

**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, JULY 28, 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 July 24, 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) Adopt Council Meeting Minutes: July 14, 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) PRESENTATIONS

A) Greenspace Master Plan: Greenworks PC

7) NEW BUSINESS

- A) Liquor License Application: Tacos Mi Ranchito, LLC
- B) Declare Tank and Pump from Fire Brush Engine 102 as Surplus
- C) Resolution #2026-119: Approve Bond Refunding B04003
- D) Resolution #2026-120: Approve Bond Refunding G06004
- E) Task Order Award: Keller Associates Chemical Storage Facility

8) DEPARTMENT HEAD UPDATES

A) Finance: Monthly Update

9) DISCUSSION ITEMS

A) Request to Cancel Council Meeting of August 11, 2026: National Night Out Event

10) HAND-OUTS

- A) Minutes: County Court 07-01-2026, 07-08-2026
- B) Check Register: June 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.

The City of Ontario does not discriminate in providing access to its programs, services and activities on the basis of race, color, religion, ancestry, national origin, political affiliation, sex, age, marital status, physical or mental disability, or any other inappropriate reason prohibited by law or policy of the state or federal government. Should a person need special accommodations or interpretation services, contact the City at 889-7684 at least one working day prior to the need for services and every reasonable effort to accommodate the need will be made.



CITY COUNCIL MEETING MINUTES July 14, 2026

The scheduled meeting of the Ontario City Council was called to order by Mayor Deborah Folden at 6:00 p.m. on Tuesday, July 14, 2026, in the Council Chambers of City Hall. Council members present were Deborah Folden, Susann Mills, Michael Braden, Penny Bakefelt, John Kirby, Ken Hart, and Adrianna Contreