey he conducted. However, he had a friend who could run his data through an AI program to get things categorized for him. After seeing the results, it showed clearly what the public considered the areas of concern they had. There was roads; infrastructure; code enforcement; cleanliness; youth recreational facilities; economic development and business; homelessness. He wanted this before the Council as they needed to possibly address some of the public's concerns, maybe during the next budget process. He'd like the Councilors to each take one, and he hoped they provided good guidance as they moved down the road. These results were the way people saw this area, in a population of around 11k. He thought it was important that the Council listen to the perception that the people had, and what their three biggest concerns about Ontario were.

Councilor Mills stated she didn't know how much was budgeted for snow removal and graveling the road for the winter, but how much was saved by not needing it this year.

Mr. Mordhorst stated every year they budgeted $30k for material, and he had to make that purchase in July. He bout 300 tons of salt, and he would not be buying that much next summer. Regarding snow removal, they went out maybe six times for black ice, and there was one snow event of one to one and a half inches. There hadn't even been any real frost this winter.

ADJOURN

MILLS moved, CONTRERAS seconded, **THE MEETING BE ADJOURNED**. Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-out; Folden-yes. Motion carried 6/0/1. Meeting concluded at 6:49 pm.

ACCEPTED:

____
Deborah K. Folden, Mayor

ATTEST:

____
Tori Barnett, MMC, City Recorder

AGENDA REPORT
NEW BUSINESS
April 14, 2026

TO:	Mayor and City Council
FROM:	Tatiana Burgess, Planning Director
THROUGH:	Danny K. Cummings, City Manager
SUBJECT:	**LIQUOR LICENSE: NEW LICENSE FOR MATSY'S CATERING**
DATE:	April 7, 2026

PROPOSED MOTION:

I MOVE THE CITY COUNCIL RECOMMEND THE NEW FULL ON-PREMISES SALES / OTHER PUBLIC LOCATIONS LIQUOR LICENSE APPLICATION FOR MATSY'S CATERING.

SUMMARY:

Matsy's Catering, under the trade name Matsy's Catering, for Four Rivers Cultural Center located at 676 SW 5th Avenue, Ontario, Oregon, completed the "New Full On-Premises, Other Public Location" liquor license sales application.

The Oregon Liquor Control Commission has updated the licensing procedure. Applications now come to the local government for endorsement before completing the application process through the State of Oregon Liquor Control Commission office in Salem.

All necessary paperwork has been submitted to the City of Ontario. The Oregon Liquor Control Commission office is awaiting a recommendation from the Ontario City Council.

BACKGROUND:

Larry Matsumura has applied for a New Full Limited On-Premises, Other Public Location liquor license for the Four Rivers Cultural Center located at 676 SW 5th Avenue, Ontario, Oregon. He is applying for the liquor license in the name of Matsy's Catering, and it will operate under the same name.

The application forms have been filled out appropriately and the required fees will be received after council action. All permit and license requirements have been met through the City of Ontario Planning, Building, and Fire Departments.

CURRENT SITUATION:

Four Rivers Cultural Center is an event center that currently does not have its own liquor license. Larry Maturmura, under the name of Matsy's Catering, is applying for a Full On-Premises Sales – Other Public Locations liquor license for this location. Having a liquor license at this location will allow them to host events without needing other vendors to cater them with a special events license. To obtain the privilege of selling alcohol at this location, the Oregon Liquor Control Commission requires Matsy's Catering to complete the "New Outlet – Full On-Premises Sales – Other Public Locations" application. Once this step is completed, the location will have the necessary license, which requires annual renewal.

ANALYSIS:

A. **STRATEGIC PLAN** This meets the Council's adopted Strategic Plan for Lifestyle and Growth. Under Lifestyle, with this license approved, Matsy's Catering will have the necessary licensing to cater events at the Four Rivers Cultural Center, offering a full list of beer, wine, ciders, and spirits.

B. **FINANCIAL** There is no financial impact for this action.

C. **TIMING** A recommendation is required before alcohol can be sold at this location.

D. **POLICY/LEGAL** All legal steps have been followed to completion, with no negative feedback

ALTERNATIVES:

Not recommend the license application.

This has no true effect on the process, as the Oregon Liquor Control Commission may take the city's objections to the action into consideration, but is not obligated to do so. They are the ultimate authority on issuing the license.

RECOMMENDATION:

Staff recommends that the City Council approve the new Full On-Premises Sales – Other Public Locations liquor license for Matsy's Catering.

ATTACHMENTS:

None

AGENDA REPORT
NEW BUSINESS
April 14, 2026

TO: Mayor and City Council

FROM: Dan Cummings, City Manager/Community Development Director

THROUGH: Danny K. Cummings, City Manager

SUBJECT: CITY HALL REMODEL CONTRACT AWARD

DATE: April 3, 2026

PROPOSED MOTION:

I MOVE THE CITY COUNCIL TO ACCEPT THE BASE BID AND APPROVE A CONTRACT WITH ALPINE CONSTRUCTION MANAGEMENT, LLC IN THE AMOUNT OF $248,449.00 FOR THE POLICE AND FIRE REMODEL PROJECT AT CITY HALL AND AUTHORIZE THE CITY MANAGER TO SIGN ALL DOCUMENTS REQUIRED FOR THIS PROJECT.

SUMMARY:

City Hall Police and Fire remodel contract approval to Alpine Construction Management, LLC

BACKGROUND:

The City Council and Budget Committee approved a budget to fund the remodel of a portion of City Hall for an area for the police Sergeant's work station area and to remodel the fire personnel's sleeping quarters.

The project was put out to bid on February 11, 2026, in the Argus Obsever as well as on the City Website. The City received three responsive bids as follows: Alpine Construction Management, LLC for a base bid price of $248,449.00, Gyllengerg Construction Inc. for a base bid price of $328,722.00, and Wright Brothers, The Building Company, Eagle LLC for a base bid of $344,714.00.

CURRENT SITUATION:

It was determined by the selection committee that consisted of City Manager Dan Cummings, PW Department Jacobs Project Manager Al Haun and PW Department City Engineer Marshall Pierce, that the lowest responsive bid was Alpine Construction Management with a base bid of $248,449.00, and is within the amount budgeted for the project.

ANALYSIS:

A. **STRATEGIC PLAN** This project fits the Council's strategic plan for the growth of the city by utilizing the space within city hall to its maximum capacity.

B. **FINANCIAL** The base bid amount of $248,449.00 is within the budgeted amount established for this project by the City Council.

C. **TIMING** This project requires approval as soon as possible to allow for the contract to proceed and construction done in a timely manner.

D. **POLICY/LEGAL** As per the City Financial policy, the City Council is the governing body to approve budgeted projects over the $50,000 range.

ALTERNATIVES:

The council could choose to award the contract to one of the other bidders or choose not to award the project at all.

RECOMMENDATION:

Staff recommends the City Council to accept the lowest bid from Alpine Construction Management, LLC and authorize the City Manager to sign all documents related to the remodel of city hall.

ATTACHMENTS:

1. City Hall-Alpine-03202026092010

BID PROPOSAL

To:	City of Ontario, Oregon
Address:	444 SW 4th Street, Ontario, OR 97914
Project Identification:	Ontario City Hall Remodel Project 2026

1.1 The undersigned Bidder proposed and agreed, if this Bid is accepted, to enter into an agreement with Owner in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract documents for the Bid Price and within the Bid Times indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.

1.2 Bidder accepts all the terms and conditions of the Invitation to Bid and Instructions to Bidder. This Bid will remain subject to acceptance for sixty (60) days after the day of Bid opening. Bidder will sign and deliver the required number of counterparts of the Agreement and other documents required by the Bidding Requirements within fifteen (15) days after the date of Owner's Notice of Award.

1.3 In submitting this Bid, Bidder represents, as more fully set forth in the Agreement, that:

1.3.1 Bidder has examined and carefully studied the Bidding Documents and the following Addenda receipt of all which is hereby acknowledged:

Addendum Number	Addendum Date
1	2/19/2026
2	3/4/2026

1.3.2 Bidder has visited the site and become familiar with and is satisfied as to the general, local and site conditions- that may affect cost, progress, performance and furnishing of the Work.

1.3.3 Bidder is familiar with and is satisfied as to all federal, state and local laws and regulations that may affect cost, progress, performance and furnishing of the Work.

1.3.4 Bidder has carefully studied all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site. Bidder acknowledges that such reports and drawings are not Contract Documents and may not be complete for Bidder's purposes. Bidder acknowledges that Owner and Engineer do not assume responsibility for the accuracy of completeness of information and data shown or indicated in the Bidding Documents with respect to Underground Facilities at or contiguous to the site. Bidder has obtained and carefully studied (or assumes responsibility for having done so) all such additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by Bidder and safety precautions and programs incident thereto. Bidder does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the determination of this Bid for performance and furnishing of the Work in accordance with the time, price and other terms and conditions of the Contract Documents.

1.3.5 Bidder is aware of the general nature of Work to be performed by Owner and others at the site that relates to Work for which this Bid is submitted as indicated in the Contract Documents.

1.3.6 Bidder has correlated the information known to Bidder, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

1.3.7 Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Contract Documents and the written resolution thereof by Engineer is acceptable to Bidder, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.

1.3.8 This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm, or corporation and is not submitted in conformity with any agreement or rules or any group, associations, organization or corporation; Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; Bidder has not solicited or induced any person, firm or corporation to refrain from bidding; and Bidder has not sought by collusion for itself any advantage over any other Bidder or over Owner.

1. BID ITEMIZATION

Except as modified within these Contract Documents, the various Work items called for in the Bid Proposal shall be performed, measured, and paid for as indicated on the Bid Proposal and as provided in the most current edition of the IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPWC), as amended including all supplements and revisions, and the 2008 (Revised July 2011) City of Ontario Supplemental to the ISPWC.

BASE BID AND BID DEDUCT ALTERNATES

BID SCHEDULE	ITEM (DEDUCT ALTERNATES)	BID ITEM DESCRIPTION	UNIT	EXTENDED TOTAL AMOUNT
BASE BID	First-floor and second-floor remodel per supplied plan set.	The Work shall consist of an interior remodel to create new police workstation area and interrogation room on the first floor and fire department dorms on the second floor at City Hall. Including the construction of walls, doors, electrical including individual lights and switches, and communications (Low voltage lines to be ran by electrician per plans and Base Station Radio and speaker units supplied by others.), flooring, paint, HVAC as shown in plan set and described in project summary. All parts or work not specifically mentioned which are necessary in order to provide a complete installation shall be included in the bid and shall comply with the latest requirements of the 2022 Oregon Structural Specialty Code (O.S.S.C.) and all other Local, State and Federal requirements Includes mobilization and demobilization. All schedules include Oregon prevailing wages.	LS	$248,449.00

DEDUCT ALTERNATE A	First-floor Police Addition	Exclude all first-floor demo and addition.	LS	$122,087.00
DEDUCT ALTERNATE B	Second-floor Fire Addition	Exclude all second-floor demo and addition.	LS	$98,458.00
DEDUCT ALTERNATE C	Painting of block wall *dorm section* Page S2 note 10	Painting of brick walls in dorm addition.	LS	$808.00

TOTAL BASE BID AMOUNT $Two hundred forty eight thousand four hundred forty nine dollars
(Amount written out in words)

TOTAL ALTERNATE DEDUCT "A" BID AMOUNT $One hundred twenty two thousand eighty Seven dollars
(Amount written out in words)

TOTAL ALTERNATE DEDUCT "B" BID AMOUNT $Ninety eight thousand four hundred fifty eight dollars
(Amount written out in words)

TOTAL ALTERNATE DEDUCT "C" BID AMOUNT $ Eight hundred eight dollars
(Amount written out in words)

The Base Bid includes all bid items for a complete project as described in the invitation to Bid and the Bid Item Descriptions. Depending on City's funding availability, the City may choose to award the Project with one or more Deductive Alternates.

3. SUBSTANTIAL AND FINAL COMPLETION

1. Bidder agrees that the Construction portion of the contract will be completed by the end of business day, on August 28th, 2026.
2. LIQUIDATED DAMAGES

Bidder accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the Work within the times (substantially completed and completed for final payment) as specified in the Agreement.

3. LICENSE

In compliance with ORS 671.530, no bid for a construction contract shall be received or considered by the public contracting agency unless the Bidder (Contractor & Subcontractors) is registered with the Construction Contractor's Board.

Bidders License No. Idaho - RCE-54683 / PWC-049661-UNLIMITED-3-4-5 / Oregon - 246267

Bidders Tax Identification No. 84-5193099

State of Incorporation, (if applicable) Idaho

4. BIDDER

If Bidder is:

An Individual

By ____________________
Print name *(Signature)*

Doing business as ____________________

(Seal) Business address ____________________

Telephone no. ____________________

A Partnership

By ____________________
(Firm Name)

Signature of general partner ____________________

(Seal) Business address ____________________

Telephone no. ____________________

A Corporation

By Alpine Construction Management, LLC
(Corporation Name)

Idaho
(State of Corporation)

(Corporate Seal)

By ____________________
(Signature of Person Authorized to sign)

Title President

Attest Riley McWilliams
(Secretary)

Business address 1902 W. Judith Ln, Ste 100

Telephone no. 208-286-1863

Date of qualification to do business 2/10/2006

A Joint Venture

By ____________________
Print name *(Signature)*

(Seal) Business address ______________________________

Telephone no. ______________________________

By ______________________________
Print name *(Signature)*

(Seal) Business address ______________________________

Telephone no. ______________________________

Telephone number and address for receipt of official communications:

____

____

(Each joint venture must sign. The manner of signing for each individual, partnership, and corporation that is a party to the joint venture should be in the manner indicated above).

Submitted on 3/17 ______________________________, 2026

OREGON BUSINESS REGISTRATION
Ontario City Hall Remodel
Project 2026
CITY OF ONTARIO, OREGON

City of Ontario, Oregon
City Hall
444 SW 4th St
Ontario, Oregon, 97914

To transact business in the State of Oregon, a Bidder must be registered with the State of Oregon Corporations Division. Please indicate your business' current registration type:

☑ Corporate registration

☐ Assumed business name registration

Signed: ______________________________

Date: 3/17/2026

STATEMENT OF COMPLIANCE WITH ORS 279.350

Ontario City Hall Remodel Project 2026

CITY OF ONTARIO, OREGON

City of Ontario, Oregon
City Hall
444 SW 4th St
Ontario, Oregon, 97914

Alpine Construction Management, LLC (name of contractor) acknowledges that provisions of ORS 279.350 (Prevailing Wage Rates) are to be complied with as set forth in Chapter 279 of the Oregon Revised Statutes.

1. Workers shall be paid prevailing wage rates.
2. The prevailing wage rate fee shall be paid to the Oregon Bureau of Labor and Industries (BOLI).
3. If the Contractor fails to pay for labor or services, the Owner can withhold these amounts from payments due the Contractor.
4. Daily/weekly/holiday/weekend overtime shall be paid.

Signed: ______________________________

Date: 3/17/2026

EMPLOYEE DRUG TESTING PROGRAM STATEMENT

Ontario City Hall Remodel Project 2026

CITY OF ONTARIO, OREGON

City of Ontario, Oregon
City Hall
444 SW 4th St
Ontario, Oregon, 97914

___Alpine Construction Management, LLC_________(name of contractor) acknowledges that pursuant to ORS 279.312 Section 2, CONTRACTOR has an employee drug testing program in place.

Signed: ______________________________

Date: 3/17/2026

FIRST-TIER SUBCONTRACTOR DISCLOSURE FORM
(OAR 137-040-0017)

PROJECT NAME: Ontario City Hall Remodel Project 2026

BID NUBMER: Ontario City Hall Remodel Project 2026

BID CLOSING DATE: 3/17/26

TIME: 10:00am

This form shall be submitted at the location specified in the Advertisement/Invitation to Bid within 2 Working hours after the advertised Bid closing time on the advertised bid closing date.

List below the name of each Subcontractor that will be furnishing labor or materials and that is required to be disclosed, the category of Work that the Subcontractor will be performing, and the dollar value of the subcontract. Enter "NONE" if there are no Subcontractors that need to be disclosed. (Attach additional sheets if needed.)

NAME	DOLLAR VALUE	WORK CATEGORY
1 Hobson Corp	$ 44,700.00	HVAC
2 Hata Electric	$ 35,000.00	Electrical
3	$	
4	$	
5	$	
6	$	
7	$	
8	$	

Failure to submit this form by the disclosure deadline will result in a non-responsive Bid. A non-responsive Bid will not be considered for award.

FORM SUBMITTED BY (BIDDER NAME): Alpine Construction Management, LLC

CONTACT NAME: David Stauffer

TELEPHONE NO.: 208.286.1863

AGENDA REPORT
NEW BUSINESS
April 14, 2026

To: Mayor and City Council

From: Clint Benson, Fire Chief

Through: Danny K. Cummings, City Manager

Subject: **CONTRACT AWARD: STATION 2 ADDITION DESIGN**

Date: April 7, 2026

PROPOSED MOTION:

I MOVE THE CITY COUNCIL TO AWARD THE CONTRACT WITH SCHLAGER ZIMMERMAN ARCHITECTS IN THE AMOUNT OF $86,495 FOR PRELIMINARY AND FINAL DESIGN ARCHITECTURE AND ENGINEERING OF THE STATION 2 ADDITION PROJECT AND APPROVE THE CITY MANAGER TO SIGN ALL RELATED DOCUMENTS.

SUMMARY:

After requesting, accepting, and reviewing/grading five professional design proposals for the Station 2 Addition Design Project, Schlager Zimmerman Architects was graded as the most qualified firm. Negotiations with Schlager Zimmerman resulted in a cost proposal of $86,495 for preliminary and final design architecture and engineering. Schlager Zimmerman also gave fee proposals for environmental review services and construction observation and administration; however, funding for those items will be sought through future grant funding options. With $80K in funding from a grant from the Eastern Oregon Border Board and remaining funds from the city's budget, the design of the Fire Station 2 Addition Project will be completed in time for the fall grant application season.

BACKGROUND:

The City of Ontario's Fire Station #2 is located near the airport at 3288 SW 4th Avenue and was constructed in 2010. The original design of the facility includes a future living quarters addition to the west. Without living quarters at Fire Station #2, the facility cannot support staffing. Providing staffing at Station 2 will greatly enhance the fire department's response and service to our community. Our recent Community Risk Assessment & Standard of Cover Study, completed in early 2025, provides several priority recommendations. One of these key recommendations is to, "Construct full-service quarters for 24-hour staff at Fire Station 2 and provide 24-hour staffing to support the improvement of service deployment to the community (2025 CRA/SOC, pg. 82). This strategic goal "…will improve response times and operational efficiency…improving effective response force and enhancing firefighter safety" (2025 CRA/SOC, pg. 82). "Staffing both stations would double the 4-miute and 8-minute percentage of coverage for the community and improve the first-due and effective response force standards" (2025 CRA/SOC, pg. 62). In late 2025, Ontario Fire applied for and received an $80K grant from the Eastern Oregon Border Board for the design of Station 2. After receiving and grading five qualification proposals from Oregon registered design professionals, negotiations began with Schlager Zimmerman Architects, resulting in a cost proposal of $86,495 for preliminary and final design architecture and engineering. Ontario Fire has been working with the Greater Eastern Oregon Development Corporation to explore grant opportunities for the construction of the Station 2 Addition. With this current timing, construction plans will be completed just in time for several grant applications opening early this fall.

CURRENT SITUATION:

Currently, Fire Station 2 is a fire apparatus storage building that does not support staffing. Strategically, Ontario Fire has been moving towards a minimum staffing level of four firefighters 24-hours a day, with two staffed at Station 1 and two staffed at Station 2. This deployment model will provide faster response times for many of our citizens while ensuring the department meets OSHA's 2-in-2-out rule in the event of structure fires. Progress is being made, and the next step is professional design, which will provide shovel-ready construction plans and an important and accurate construction cost analysis.

ANALYSIS:

A. **STRATEGIC PLAN** The design of the Fire Station 2 Living Quarters Addition fits well with several key goals in Ontario's Strategic Plan. For example, desirability improves when emergency services are located in strategic locations to provide quick service during emergencies. Also, with the potential growth spoken of in the Strategic Plan, adding a staffed fire station in a good location is smart planning. Finally, the quality of life in any community depends upon safety. Your fire department is committed to protecting life, property and the environment. Investment in our public safety facilities and infrastructure by adding living quarters to Station 2 will provide improved service to our citizens and enhance the desirability of our community.

B. **FINANCIAL** Currently, the city has $80,000 in grant funding from the Eastern Oregon Border Board for the design of the Fire Station 2 Living Quarters Addition Design Project. Additionally, Finance Director Kari Ott has indicated that there are budgeted funds that can be used to award the design contract to Schlager Zimmerman Architects.

C. **TIMING** Timing is of the essence in order for the architect to have time to complete the design and cost analysis prior to several construction funding grant opportunities opening up early this fall.

D. **POLICY/LEGAL** This action aligns with City of Ontario policies.

ALTERNATIVES:

The alternative is to continue to negotiate with other design firms and hope for a cost proposal below $80K; however, the timing for fall grant applications will suffer, which may move us back a year regarding grant funding opportunities.

<u>RECOMMENDATION:</u>

Staff recommends awarding the contract to Schlager Zimmerman Architects in the amount of $86,495 for preliminary and final design architecture and engineering for the Fire Station 2 Living Quarters Addition Project.

<u>ATTACHMENTS:</u>

1. Ontario Fire Station No. 02 Proposal revised 03.23.26
2. Fire Station #2 Addition - Project-Business Plan

SCHLAGER
ZIMMERMAN
ARCHITECTS

Proposal for Professional Services

Date: 03.23.26 (revised)

Client: Fire Chief Clint Benson-City of Ontario
444 SW 4th St. Ontario, Oregon

Re: Fire Station 2 Living Quarters Addition Design Services A/E Fee Proposal

Chief Benson,

Schlager Zimmerman Architects is pleased to provide this fee proposal for architectural and engineering services for the Fire Station 2 Living Quarters Addition. We appreciate our communication thus far and look forward to working directly with you and the City of Ontario team as this project progresses.

Schlager Zimmerman Architects is expected to engage the following engineering team as submitted in our response to the Request for Proposal:

- Structural Engineer: Engineering Northwest-Pat Woodcock
- Mechanical Engineer: HECO
- Electrical Engineer: HECO
- Environmental Consultant: Ducote Consulting

SCOPE OF SERVICES

The anticipated scope of services is listed as follows:

A. Preliminary and Final Architectural/Engineering Design

- Conduct site assessment and evaluation of existing conditions.
- Review and refine City's conceptual plan.
- Develop preliminary design including floor plans, elevations, and building sections.
- Prepare preliminary code analysis.
- Coordinate with City staff and stakeholders.
- Prepare preliminary cost estimate
- Conduct design review meetings with City representatives.

- Preparation of complete, bid-ready construction documents including:
- Architectural drawings (site plan, floor plans, elevations, sections, details)
- Structural engineering drawings and calculations
- Mechanical engineering drawings (HVAC)
- Electrical engineering drawings (power, lighting, design-build by fire alarm contractor, communications)
- Plumbing engineering drawings
- Complete project manual with specifications on drawings and CSI format book specifications.
- Door, window, and finish schedules
- All construction documents must be stamped and signed by Oregon-licensed professionals (architects and engineers).
- Prepare construction cost estimate with labor and materials breakdown
- Submit final design plans, specifications, and other documents to City and applicable agencies for review and approval.
- Incorporate all federal compliance requirements in bid documents including placeholder language for:
  - Davis-Bacon prevailing wage requirements
  - Section 3 hiring and contracting requirements
  - Equal Employment Opportunity provisions
  - Federal contract clauses per 2 CFR Part 200
  - Buy America provisions
  - Other required federal provisions for CDBG construction projects
- Prepare ADA compliance certification signed by architect and co-signed by City official.
- Submit final design plans, specifications, and other documents to City and applicable agencies for review and approval.

B. Environmental Review Services

Prepare environmental review documentation in compliance with HUD Environmental Review requirements under 24 CFR Part 58.

- Submit Environmental Review Record in digital format (PDF) and three (3) hard copy sets.
- Determine appropriate level of environmental review (Environmental Assessment, Categorical Exclusion, or EIS).
- Prepare Environmental Review Record (ERR) in accordance with 24 CFR Part 58.
- Complete all required environmental compliance reviews including:
  - Historic preservation (Section 106)
  - Floodplain management
  - Wetlands protection
  - Endangered Species Act compliance
  - Noise assessment
  - Air quality
  - Contamination and toxic substances assessment

  - All other applicable reviews per 24 CFR §58.5 and §58.6
- Coordinate with applicable regulatory agencies (Oregon SHPO, USFWS, DEQ, etc.).
- Prepare public notice documentation.
- Prepare Request for Release of Funds (RROF) if required.
- Provide all environmental documentation suitable for Business Oregon approval.

C. Construction Observation and Administration

- Submittal and Shop Drawing Review
- Site Visits and Field Reports
- Requests for Information (RFIs)
- Supplemental Instructions and Change Orders
- Applications for Payment
- Project Closeout and the "Punch List"

D. Deliverables.

Final deliverables shall include:

- Oregon professional-stamped construction drawings (digital PDF, CAD files, and up to (5) hard copy sets)
- Oregon professional-stamped specifications (digital PDF, Word files, and 5 hard copy sets)
- Environmental Review Record and supporting documentation (digital and 3 hard copy sets)
- Detailed construction cost estimate (digital and 3 hard copy sets)
- ADA compliance certification (signed and stamped)
- All supporting calculations, reports, and studies
- Construction timeline estimate

E. Exclusions

Exclusions: grant exclusions, prevailing wage compliance monitoring, civil engineering, surveying, environmental surveys and investigations. These engineering services are available upon request.

Fee proposal/phase:

A. **Preliminary and Final Design Architecture and Engineering: $86,495**

B. **Environmental Review Services: $19,500**

C. **Construction Observation and Administration: $14,500**

Construction administration is expected to be delayed pending grant approval. Fee proposal shall remain valid for 12 months from signed agreement. A revised CA fee proposal is available upon request.

Architectural Hourly Rates:

- Architect: $180/hr
- Project Manager: $155/hr
- Drafter: $105/hr
- Office Administration: $75/hr

Engineering Hourly Rates:

- Engineering Northwest $200/hr
- See attached HECO Standard hourly rates

Should you have any questions regarding this proposal, please feel free to contact us. If this meets your expectations, we will convert this proposal into AIA-B101 -standard agreement between Owner and Architect. We are prepared to begin work upon a notice to proceed. We look forward to being a part of your team.

Sincerely,

Schlager Zimmerman Architects, LLC
Dion Zimmerman, Principal-Architect
6905 Highway 95, Suite 201, Fruitland, Idaho 83619
dion@sz-architects.com
208-866-3457

HECO ENGINEERS

STANDARD RATES FOR SERVICES
(for Jan 2026; to be adjusted annually)

HECO Engineers representative labor rates for engineering, construction management, inspection and related services are as follows:

Principal 4	*$250.00/hr*	*Staff Engineer 3*	*120.00/hr*
Principal 3	*245.00*	*Staff Engineer 2*	*110.00*
Principal 2	*240.00*	*Staff Engineer 1*	*100.00*
Principal I	*235.00*	*Inspector/Observer*	*105.00*
Project Manager 4	*170.00*	*Designer 6*	*130.00*
Project Manager 3	*160.00*	*Designer 5*	*120.00*
Project Manager 2	*150.00*	*Designer 4*	*110.00*
Project Manager 1	*130.00*	*Designer 3*	*100.00*
Project Engineer 7	*240.00*	*Designer 2*	*90.00*
Project Engineer 6	*225.00*	*Designer 1*	*80.00*
Project Engineer 5	*215.00*	*Administrative 6*	*145.00*
Project Engineer 4	*205.00*	*Administrative 5*	*135.00*
Project Engineer 3	*195.00*	*Administrative 4*	*120.00*
Project Engineer 2	*185.00*	*Administrative 3*	*110.00*
Project Engineer 1	*175.00*	*Administrative 2*	*100.00*
Staff Engineer 7	*170.00*	*Administrative 1*	*85.00*
Staff Engineer 6	*160.00*	Land Surveyor	205.00
Staff Engineer 5	*145.00*		
Staff Engineer 4	*130.00*		

<u>Other in-house charges:</u>

Mileage	Standard GSA Rate
Expert Testimony	2 X Billing Rate
GPS Backpack	40.00/hr

Hourly rates include normal costs of business overhead such as long-distance phone calls, business supplies, and normal office function costs.

If authorized in advance by OWNER, overtime work requiring higher than regular rates shall be allowed for specific work.

Direct Project Costs are those project specific costs billed to us by consultants or vendors. Direct Project Costs shall include the amount billed to ENGINEER times a factor of <u>1.15.</u>

ONTARIO FIRE & RESCUE

Fire Station #2 Addition – Project/Business Plan
September 2025

PROJECT OVERVIEW

Ontario Fire & Rescue's Fire Station #2, located at 3288 SW 4th Avenue in Ontario, Oregon, is a 6,810 square foot 5-bay storage building used for fire apparatus and equipment storage. The facility does not currently have living quarters; However, the building was designed in 2010 with a future addition to the west in mind. Fire Station #2 currently houses one Ontario Rural Fire Protection District water tender, two Oregon State Fire Marshal's Office Region 14 Hazardous Materials Team apparatuses, a public education smoke house/trailer, a UTV and trailer, Support/Rehab Vehicle 125, a mass-casualty trailer, and other fire and rescue equipment.

In 2023, Ontario Fire & Rescue (OFR) used the building design plans from 2010 to create a concept drawing to continue our mission of adding living quarters to the station. The purpose of the addition is to provide living quarters at Station #2 for firefighting staff to improve emergency response times for the west side of our community and to create space for OFR to implement college and apprenticeship programs to augment daily staffing. Currently, the fire department's staff of firefighter/EMTs operates out of Fire Station #1, located at Ontario City Hall, 444 SW 4th Street. This addition will enable the staffing of two fire stations, increase the distribution of first responders, and improve response times to emergencies throughout our community.

PROJECT JUSTIFICATION

OFR currently responds to an average of 2,400 calls for service annually within our 57 square mile response area and provides mutual aid resources to the fire departments within the Snake River Valley (SRV) Fire Chiefs Association. The SRV Fire Chiefs Association is comprised of thirty-one fire departments in Oregon and Idaho and includes the Bureau of Land Management.

Without living quarters at Fire Station #2, the facility cannot support staffing. Emergency responses to the western side of our response area experience delays due to the travel distance from Station #1. Additionally, facilities at Fire Station #1 are crowded, especially with the recent addition of three career firefighter/EMTs to our staff. Opportunities offered by a college sleeper program and the Oregon Firefighter Apprenticeship program, successfully used by several fire departments in Oregon, cannot be pursued due to the limitation of space at Fire Station #1 and the lack of living quarters at Fire Station #2.

Ontario is experiencing significant growth, not as much in the addition of residents, but in the influx of population from commuters coming to Ontario for shopping and employment opportunities. Additionally, the community of Ontario is experiencing a continual influx of the unhoused, living in and around Ontario. This growth has resulted in an increase in OFR's call volume. For example, OFR's total calls for service increased from 1,561 in 2006 to 2,351 in 2024., a more than 50% increase in less than twenty years. The City of Ontario and the Ontario Rural Fire Protection District (ORFPD) have worked together to increase staffing levels to meet the increased service demand by funding the addition of four full-time firefighters within the past two fiscal year budgets. Prior to any additional increases in staffing via budgetary resources or sleeper and apprenticeship programs, space needs added to accommodate staff.

In 2024, the City of Ontario and the ORFPD co-funded a community risk assessment and standard of cover study (2025 CRA/SOC) for OFR. The 2025 CRA/SOC was conducted by Emergency Services Consulting International and provided key strategic recommendations for the fire department. One of these key recommendations is to "Construct full-service quarters for 24-hour staff at Fire Station 2 and provide 24-hour staffing to support the improvement of service deployment to the community (2025 CRA/SOC, pg. 82). This strategic goal "…will improve response times and operational efficiency…improving effective response force and enhancing firefighter safety" (2025 CRA/SOC, pg. 82). "Staffing both stations would double the 4-miute and 8-minute percentage of coverage for the community and improve the first-due and effective response force standards" (2025 CRA/SOC, pg. 62).

This project also meets another important strategic goal: to provide the opportunity for OFR to hire female career firefighters. The project includes private sleeping areas and separate restroom and shower areas, which is not currently available at Fire Station #1.

SCOPE OF WORK

This project is being pursued in four key phases:

1. Project Design/Engineering and completion of an environmental impact study
2. Comprehensive project cost analysis
3. Project funding
4. Construction

The project includes the addition of 2,400 square feet of living quarters at Fire Station #2. The addition will provide four private sleeping rooms, one office that can also be used for a sleeping room, two ADA-compliant restrooms and shower rooms, a meeting room, kitchen, gym, report writing and study room, and a radio room. The planned radio room will include a grounding mat, which will add an important layer of protection for the existing radio repeaters at Station #2 used by OFR and the Ontario Police Department. Access into the existing apparatus storage area will be provided through the west-facing exterior wall, as intended in the original 2010 design and construction of Fire Station #2. The project also includes an approximate 4,000 square foot ADA accessible parking area for employees and visitors.

All construction will meet current building, fire, and energy codes, including an NFPA compliant fire sprinkler system and security measures to keep employees safe at work. The environmental impact study along with engineering design will meet all current Oregon Department of Environmental Quality standards. Design and construction will ensure that Fire Station #2 will be a safe, desirable, and resilient facility for the community to visit and for employees to come to work.

PROJECT SCHEDULE

Phase 1, project design/engineering and environmental impact study, will commence as soon as funding is in place. OFR is currently and aggressively seeking grant funding through several local and state sources through a partnership with the Greater Eastern Oregon Development Corporation and the City of Ontario grants committee. Other possible funding sources for Phase 1 are the City of Ontario and the ORFPD. However, both stakeholders have generously supported our strategic initiatives with costly staffing improvements and capital equipment purchases in recent fiscal year budgets.

Time is of the essence for this project as it is directly related to needed service improvements within our emergency response area. Additionally, key strategic initiatives that improve community and firefighter safety are reliant upon the completion of this consequential project. "Plan to increase the fire department's 24-hour minimum staffing from two to six firefighters over the next three to five years. This increase is expected to improve response capability and travel times, operational efficiency, and compliance with safety standards" (2025 CRA/SOC, pg. 6).

BUDGETING AND FUNDING

Currently, the total estimated cost of the project is between $800,000 and $900,000 for the following phases:

- Phase 1 – Design / Engineering and the Environmental Impact Study = $80,000
- Phase 2 – Comprehensive Project Cost Analysis = Managed in-house utilizing allocated administrative budget funds.
- Phase 3 – Project Funding Sources = Leverage existing administrative staff time to identify and pursue project funding opportunities.
- Phase 4 – Permits and Construction (current estimate) = $820,000

With recent inflation rates, labor and material costs may increase. Consistent cost projections and estimates during the funding phase will be needed to effectively plan for the construction phase.

Funding sources include the City of Ontario and the Ontario Rural Fire Protection District, through budgetary planning. With the recent addition of three career firefighters and other strategic projects, project phasing and other funding sources will be necessary to complete the project in a timely fashion. Other potential funding sources include State and Federal grants and fundraising through the Ontario Volunteer Firefighters Association.

Cost control measures will be in place to get the most value from funds used for this project. Ontario Fire & Rescue provides responsible fiscal planning, transparency in spending, and are excellent stewards of the public funds we use to operate. Oster Professional Group has served as the City of Ontario's Finance Department for several years and consistently provides financial accounting and oversight that passes annual audits. The City of Ontario administrative staff is committed to responsible and transparent fiscal management of budgetary and grant funding. With this professional and responsible administrative team, cost control measures will be in place to ensure the project is completed within budget.

STAKEHOLDERS

Ontario Fire & Rescue operates as a City of Ontario department, with the citizens of Ontario as our primary stakeholder. The Mayor and City Council are elected by our citizens to set the overall direction, policies, and priorities for the City of Ontario's government. Our fire department serves the community of Ontario and strives to provide the best fire protection possible with the resources we are provided.

Ontario Fire & Rescue also serves the citizens of the Ontario Rural Fire Protection District. The Ontario Rural Fire Protection District's Board of Directors are elected by the citizens within their district to set policy, provide overall direction, financial management, and oversee the operation of the fire department within the district. The Ontario Rural Fire Protection District has a long history of supporting the needs of Ontario Fire & Rescue.

The Ontario Volunteer Firefighters Association (OVFA) supports OFR's operations through fundraising projects such as the Annual Ontario Volunteer Firefighters Association Benefit Dance. Proceeds from this event have provided funding for our annual burnout fund, which provides financial assistance to residents who lose property in fires. This event also provides equipment and training funds to help supplement Ontario Fire and Rescue's annual budget. In recent years, the OVFA has funded the purchase of a UTV and a Drone, both used during firefighting operations in our community.

The Snake River Valley Fire Chiefs Association (SRVFCA) is also an important stakeholder. The SRVFCA is made up of more than thirty fire departments in the Snake River Valley, all of which take part in an annual mutual aid agreement which provides firefighting resources to each community for incidents that overwhelm local resources. Additionally, the SRVFCA holds an annual academy in Ontario to train new firefighters within the Snake River Valley. Fire departments within the SRVFCA have donated more than $10,000 in funds to help build the Ontario Public Safety Training Center.

OF&R also has important agency partners who help us in our mission to serve and protect our community. We work closely with agency partners such as the Ontario Police Department, Malheur County Sheriff's Office, the Oregon State Police; the Malheur County Office of Emergency Management, the Oregon State Fire Mashall's Office, Treasure Valley Paramedics, Malheur County Search & Rescue, the American Red Cross and the Malheur County Local Emergency Planning Committee, among others.

BENEFITS / OUTCOMES

Completion of the Fire Station #2 Addition Project will enable OFR to add staff to Station #2 and provide 24-hour staffing to support the improvement of emergency response and service reliability for our citizens. With two staffed fire stations in place, response times and operational efficiency will improve while adding much-needed distribution of resources to our response area. OFR serves more than 16,000 people daily within a 57 square mile area, including more than 5,700 households and many vital businesses and industry that support our economy. Distribution of resources is critical to protect the lives and important resources within our community.

Another noteworthy benefit of this project is enhanced firefighter safety and wellness. The addition adds private accommodation and private shower/restroom areas; an improvement from the current facilities at Fire Station #1. With the recent addition of three career firefighter/EMTs, OFR staffs Fire Station #1 with four firefighter/EMTs per 24-hour shift, except for paid time off (sick and vacation). While this level of staffing is historic and extremely beneficial to our community, available space is at capacity and accommodation is limited at Fire Station #1. The addition at Fire Station #2 enables hiring female career firefighters and provides opportunities for adding firefighting staff through college and apprenticeship programs who can backfill shifts when career firefighter/EMT have periods of paid time off.

While exponential growth is not expected in the Ontario area in the near future, this project provides adaptability for future needs. For example, if the Ontario area were to experience population growth due to a large manufacturing business, or similar venture, moving in and bringing with it jobs and the need for housing, Ontario Fire and Rescue will be able to accommodate the additional staffing needed to meet this demand.

Fire stations built in communities add value. Staffed fire stations bring even greater value by enhancing emergency response capabilities and resources that can respond more quickly to emergencies when seconds count.

RISKS AND MITIGATION

The two greatest risks to this project, as well as our current operational funding, are severe economic hardships within our community and the erosion of public trust. Economic hardships that remove key revenue from the City of Ontario and the Ontario Rural Fire Protection District, or factors that affect our community members' ability to pay the property taxes and municipal fees that fund fire and emergency services, will eventually lead to Ontario Fire and Rescue having to make cuts to our operating budget. These cuts would not only affect valuable employees but would also put our community at great risk. Public trust in our fire department is paramount. Our community must trust that we are using their tax dollars wisely to provide first-rate service. Misuse of public funds, dishonesty, and poor service will dislocate the financial support that we need to provide exceptional fire and emergency services.

To mitigate these risks, we must work with our stakeholders to ensure that reserve funds are in place to function through short periods of economic challenges. Long periods of economic hardships will have a direct and negative impact on the service that our community receives from their fire department. Additionally, all employees of Ontario Fire and Rescue are responsible for providing honest and professional customer service proving the value of the resources we receive through public funds.

NEXT STEPS / ACTION ITEMS

With the recent addition of three career firefighter/EMTs to our staff, supported by both City of Ontario and the Ontario Rural Fire Protection District funds, short-term (FY26-27) budget increases are not realistic. Career firefighting staff funding is an annual expense that continues to increase in cost. Therefore, other funding sources and project phasing are necessary for forward progress to occur. Phase 1, project design / engineering and an environmental impact study, is a realistic step to continuing this progress towards improving our service. Ontario Fire and Rescue is currently seeking grant funding for this phase. We strongly believe that completion of Phase 1 will create future funding opportunities for additional phases through our stakeholders and other sources, such as grants and fundraising. Ontario Fire & Rescue's administrative staff will use the information at the completion of Phase 1 to complete Phase 2, a comprehensive project cost analysis. Completion of Phase 2 will provide a road map for Phases 3 and 4. This project/business plan is a living document that will be refined and expanded as the project develops.

Clint Benson
Fire Chief

AGENDA REPORT
NEW BUSINESS
April 14, 2026

TO:	Mayor and City Council
FROM:	Marshall Pierce, City Engineer/Project Manager
THROUGH:	Danny K. Cummings, City Manager
SUBJECT:	**5TH AVENUE PEDESTRIAN IMPROVEMENT PROJECT: IRVCO CO APPROVAL**
DATE:	April 7, 2026

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE IRVCO CHANGE ORDER (CO) #7 AND #8 TO INSTALL A NEW SIDEWALK AND RAMPS ON THE NORTH SIDE OF SE 5TH AVE, AND PROVIDE ADDITIONAL LANDSCAPE BLOCKS AND SITE SURVEY, IN THE AMOUNT OF $92,602 AND AUTHORIZE THE CITY MANAGER TO SIGN THE RELATED DOCUMENTS.

SUMMARY:

Irvco completed additional work outside of their base contract. With additional ODOT grant funds remaining, the City had additional 5th Ave. improvements performed on the north side, as well as completing additional site survey.

BACKGROUND:

The City received ODOT grant funds to improve SE 5th Ave. Irvco completed additional work outside of their base contract. With additional ODOT grant funds remaining, the City had additional 5th Ave. improvements performed on the north side, as well as completing additional site survey.

CURRENT SITUATION:

This work has been performed and is ready for CO approval and final payment to close out this project.

ANALYSIS:

A. **STRATEGIC PLAN** The project is consistent with the growth section of the city's Strategic Plan.

B. **FINANCIAL** ODOT grant funds are being used to fund the project, with remaining funds being used for this change order.

C. **TIMING** Once approved, this project can be closed out immediately.

D. **POLICY/LEGAL** The City Council is required to approve the contract amendment for Change Order #7 and #8, as the amount is in excess of the bid award amount.

ALTERNATIVES:

None.

RECOMMENDATION:

Staff recommends approving Irvco Change Order #7 and #8 so this project can be final paid and closed out.

ATTACHMENTS:

None

AGENDA REPORT
PUBLIC HEARING
April 14, 2026

TO: Mayor and City Council

FROM: Dan Cummings, City Manager/Community Development Director

THROUGH: Danny K. Cummings, City Manager

SUBJECT: ORDINANCE #2845-2026 AN ORDINANCE AMENDING OMC 4-1-1.13

DATE: April 2, 2026

PROPOSED MOTION:

I MOVE THE CITY COUNCIL TO APPROVE ORDINANCE #2845-2026, AN ORDINANCE AMENDING ONTARIO MUNICIPAL CODE (OMC) TITLE 4, CHAPTER 1, SECTION 1.13 APPEAL PROCEDURE TO THE OREGON BUILDING CODES LOCAL BUILDING REGULATIONS ON FIRST READING BY TITLE ONLY, AND DECLARING AN EMERGENCY.

IF A UNANIMOUS VOTE:

I MOVE THE CITY COUNCIL TO APPROVE ORDINANCE #2845-2026, AN ORDINANCE AMENDING ONTARIO MUNICIPAL CODE (OMC) TITLE 4, CHAPTER 1, SECTION 1.13 APPEAL PROCEDURE TO THE OREGON BUILDING CODES LOCAL BUILDING REGULATIONS ON SECOND READING BY TITLE ONLY, AND DECLARING AN EMERGENCY.

SUMMARY:

The Ontario Building Local Appeal Board and Procedures were created under OMC 4-1-1.13 and are no longer needed.

BACKGROUND:

The City of Ontario, under Ordinance #2804-2022, amended Ontario Municipal Code Title 4, Chapter 1 to adopt provisions of Oregon Building Codes and Establish Local Building Regulation and Procedures.

Under the Ordinance, it prescribes and establishes the procedures for appealing a Building Officials ruling as follows:

4-1-1.13 - Appeal, local appeal board and alternative appeal procedure.
(A) Manner of Taking: Any person aggrieved by a code interpretation or decision of the Building Official may file an appeal with the Ontario City Council who will, within a reasonable time, convene the Local Appeal Board for hearing of the appeal. A decision of the Local Appeal Board can be appealed to the appropriate state advisory board pursuant to ORS 455.690.

(B) Alternative Appeal Process: In lieu of subsection A of this section, the aggrieved person may appeal directly to the state specialty code chief under OAR 918-0010130 and ORS 455.475. If the appeal relates to an inspection pursuant to the electrical specialty code, the appeal process set forth in OAR 918-251-0040 shall be followed.
(C) Form of Appeal to Local Appeal Board: No particular form or format for an appeal to the local board is required. However, the appeal shall specify the nature of decision appealed, the date of the decision, and shall specifically set out each and every allegation of error. The appeal shall be signed by the grievant. A copy of the appeal shall be sent U.S. mail or delivered personally to the Building Official. An appeal fee is established by resolution.
(D) Form of Appeal to State: An appeal application to the State of Oregon may be obtained from Oregon Department of Consumer and Business Services/State of Oregon Building Codes Division. An appeal fee is established by state.
(E) Local Appeal Board: A local appeal board is hereby created consisting of five (5) members. The members shall be selected by and serve at the pleasure of the City Council. The board will consist of the following: (1) engineer or architect; (2) plumbing contractor; (3) electrical contractor; (4) building contractor; and (5) representative from any fire protection agency. In the absence of selected members for the above local appeal board the City Council shall act as the Appeal Board.

CURRENT SITUATION:

It has been determined that there is no need for a local appeal board, and it is best that any appeals be taken directly to the State Building Code Division. Therefore, staff is recommending amending City Municipal Code Title 4, Chapter 1, Section 1.13 by removing all reference to the Local Appeal Board and directing any appeals to the Oregon Building Code Division.

ANALYSIS:

A. **STRATEGIC PLAN** None.

B. **FINANCIAL** None.

C. **TIMING** This action should be done as soon as possible to ensure that any grieving party knows the process in place within the State Building Code Department.

D. **POLICY/LEGAL** Per city ordinance, the City Council approves all city ordinances.

ALTERNATIVES:

The Counil could choose not to amend the code and leave the local appeal board and procedures.

RECOMMENDATION:

Staff recommends the City Council approve Ordinance #2845-2026.

ATTACHMENTS:

1. Ord #2845-2026 Amending OMC 4-1-1.13 Building Codes

ORDINANCE #2845-2026

AN ORDINANCE AMENDING ONTARIO MUNICIPAL CODE (OMC) TITLE 4, CHAPTER 1, SECTION 1.13 APPEAL PROCEDURE TO THE OREGON BUILDING CODES LOCAL BUILDING REGULATIONS; AND DECLARING AN EMERGENCY

WHEREAS, The Building Code Division of the Department of Consumer and Business Service ("BCD") interpreted ORS 455.020, which authorizes BCD to promulgate a state building code to govern the construction, reconstruction, alteration, and repair of buildings and other structures and the installation of mechanical devices and equipment therein, as limiting the applicability of the state building code to buildings or structures used by human occupants; and

WHEREAS, BCD's interpretation further articulated several specific items that are not included in the statutory scope of the state building code; and

WHEREAS, BCD has advised that jurisdictions desiring to regulate items outside of the statutory scope of the state building code must do so through adoption of local building codes; and

WHEREAS, City of Ontario ("CITY") adopted Ordinance #2804-2022 updating city local building codes; and

WHEREAS, It has been determined there is no need for the Local Appeal Board established under OMC 4-1-1.13; and

WHEREAS, City desires to amend Ontario Municipal Code ("OMC") Title 4, Chapter 1, Section 1.13 to remove the Local Appeal Board appeal procedure.

NOW THEREFORE, THE CITY OF ONTARIO ORDAINS AS FOLLOWS:

1. Findings. The above-stated findings and statements are hereby adopted.

2. Declaring an Emergency. The city has determined it is in the best interest of the citizens to declare an emergency and make the effective date immediately upon approval.

3. Amendments. The Ontario City Council ("Council") hereby adopts the amendments to OMC Title 4, Chapter 1, Section 1.13 by removing the words lined through and adding the words that are underlined as follows:

4-1-1.13: APPEAL: ~~LOCAL APPEAL BOARD AND ALTERNATIVE APPEAL PROCEDURE~~:

A. Manner Of Taking: Any person aggrieved by a code interpretation or decision of the Building Official may file an appeal ~~with the Ontario City Council who will, within a reasonable time, convene the local appeal board for hearing of the appeal. A decision of the local appeal board can be appealed to the appropriate state advisory board pursuant to ORS 455.690.~~ directly to the state specialty code chief under OAR 918-001-0130 and ORS 455.475. If the appeal relates to an inspection pursuant to the electrical specialty code, the appeal process set forth in OAR 918-251-0040 shall be followed.

~~B. Alternative Appeal Process: In lieu of subsection A of this section, the aggrieved person may appeal directly to the state specialty code chief under OAR 918-001- 0130 and ORS 455.475. If the appeal relates to an inspection pursuant to the electrical specialty code, the appeal process set forth in OAR 918-251-0040 shall be followed.~~

~~C. Form Of Appeal To Local Appeal Board: No particular form or format for an appeal to the local board is required. However, the appeal shall specify the nature of decision appealed, the date of the decision and shall specifically set out each and every allegation of error. The appeal shall be signed by the grievant. A copy of the appeal shall be sent U.S. mail or delivered personally to the Building Official. An appeal fee is established by resolution.~~

~~D. Form Of Appeal To State: An appeal application to the State of Oregon may be obtained from Oregon Department of Consumer and Business Services/State of Oregon Building Codes Division. An appeal fee is established by State.~~

~~E. Local Appeal Board: A local appeal board is hereby created consisting of five (5) members. The members shall be selected by and serve at the pleasure of the City Council. The board will consist of the following: 1) engineer or architect; 2) plumbing contractor; 3) electrical contractor; 4) building contractor; and 5) representative from any fire protection agency. In the absence of selected members for the above local appeal board the City Council shall act as the Appeal Board.~~

PASSED AND ADOPTED by the City Council of the City of Ontario this ______ day of ____________, 2026 by the following vote:

AYES:
NAYS:
ABSENT:

APPROVED by the Mayor this _______day of _______________, 2026.

ATTEST:

______________________________ ______________________________

Deborah K. Folden, Mayor Tori Barnett, MMC, City Recorder

Ontario Police Department

- Quarterly Report
- 2026- 1st Quarter (January – March)

Jason Cooper
Chief of Police

AGENCY STRUCTURE

Chief of Police
Jason Cooper

Captain
Cal Kunz

Operations Lieutenant
James Swank

Detectives
BEN ESPLIN
BJ SNYDER

Police Office Manager
Sheri Smith

SERGEANTS
JON LAURENSON
CASEY WALKER
CHRIS BOLYARD
VACANT

POLICE SUPPORT SPECIALIST
LIZ AMASON
JESSICA MCKINNEY

SCHOOL RESOURCE OFFICERS
DANIELLE LLAMAS-HS
VACANT-MS

PATROL (A & C)
JEREMY JONES
TODD HARNDEN
TYLER BULLINGTON
RICK REYNA
BRANDON MITCHELL
ADEN MARIN
MATT POND
MARTIN RODRIGUEZ

PATROL (B & D)
JARED CUTLER
RICHARD FRAZIER
ADAM CLINTON
MIKE GALLAGHER
TAYLOR BROWN
GABE GALICIA
TANNER SMITH
VACANT

CODE ENFORCEMENT
TRISH ROBINSON
VACANT

Evidence Technician
Stephanie Cummings

Personnel Updates

- 1- Police Officer – started January 5th (sworn/lateral)
- 1- Captain – started February 9th (sworn/lateral)
- 1- Police Officer – started March 3rd (non-sworn)

- 3 – Police Officer openings

  -1 officer candidate currently in background phase.

- 1- Code Enforcement Officer

  - Currently in candidate selection phase.

SERVICE RECOGNITION

20 Years

Lt. James Swank

Sgt. Chris Bolyard

Recruit Officer Update

Officer Tanner Smith -

-Completed Field Training (FTEP)
-Solo Status March 13th

Recruit Officer Update

Officer Martin Rodriguez -

- DPSST Academy (16 weeks)

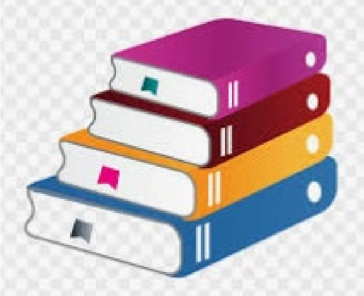
Officer Recognition

March 10, 2026

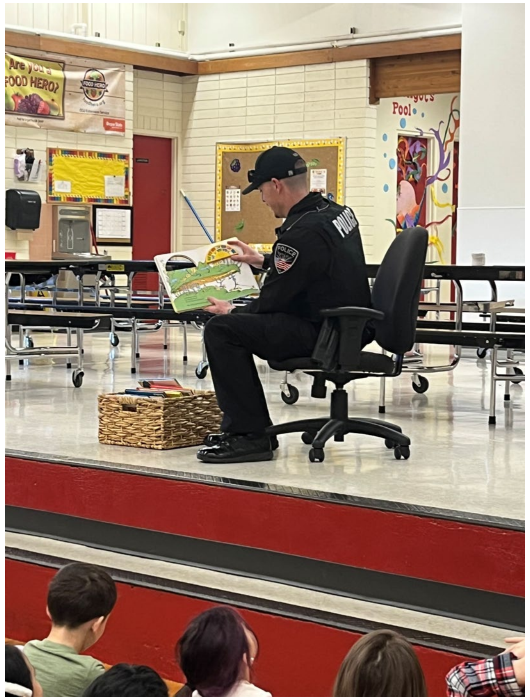
Officer Aden Marin

Officer Gabe Galicia

Community Involvement



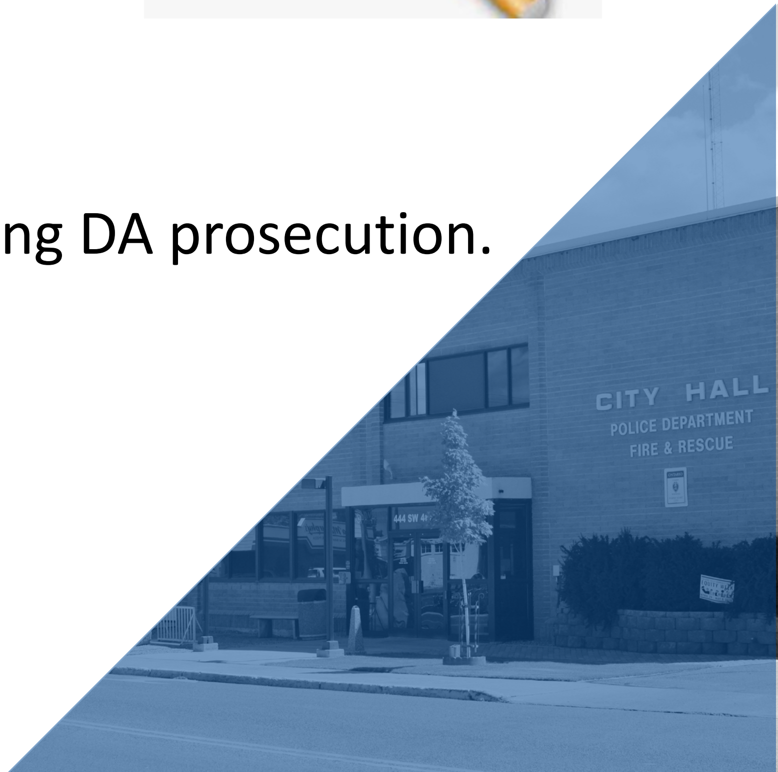
- Autism Awareness Event (January)
- Reading event at May Roberts (March)



Significant cases

<u>January - March</u>

- Missing person case (Elderly) – Located w/o incident
- Robbery Winner’s Horseshoe - Under current investigation
- Out of State Pursuit into Ontario - Arrest /recovery of over 2 lbs. methamphetamine/pending DA prosecution.
- Hit & Run injury accident [vehicle vs pedestrian(s)] – Arrest/pending DA prosecution.
- Menacing w/Firearm – Arrest/pending DA prosecution



High Desert Task Force

- HDDTF Highlights for past quarter
  - **7** search warrants
  - **Total**
    - **1.3** pounds of methamphetamine seized
    - **2.2** ounces of fentanyl seized
    - **11** arrests
- Investigation – January 2025 **(Ontario)**
  - Search warrant on vehicle drug run from Portland
  - 2 arrests
  - 1 lb. methamphetamine seized
  - 2 oz. fentanyl powder
- Investigation – February 2026 **(Ontario)**
  - Search warrant on vehicle after arrest
  - 1.5 oz. of methamphetamine seized
  - 21 grams of fentanyl powder seized
- Investigation– February 2026 **(Nyssa)**
  - Search warrants (residence & storage unit)
  - 2 arrests
  - ½ oz. of methamphetamine seized
  - 1/8 oz. of fentanyl powder seized

Major Crime investigation assists

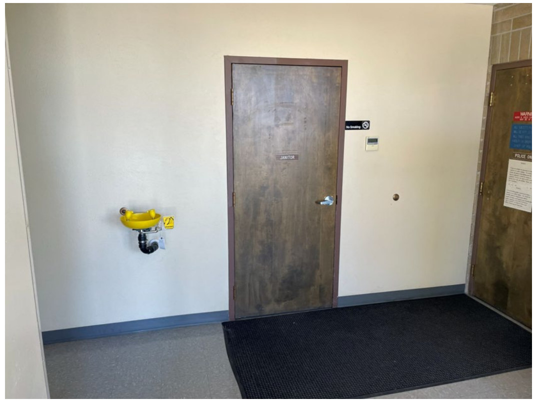
- Homicide Investigation – Malheur County (March)

HDDTF 2026 Statistics

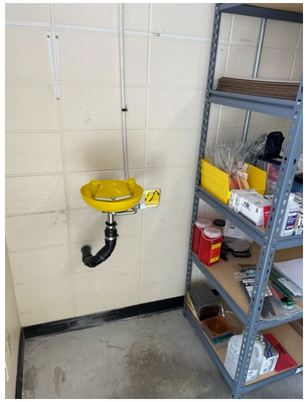
	Jan-March	April-June	July-Sep	Oct-Dec	TOTAL
Investigations Initiated	16				16
Arrests	11				11
Methamphetamine Seized (lbs)	0.2				0.2
Fentanyl Pills Seized					0
Fentanyl Seized (oz)	0.2				0.2
Cocaine Seized (oz)	0.5				0.5
Heroin Seized (oz)					0
Bulk processed marijuana seized (lbs)					0
Marijuana plants destroyed					0
Guns Seized	3				3
Search Warrants	7				7
MCT Inv. Assists (Ontario)					0
MCT Inv. Assists (County)					0
Stolen Property Recovered					0
Drug Endangered Children					0
Currency Seized					$ -
Property Forfieture Seized (est.)					$ -

Projects

- Agency Accreditation-OACP Grant (70% progress)
- Policy Updates (Lexipol) (In progress)
- Axon Body Cameras (In progress)
  - Equipment on Order (ETA by May 1st)
  - Training 2nd week of May
  - Tentative Go-Live June 1st
- Evidence Destruction Purge (678 pieces) (Completed)
- SRO Contract w/ 8c School District renewed (Completed)
- Emergency Eyewash Stations (CIS Best Practices) – City Hall & Evidence Room (Completed)



City Hall



Evidence Intake

Professional Development / Training

(**Development & Opportunity**)

- Investigative - (1) Officer (January) Advanced Roadside Impairment Driving Enforcement (A.R.I.D.E.)
- Risk Mgmt. - (3) Officers (January) Autism Awareness
- Investigative - (1) Officer (January) Drug recognition expert
- Administrative - (3) Supervisors (February) Pursuit mgmt. review/after-action
- Investigative/Safety - (3) Officers (February) Street crime(s)/Officer survival
- Administrative - **Multiple Officer(s) (January-March) **In-house agency training


Thank You


CITY HALL
POLICE DEPARTMENT
FIRE & RESCUE

Revitalize Ontario!

Community Project Update

Oregon Street Bulb-Outs

April 14, 2026

Oregon Street Bulb-Out Project

- The 32 bulb-outs along Oregon Street were adopted by Revitalize Ontario as a part of our goal to enhance the appearance of the downtown district.
- We feel that improving the bulb-outs will:
  - Reduce waste accumulation along Oregon Street
  - Demonstrate that the downtown district is cared-for and be more inviting
  - Encouraging longer stays in downtown for our local businesses

Oregon Street Bulb-Out Project Cost

- **Total City of Ontario Investment in the bulb-out animals/landscape <u>$0.00</u>**
- The City has given Revitalize Ontario the opportunity to manage the bulb-out sites but is not funding their further development and maintenance.
- This project is a collaborative effort with volunteer help and donations from the Depot District, downtown merchants, Ontario Rock, the Rock Yard, Andrews Seed, community members, and Revitalize Ontario.
- Revitalize Ontario funded the project through proceeds of our events including the Tater Tots Festival, grants, donations, and volunteers.
  - The initial 17 animal sculptures were acquired at a cost of $55,000
  - Salon Salon and Barinaga Orthodontics also purchased sculptures expanding on the project and sites these sculptures can be enjoyed
  - Businesses/residents can purchase from the available catalog.
  - The landscape rock, boulders, columns, and plantings are estimated to cost an additional $40,000 depending on total materials used.

Oregon Street Bulb-Out Project Timeline

- Step 1 - Bulb outs have been filled with decorative black and tan landscape rock and will have boulders/basalt columns installed by the end of April.
- Step 2 – With the help of Andrew's Seed drought-tolerant perennials including lavender, cone flowers, salvia, and ornamental grasses which require minimal maintenance and watering will be planted by early May.
- Step 3 – Ongoing watering and maintenance will be managed by Revitalize Ontario with the help of community volunteers and businesses.

Where did the sculptures come from?

- Inspired by the success of Baker City’s sculpture program, we partnered with **Art Roamers** to bring a similar vibrancy to Ontario.
- Art Roamers works directly with artists in Eastern Africa (including Kenya, Uganda, and Tanzania), who create these hand-crafted animals reflecting the wildlife of their home regions.
- Every purchase directly funds education for women and girls in Kenya and provides essential school and art supplies for students creating a global-local connection with that has a lasting effect on their lives.
- These sculptures are a starting point. We are always looking for artists in the region to suggest other installations.

About Revitalize Ontario

Revitalize Ontario is a 509(a)(2) public charity focused on the development and promotion of a healthy and prosperous community in Ontario, Oregon within the context of cultural and historic preservation. Although many of our events and projects can be found all over Ontario, our focus is on the Downtown District.

- How We Accomplish Our Mission and Goals
  - With only 6 volunteer board members.
  - Through strong collaboration with the City of Ontario, the Ontario Parks Committee, the Ontario Downtown Depot District, Chamber of Commerce, and our dedicated community partners, we are shaping a downtown that reflects the spirit of our people.

What’s Next

- Revitalize Ontario’s 2nd Quarter Public Meeting is next Tuesday 4/21 6:00pm @ the Chamber Offices across from Lions Park
- Moore Park master planning is in the works! We hope to have initial plans completed by the end of April and ready to present to the Parks Committee and City Council for review
- Depot District Friday Night Markets start May 1st 5:00pm to 8:30pm in Moore Park
- All things Tater Tots!

MALHEUR COUNTY COURT MINUTES

February 4, 2026

The regularly scheduled meeting of the County Court was called to order by Judge Dan Joyce at 9:00 a.m. with Commissioner Ron Jacobs and Commissioner Jim Mendiola present. Judge Joyce led the Pledge of Allegiance. Members of the media, public and staff had the opportunity to join the meeting electronically or in person. Present in the meeting room were Administrative Officer Lorinda DuBois, Ambulance Service District (ASD) Coordinator Keith Ishida, and Heather Land with TVP. Notice of the meeting was posted on the County website, Courthouse bulletin board, and emailed to the Argus Observer and those persons who have requested notice. The agenda is recorded as instrument # 2026-0455

TREASURE VALLEY PARAMEDICS (TVP) - QUARTERLY UPDATE

TVP, Inc. Vice-President Heather Land met with the Court and provided a quarterly update per the terms of the personal services contract amendment. Staffing challenges continue. Licensing requirements are less in Idaho. The GEMT tax is active and TVP makes quarterly payments. The reimbursement payments TVP receives from the tax have reduced substantially since the initial payment. The GEMT tax is 5% on gross revenue and Medicaid reimbursement payments are supposed to be slightly higher.

COURT MINUTES

Commissioner Jacobs moved to approve Court Minutes of January 28, 2026 as written. Commissioner Mendiola seconded and the motion passed unanimously.

Vote: RJ/JM/DJ in favor. Approved.

BUDGET TRANSFER RESOLUTION

Commissioner Jacobs moved to approve Resolution R26-07: In the Matter of Fund Transfers Under Local Budget Law ORS 294.463. Commissioner Mendiola seconded and the motion passed unanimously. Funds are transferred within the Jail budget for the Livescan machine. See instrument # 2026-0456

Vote: RJ/JM/DJ in favor. Approved.

ORDER ADOPTING COMPENSTION POLICY RELATED TO FOOD/BEVERAGE

Commissioner Jacobs moved to approve Order No. GO-03-26: In the Matter of Adopting the Malheur County Official Compensation Policy Related to Food, Beverage and other County Related Items for County Employees, Elected Officials and Volunteers. Commissioner Mendiola seconded and the motion passed unanimously. County employees, volunteers and elected officials may receive food, beverage, and other related items provided by the County during a County-related event (for example: planning commission meetings, budget committee meetings, and department head meetings). Order No. GO-03-26 does not apply to the County Court. See instrument # 2026-0457

Vote: RJ/JM/DJ in favor. Approved

ORDER ADOPTING COMPENSTION POLICY RELATED TO FOOD/BEVERAGE – COUNTY COMMISSIONER POSITION NO. 1

Judge Joyce moved to approve Order No. GO-04-26: In the Matter of Adopting the Malheur County Official Compensation Policy Related to Food, Beverage and other County Related Items for County Commissioner Position No. 1. Commissioner Jacobs seconded and the motion passed. Commissioner Mendiola abstained. County Commissioner Position No. 1 may receive food, beverage, and other related items provided by the County during a County-related event (for example: planning commission meetings, budget committee meetings, and department head meetings). See instrument # 2026-0458

Vote: DJ/RJ in favor. Approved

ORDER ADOPTING COMPENSTION POLICY RELATED TO FOOD/BEVERAGE – COUNTY COMMISSIONER POSITION NO. 2

Commissioner Mendiola moved to approve Order No. GO-05-26: In the Matter of Adopting the Malheur County Official Compensation Policy Related to Food, Beverage and other County Related Items for County Commissioner Position No. 2. Judge Joyce seconded and the motion passed. Commissioner Jacobs abstained. County Commissioner Position No. 2 may receive food, beverage, and other related items provided by the County during a County-related event (for example: planning commission meetings, budget committee meetings, and department head meetings). See instrument # 2026-0459

Vote: JM/DJ in favor. Approved

ORDER ADOPTING COMPENSTION POLICY RELATED TO FOOD/BEVERAGE – COUNTY JUDGE

Commissioner Jacobs moved to approve Order No. GO-06-26: In the Matter of Adopting the Malheur County Official Compensation Policy Related to Food, Beverage and other County Related Items for the County Judge. Commissioner Mendiola seconded and the motion passed. Judge Joyce abstained. The County Judge may receive food, beverage, and other related items provided by the County during a County-related event (for example: planning commission meetings, budget committee meetings, and department head meetings). See instrument # 2026-0460

Vote: RJ/JM in favor. Approved

COUNTY FAIR BOARD

Leanna Elguezabal and Helen Thomas resigned from the Malheur County Fair Board. The Court expressed appreciation to both Ms. Elguezabal and Ms. Thomas for their many years of service and endless efforts to the Fair.

SHERIFF'S OFFICE

Ms. DuBois explained the Sheriff's Office has an active investigation in which goats may be removed from a property. A supplemental budget will be prepared to move funds from Cash on Hand to the Sheriff's Office Investigation line-item ($20,000).

PUBLIC HEARING - SUPPLEMENTAL BUDGET RESOLUTION

Judge Joyce opened the public hearing for consideration of Resolution R26-04. Notice of the hearing was published in the Argus Observer. The public hearing and supplemental budget were necessary in order to allocate lease proceeds and interest in the Reload/Industrial Park Project Special Fund that were not anticipated when the budget was adopted – these funds are to be handled as outline in the Transition Agreement between Malheur County, MCDC and ODOT. No public comments were received. Commissioner Mendiola moved to approve Resolution No. R26-04: In the Matter of Fiscal Year 2025/2026 Supplemental Budget by Resolution Under Local Budget Law ORS 294.471. Commissioner Jacobs seconded and the motion passed unanimously. See instrument #2026-0461

Vote: JM/RJ/DJ in favor. Approved.

ASD SESSION

The Court met as the governing body of the Ambulance Service District (ASD). ASD Coordinator Keith Ishida explained that Malheur county continues to experience a shortage of licensed paramedics and requested the Court revisit the conflict-of-interest language in the job description and allow Mr. Ishida to work for the ambulance providers under contract with Malheur County and also serve as the ASD Coordinator.

Ms. Land noted that TVP is the only ALS agency; a paramedic working for an agency can only work to the agency's level of certification for insurance purposes, protocols, and such. Ms. Land also noted it is helpful to have additional medics that can be called in during high peak times.

The Court took the request under advisement. See instrument # 2026-0462 for the written handout.

PUBLIC COMMENTS

Judge Joyce asked for comments from the public; no public comments were received.

COURT ADJOURNMENT

Commissioner Mendiola moved to adjourn the meeting. Commissioner Jacobs seconded and the motion passed unanimously.

Vote: JM/RJ/DJ in favor. Approved.

** Special Public Works Fund loan for $2,050,000 was satisfied as of 01.22.2026 - See instrument # 2026-0488; Satisfaction of Mortgage is recorded as instrument # 2026-0486

MALHEUR COUNTY COURT MINUTES

February 25, 2026

The regularly scheduled meeting of the County Court was called to order by Judge Dan Joyce at 9:00 a.m. with Commissioner Ron Jacobs and Commissioner Jim Mendiola present. Judge Joyce led the Pledge of Allegiance. Members of the media, public and staff had the opportunity to join the meeting electronically or in person. Present in the meeting room were Administrative Officer Lorinda DuBois and Economic and Community Development Coordinator Taylor Rembowski. Notice of the meeting was posted on the County website, Courthouse bulletin board, and emailed to the Argus Observer and those persons who have requested notice. The agenda is recorded as instrument # 2026-***

STIF PLAN AMENDMENT

Malheur Council on Aging & Community Services (MCOA&CS) Transportation Manager Brittany White met with the Court. Ms. White requested approval of an amendment to the Statewide Transportation Improvement Fund (STIF) Plan. The proposed amendment reallocates prior biennium rollover reserve funds from the 2023-2025 biennium into existing eligible projects within the 2025-2027 STIF Plan as follows:

$88,486 – Contractor staffing

$100,000 – Veteran Transportation Program

$89,468 – MCOA operations (senior and disabled transportation)

$166,593 – Purchase of additional transit vehicles

$444,547 TOTAL allocation in prior biennium rollover funds

The STIF Advisory Committee has approved the proposed amendment of the STIF Plan. Ms. White answered questions from the Court members. Commissioner Jacobs moved to approve the amendment to the STIF Plan. Commissioner Mendiola seconded and the motion passed unanimously. The amendment will be submitted to ODOT for approval. See instrument # 2026-***

Vote: RJ/JM/DJ in favor. Approved.

CROSSING PERMITS

Commissioner Jacobs moved to approve Crossing Permit #05-26 to Idaho Power for installation of a pole and overhead bank of transformers on Clark Blvd. #857; Permit #06-26 to Idaho Power to upgrade an existing pole and bank of overhead transformers on King Avenue #866; Permit #07-26 to Rally Networks to bury fiber optic communications cable on Fog Road #1029; and Permit #08-26 to Rally Networks to bury fiber optic communications cable on Ripple Road #949. Commissioner Mendiola seconded and the motion passed unanimously. The original permits will be kept on file at the Road Department.

Vote: RJ/JM/DJ in favor. Approved.

COURT MINUTES

Commissioner Mendiola moved to approve Court Minutes of February 18, 2026 as written. Commissioner Jacob seconded and the motion passed unanimously.

Vote: JM/RJ/DJ in favor. Approved.

LETTER OF SUPPORT – INVASIVE SPECIES CHECKPOINT

Mr. Rembowski requested a letter of support for Community Initiated Project (CIP) funding to establish an invasive species checkpoint along Lake Owyhee Road. Commissioner Jacobs moved to sign a letter of support for Community Initiated Project (CIP) funding as requested. Commissioner Mendiola seconded and the motion passed unanimously. ODFW will setup a temporary checkpoint at the same location as last year. A permanent, staffed checkpoint along this road would provide a consistent point of inspection and decontamination for watercraft entering the lake. See instrument #2026-***

Vote: RJ/JM/DJ in favor. Approved.

COUNTY BUDGET COMMITTEE

Commissioner Jacobs moved to appoint Lance King to the Malheur County Budget Committee. Commissioner Mendiola seconded and the motion passed unanimously. Mr. King fills the position previously vacated by Bob Skinner.

Vote: RJ/JM/DJ in favor. Approved.

LEASE AMENDMENT – ERLEBACH

Commissioner Jacobs moved to approve Seventh Amendment to Lease Agreement with Bruce and Teresa Erlebach. Commissioner Mendiola seconded and the motion passed unanimously. The lease agreement is for the Justice Court facility. See instrument # 2026-***

Vote: RJ/JM/DJ in favor. Approved.

ASD ADVISORY BOARD

Commissioner Mendiola moved to appoint Kathy Ross to the Ambulance Service District (ASD) Advisory Board as the Dispatch Center representative. Commissioner Jacobs seconded and the motion passed unanimously.

Vote: JM/RJ/DJ in favor. Approved.

SUPPLEMENTAL BUDGET RESOLUTION

Commissioner Jacobs moved to approve Supplemental Budget Resolution R26-10: In the Matter of Fiscal Year 2025/2026

Supplemental Budget by Resolution Under Local Budget Law ORS 294.471. Commissioner Mendiola seconded and the motion passed unanimously. The purpose of the supplemental budget is to allocate additional gas tax apportionment funds that are transferred to the Major Bridge Fund that were not anticipated when the budget was adopted; these funds go to contractual costs for major bridges. See instrument # 2026-***

Vote: RJ/JM/DJ in favor. Approved.

COMMISSIONER COMMENTS

Commissioner Jacobs noted he attended the recent Malheur Rangeland Partnership team meeting. The partners are currently working on fire rehabilitation efforts to include funding opportunities for fencing and reseeding.

PUBLIC COMMENTS

Judge Joyce asked for comments from the public. Mark Bennett spoke with the Court about the potential transfer of the Idaho Power territory in Oregon to Oregon Trail Electric Cooperative (OTEC). Mr. Bennett encouraged the Court to form a workgroup to explore the sale and start a dialogue with Idaho Power and OTEC. Mr. Bennett also offered to participate and assist the Court with the matter. Commissioner Jacobs affirmed Mr. Bennetts comments and suggestions and noted that a member of the County Court should take the lead in the matter.

COURT ADJOURNMENT

Commissioner Jacobs moved to adjourn the meeting. Commissioner Mendiola seconded and the motion passed unanimously.

Vote: RJ/JM/DJ in favor. Approved.

MALHEUR COUNTY COURT MINUTES

March 4, 2026

The regularly scheduled meeting of the County Court was called to order by Judge Dan Joyce at 9:00 a.m. with Commissioner Jim Mendiola present. Commissioner Ron Jacobs was absent. Judge Joyce led the Pledge of Allegiance. Members of the media, public and staff had the opportunity to join the meeting electronically or in person. Present in the meeting room were Administrative Officer Lorinda DuBois, Economic and Community Development Coordinator Taylor Rembowski, public member Bob Bement and public member Kelly Johnson. Notice of the meeting was posted on the County website, Courthouse bulletin board, and emailed to the Argus Observer and those persons who have requested notice. The agenda is recorded as instrument # 2026-0765

PUBLIC HEARING - SUPPLEMENTAL BUDGET RESOLUTION

Judge Joyce opened the public hearing for consideration of Resolution R26-09. Notice of the hearing was published in the Argus Observer. The public hearing and supplemental budget were necessary in order to allocate additional Cash on Hand that was not anticipated when the budget was adopted – these funds will be used for Workers' Compensation and Liability Insurance expenses. No public comments were received. Commissioner Mendiola moved to approve Resolution No. R26-09: In the Matter of Fiscal Year 2025/2026 Supplemental Budget by Resolution Under Local Budget Law ORS 294.471. Judge Joyce seconded and the motion passed. See instrument #2026-0766

Vote: JM/DJ in favor. Approved.

CROSSING PERMITS

Commissioner Mendiola moved to approve Crossing Permit #09-26 to Romans' Precision Irrigation to lay pipe under Holly Road #1022; Permit #10-26 to CenturyLink/Crown Utilities to repair damaged cable on Butte Drive #885; and Permit #11-26 to Vale Oregon Irrigation District (VOID) to replace a culvert on Hope Road #569. Judge Joyce seconded and the motion passed. The original permits will be kept on file at the Road Department.

Vote: JM/DJ in favor. Approved.

COURT MINUTES

Commissioner Mendiola moved to approve Court Minutes of February 25, 2026 as written. Judge Joyce seconded and the motion passed.

Vote: JM/DJ in favor. Approved.

PUBLIC COMMENTS

Judge Joyce asked for comments from the public. Bob Bement explained that the courtesy car at the Vale airport needs replaced and requested the County donate a used vehicle. The fuel pump went out in the current courtesy car, along with other mechanical issues; it is a used sheriff's vehicle and has been at the airport for approximately 20 years (purchased by the City of Vale from the County for $1.00). Mr. Rembowski encouraged Mr. Bement to also discuss the matter with the Vale City Council.

COURT ADJOURNMENT

Commissioner Mendiola moved to adjourn the meeting. Judge Joyce seconded and the motion passed.

Vote: JM/DJ in favor. Approved.

MALHEUR COUNTY COURT MINUTES

March 11, 2026

The regularly scheduled meeting of the County Court was called to order by Judge Dan Joyce at 9:00 a.m. with Commissioner Ron Jacobs and Commissioner Jim Mendiola present. Judge Joyce led the Pledge of Allegiance.Members of the media, public and staff had the opportunity to join the meeting electronically or in person. Present in the meeting room were Administrative Officer Lorinda DuBois and Economic and Community Development Coordinator Taylor Rembowski. Notice of the meeting was posted on the County website, Courthouse bulletin board, and emailed to the Argus Observer and those persons who have requested notice. The agenda is recorded as instrument # 2026-0851

CROSSING PERMITS

Commissioner Mendiola moved to approve Crossing Permit #12-26 to Jonathan and Lacy Blake for a pipeline for stock on Antelope Flat Road #588. Commissioner Jacobs seconded and the motion passed unanimously. The original permit will be kept on file at the Road Department.

Vote: JM/RJ/DJ in favor. Approved.

COURT MINUTES

Commissioner Mendiola moved to approve Court Minutes of March 4, 2026 as written. Judge Joyce seconded and the motion passed. (Commissioner Jacobs abstained as he was not present on March 4, 2026.)

Vote: JM/DJ in favor. Approved.

AGREEMENT – GROSVENOR

Commissioner Jacobs moved to approve Temporary Employment Agreement to Perform Duties of WIC RD/Nutritionist for Malheur County Health Department with Lindsay Grosvenor. Commissioner Mendiola seconded and the motion passed unanimously. The term of the agreement is May 2026 through August 31, 2026. See instrument # 2026-0852

Vote: RJ/JM/DJ in favor. Approved.

PLANNING DIRECTOR VACANCY

The Court requested that interviews for Planning Director be scheduled for March 25, 2026.

AMENDMENT – IGA #185822

Commissioner Jacobs moved to approve Seventh Amendment to Oregon Health Authority 2025-2027 Intergovernmental Agreement #185822 for the Financing of Public Health Services. Commissioner Mendiola seconded and the motion passed unanimously. Program Element 03 Tuberculosis Case Management funding is removed from the Financial Assistance Award (Exhibit C).

Vote: RJ/JM/DJ in favor. Approved.

CORRECTED DEED – DUMRONGMANEE

Commissioner Jacobs moved to approve Corrected Statutory Bargain and Sale Deed to Saisunun R. Dumrongmanee for Ref. # 12240. Commissioner Mendiola seconded and the motion passed unanimously. The corrected deed corrects the legal description and replaces the deed recorded on April 19, 2017 as instrument number 2017-1329. See instrument # 2026-0853

Vote: RJ/JM/DJ in favor. Approved.

PUBLIC COMMENTS

Judge Joyce asked for comments from the public. No public comments were received.

COMMISSIONER COMMENTS

Commissioner Jacobs mentioned he had been approached by two different farmers regarding difficulties they are having with disposing of their onions.

Commissioner Mendiola commended the Vale Viking girls basketball team and getting second at the state championship.

COURT ADJOURNMENT

Commissioner Jacobs moved to adjourn the meeting. Commissioner Mendiola seconded and the motion passed unanimously.

Vote: RJ/JM/DJ in favor. Approved.

MALHEUR COUNTY COURT MINUTES

March 18, 2026

The regularly scheduled meeting of the County Court was called to order by Judge Dan Joyce at 9:00 a.m. with Commissioner Ron Jacobs and Commissioner Jim Mendiola present. Judge Joyce led the Pledge of Allegiance. Members of the media, public and staff had the opportunity to join the meeting electronically or in person. Present in the meeting room was Administrative Officer Lorinda DuBois. Notice of the meeting was posted on the County website, Courthouse bulletin board, and emailed to the Argus Observer and those persons who have requested notice. The agenda is recorded as instrument # 2026-0923

COUNTY LAND SALE

Treasurer/Tax Collector Jennifer Forsyth and Management Assistant Angie Micheli met with the Court and presented the list of properties for the 2026 County Land Sale. Reference #650 will be offered at the sale as it did not sell at the 2020 foreclosure land sale; Reference # 4633, #4634, and #5705 are from the 2021 foreclosure and have not previously sold and will be offered at the sale. The list of properties from the 2022 foreclosure and the 2023 foreclosure includes three homes that will be listed with a realtor and not sold on the courthouse steps (due to legislation changes).

County Counsel Stephanie Williams explained that Malheur County owns 40 acres in Baker County (Baker County Ref. # 10108; real market value is $12,000). A title report for the property has been ordered. The Court was asked to consider whether or not the County should retain ownership of the property or offer it for sale at the County Land Sale. Notice would be provided to the adjoining landowners if the Court chooses to declare the property as surplus property and sale it at auction.

Commissioner Mendiola moved to approve Order GO-07-26: Order for the Sale of County Properties (2022 Foreclosure). Commissioner Jacobs seconded and the motion passed unanimously. See instrument # 2026-0925

Vote: JM/RJ/DJ in favor. Approved.

Commissioner Mendiola moved to approve Order GO-08-26: Order for the Sale of County Properties (2023 Foreclosure). Commissioner Jacobs seconded and the motion passed unanimously. See instrument # 2026-0926

Vote: JM/RJ/DJ in favor. Approved.

The County Land Sale will be held May 7, 2026.

COURT MINUTES

Commissioner Mendiola moved to approve Court Minutes of March 11, 2026 as written. Commissioner Jacobs seconded and the motion passed unanimously.

Vote: JM/RJ/DJ in favor. Approved.

MCDC EXECUTIVE DIRECTOR AGREEMENT – REMBOWSKI

Commissioner Jacobs moved to approve Agreement between Malheur County Court and Taylor Rembowski – stipend/supplemental compensation for duties of Executive Director to Malheur County Development Corporation. Commissioner Mendiola seconded and the motion passed unanimously. Compensation is $1,000 a month; the agreement terminates June 30, 2026.

Vote: RJ/JM/DJ in favor. Approved.

PUBLIC COMMENTS

Judge Joyce asked for comments from the public. No public comments were received.

UPDATE - CULL ONIONS; GRASSHOPPERS

Casey Prentiss with Oregon Department of Agriculture (ODA) and Corey Maag met with the Court.Mr. Prentiss and Mr. Maag discussed disposal of cull and waste onions. The Onion Maggot Control Order requires that cull or waste onions be disposed of by an approved method prior to March 15th. Cull onions produced after March 15 until July 1 must be disposed of within 7 days. Additionally, the ODA Pesticides Program has identified insecticides that can be applied to onion cull piles for onion maggot control until proper disposal occurs. Onions disposed of by chopping or shredding can be spread on the field (no more than 80 tons per acre) and covered.

The warm weather the county has experienced this winter and spring is affecting the storage of onions and there is concern about how to dispose of the high volume of onions in the area. ODA staff is meeting with Department of Environmental Quality (DEQ) next week regarding the concerns. The onion growers are inquiring if the disposal tonnage limit per acre can be extended; if the cull control area can be reduced so it is not all of Malheur county; if a pit could be put in at the County landfill; and if there are any other disposal methods not currently authorized in the Onion Maggot Control Order. ODA pesticide and water quality staff are also talking to DEQ about the possibility of disposing of the onions in a way that is not considered solid waste. See instrument # 2026-0924 for information on the Onion Maggot Control Order and ODA Pesticide Advisory.

There is no funding for grasshoppers this year and ODA will not do surveying. The County could contract with ODA for surveying. There are some counties in the state that will have grasshopper problems this year. The Federal government will survey Federal lands on a limited capacity.

COURT ADJOURNMENT

Commissioner Jacobs moved to adjourn the meeting. Commissioner Mendiola seconded and the motion passed unanimously.

Vote: RJ/JM/DJ in favor. Approved.

SPECIAL MEETING

MALHEUR COUNTY COURT MINUTES

March 24, 2026

The Special Meeting of the County Court was called to order by Judge Dan Joyce at 11:00 a.m. with Commissioner Ron Jacobs and Commissioner Jim Mendiola present. Judge Joyce led the Pledge of Allegiance. Notice of the meeting was posted on the County website, Courthouse bulletin board, and emailed to the Argus Observer and those persons who have requested notice. The agenda is recorded as instrument # 2026-***

EXECUTIVE SESSION

Executive Session was called in accordance with ORS 192.660(2)(a) to consider employment of public officer, employee, staff member, or individual agent with Judge Joyce presiding and Commissioner Jacobs and Commissioner Mendiola present. Also present were Assessor Chris Russell, Administrative Officer Lorinda DuBois, and Kelsie Haueter. No decisions were made during or following the session.

COURT ADJOURNMET

The meeting was adjourned.

MALHEUR COUNTY COURT MINUTES

March 25, 2026

The regularly scheduled meeting of the County Court was called to order by Judge Dan Joyce at approximately 9:00 a.m. with Commissioner Ron Jacobs and Commissioner Jim Mendiola present. Judge Joyce led the Pledge of Allegiance. Members of the media, public and staff had the opportunity to join the meeting electronically or in person. Present in the meeting room were Administrative Officer Lorinda DuBois and Economic and Community Development Coordinator Taylor Rembowski. Also present were participants of the Ontario Area Chamber Networking & Leadership Program. Notice of the meeting was posted on the County website, Courthouse bulletin board, and emailed to the Argus Observer and those persons who have requested notice. The agenda is recorded as instrument # 2026-1001

OPPORTUNITY ZONES

Jon Legarza with Healthy Sustainable Communities (HSC) met with the Court and gave a presentation on Opportunity Zones (OZ) 2.0. Nominations for the OZ will open around July 1st (governors nominate). OZ 2.0 is looking to drive opportunity zones designations in rural areas. Malheur County has 3 eligible census tracks. The Opportunity Zones is a federal tax incentive to direct private investment into designated tax areas. Most rural counties in Oregon missed out on the OZ 1.0 opportunity as the majority of capital was concentrated in urban metro tracks. OZ 2.0 will be a permanent program with new designations every 10 years under the One Big Beautiful Bill Act; and investors in rural zones will receive a tax basis reduction of 30%. It will still be a competitive process. The Federal government designates the eligible tracks based on income and poverty levels. Counties and cities apply to nominate their tracts through Business Oregon. The Governor selects up to 25% of eligible tracts and submits them to the federal government. Treasury certifies the designations and new zones go live January 2027. Private investors then start looking for areas where they can invest that are qualified for opportunity zones; and there are additional tax benefits for rural investments. After which, the community gets a project – could be housing, commercial, industrial or infrastructure. Business Oregon is overseeing the nomination process and will submit recommendations to the Governor. The strongest eligible areas to consider might have development-ready land, existing infrastructure capacity, strong community support, and identifiable future projects and sites. Tracks that have other county or city incentives are more attractive to investors. Mr. Rembowski will work further with Mr. Legarza regarding the application process through Business Oregon. See instrument # 2026-1002 for the PowerPoint presentation.

AGREEMENT – CLARIFY CONSULTING LLC

Mr. Rembowski explained that the County received a planning grant from the Eastern Oregon Border Board for a feasibility study for converting drip take into diesel (using current Oregon State University research); and for a drone feasibility study. Mr. Rembowski presented an agreement with Clarify Consulting for an UAS/UAV feasibility study for the Court's consideration. The County is evaluating whether participation in the expanding Pendleton UAS Range ecosystem can generate sustainable economic benefit. Commissioner Jacobs moved to approve Consulting Services Agreement with Clarify Consulting LLC. Commissioner Mendiola seconded and the motion passed unanimously.

Vote: RJ/JM/DJ in favor. Approved.

Mr. Rembowski left the meeting.

LEADERSHIP GROUP

The Leadership Group participants introduced themselves. The Court members briefly gave an overview of their positions and answered questions from the Ontario Area Chamber Networking & Leadership Program participants.

The Leadership Program participants left the meeting.

CROSSING PERMITS

Commissioner Mendiola moved to approve the following Crossing Permits: Permit #13-26 to Idaho Power to install a pole and overhead transformer on Holly Road #1022; Permit #14-26 to JA Miller Utility for Cable One for work on Vista Drive #977; Permit #15-26 to Farmers Mutual Telephone Company (FMTC) for work on Alameda Drive #863; Permit #16-26 to Farmers Mutual Telephone Company for work on Arcadia Blvd. #928; and Permit #17-26 to Farmers Mutual Telephone Company for work on SW 18th Avenue #887. Commissioner Jacobs seconded and the motion passed unanimously. Original permits will be kept on file at the Road Department.

Vote: JM/RJ/DJ in favor. Approved.

COURT MINUTES

Commissioner Jacobs moved to approve Court Minutes of March 18, 2026 as written. Commissioner Mendiola seconded and the motion passed unanimously.

Vote: RJ/JM/DJ in favor. Approved.

SUPPLEMENTAL BUDGET RESOLUTION

Commissioner Jacobs moved to approve Supplemental Budget Resolution R26-11: In the Matter of Fiscal Year 2025/2026 Supplemental Budget by Resolution Under Local Budget Law ORS 294.471.Commissioner Mendiola seconded and the motion passed unanimously. The purpose of the supplemental budget is to allocate CIS Risk Incentive grant funds in the Information Services budget that were not anticipated when the budget was adopted – these funds will be used to install access controls to the Courthouse basement door to improve security. See instrument # 2026-1003

Vote: RJ/JM/DJ in favor. Approved.

PUBLIC COMMENTS

Judge Joyce asked for comments from the public. No public comments were received.

EXECUTIVE SESSION

Executive Session was called in accordance with ORS 192.660(2)(a) to consider employment of public officer, employee, staff member, or individual agent with Judge Joyce presiding and Commissioner Jacobs and Commissioner Mendiola present. Also present were Assessor Chris Russell, Administrative Officer Lorinda DuBois and Duran Villegas.

Duran Villegas left the Executive Session.

Aaron Fishman joined the Executive Session.

Aaron Fishman left the Executive Session. No decisions were made during the session.

PLANNING DIRECTOR VACANCY

Commissioner Mendiola moved to authorize Ms. DuBois to make a conditional offer of employment for the Planning Director position to the interview committee's number one candidate. Commissioner Jacobs seconded and the motion passed unanimously.

Vote: JM/RJ/DJ in favor. Approved.

COURT ADJOURNMENT

Judge Joyce adjourned the meeting.

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Airport Committee Meeting Minutes

March 2, 2026

The committee meeting was called to order by Chairman Shawn Coleman at 6:14 pm.

1) **Roll Call**: Bill Hager-present, John Freeburg-present after 6:20, Pete Morgan-present, Charlotte Hatch-present, Michael Franks-excused, Rick Todd-present, Chairman Shawn Coleman-present, Alternate Jim Beaumont-present.

Ex Officio members: Ken Hart (City Council)-absent, Dan Cummings (City Manager)-excused.

Airport Manager: Andy Wood-present

FBO: Silverhawk: Brandon Sweeney-present

2) **PLEDGE OF ALLEGIANCE:** Led by Chairman.

3) **MOTION TO ADOPT THE AGENDA**: *Pete Morgan moved to adopt the agenda. Jim Beaumont second.* Roll call vote: Bill-yes, John-out, Pete-yes, Charlotte-yes, Mike-out, Rick-yes, Shawn-yes, and Jim-yes. *Motion carried 6/0/2.*

4) **APPROVAL OF MINUTES**: *Rick Todd moved to approve the minutes from 2/2/2026. Charlotte Hatch second.* Roll call vote: Bill-yes, John-out, Pete-yes, Charlotte-yes, Mike-out, Rick-yes, Shawn-yes, and Jim-yes. *Motion carried 6/0/2.*

5) **OLD BUSINESS**
   A) *Airport Budget Ranking:* Andy Wood put together a budget ranking for airport projects that have been previously discussed, and the committee members were asked to rank each item according to priority. Andy totaled the rankings and presented the conclusions. *Pete Morgan moved to approve the survey ranking for priorities 1-3 as listed. John Freeburg second.* Roll call vote: Bill-yes, John-yes, Pete-yes, Charlotte-yes, Mike-out, Rick-yes, Shawn-yes, and Jim-yes. *Motion carried 7/0/1.*

6) **HAND-OUTS/DISCUSSION ITEMS**
   A) *Silverhawk Aviation Agreements Renewal:* During the previous committee meeting of March 3, 2025, after reviewing the lease, the committee requested that Andy Wood add in a failed services penalty clause under 1.5 on the Fixed Base Operator Services Agreement if the service standards outlined in 1.1 are not met. John Freeburg brought up that catering to jet traffic is a great opportunity to increase fuel sales and airport activity, but that this depends on having a good experience.

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At the current meeting for March 2, 2026, Brandon Sweeney came to represent Silverhawk Aviation as their Chief Operating Officer. Brandon explained that their current plan for the FBO is to fix it up, along with the pilot lounge, and determine the necessary usage for the modular unit.

The committee voiced several complaints they had personally or have heard from the local community over the past several years of Silverhawk owning the FBO. Jim Beaumont asked about the status of the pilot lounge and bathroom being repaired, as it is out of service at this time due to a water leak. Pete Morgan and Shawn Coleman suggested that Silverhawk bring in an outhouse if the bathroom is not fixed immediately (refer to the requirement of "restroom facilities" under the FBO Lease Schedule 1.1.5). Silverhawk COO, Brandon Sweeney, said the restroom would be fixed shortly and he would research the outhouse option.

Shawn Coleman and John Freeburg both expressed worry about lack of service at the FBO. They felt that there was a lack of interest in the community and providing exceptional service to airport patrons. Pete Morgan mentioned that there was no penalty clause in the current lease when adequate services are not provided. Charlotte Hatch stated that she was curious to learn what Silverhawk's goal is for the FBO over the next several years to which Brandon Sweeney replied that Silverhawk was not certain if they were interested in renewing their lease due to the perceived lack of customer interest in traveling to Ontario compared to their successful operations out of Caldwell Executive Airport. Charlotte Hatch, Flight Operations Manager at TVCC, mentioned that the trip to Ontario is accepted as a necessary part of training among TVCC staff and students. Charlotte also clarified to John Freeburg upon questioning that Silverhawk no longer provides flight training or maintenance services out of Ontario; TVCC currently leases office space and aircraft and are the sole operators out of the FBO.

Rick Todd urged Andy Wood to form a working group consisting of a Silverhawk representative, the City Manager, a city council member, the airport manager, and two members of the Airport Committee to address issues with the lease and FBO and create a contractual agreement prior to the deadline of June 1st. Rick suggested that the City consider giving Silverhawk financial incentives, such as tax cuts, to guarantee adequate services. *Rick Todd moves to table the current discussion pending the working group formed by the airport manager will review and make changes to the current FBO lease agreements. Pete Morgan second.* Roll call vote: Bill-yes, John-yes, Pete-yes, Charlotte-yes, Mike-out, Rick-yes, Shawn-yes, and Jim-yes. *Motion carried 7/0/1.*

B) *Airport December Budget Status Report:* Andy Wood presented the December 2025 budget to the committee. There were some purchases towards airport improvement

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and some office supplies to replace aging equipment. The tie down fee billing at this point are about three months behind. Otherwise, the budget is on track.

7) **CORRESPONDENCE, COMMENTS AND EX-OFFICIO REPORTS**
Lee Unterwegner from JUB Engineering updated the committee that the BLM has agreed to the plan revisions and the job should go out to bid late Fall 2026. The building has been reduced in size due to a smaller budget. The heliport portion was also removed from the plans, with room to build again in the future.

Lee also provided the update that the 90% plans for the helicopter parking pad will be sent out to the FAA and open bid begins April 1, 2026.

8) **ADJOURN** *Moved by Bill Hager. Second by John Freeburg.* Roll call vote: Bill-yes, John-yes, Pete-yes, Charlotte-yes, Mike-out, Rick-yes, Shawn-yes, and Jim-yes. *Motion carried 7/0/1.*

The meeting was adjourned at 8:29 pm.

Next meeting: Monday, April 6, 2026, at 6 pm at Ontario City Hall.

Shawn Coleman - Chairman

Charlotte Hatch - Secretary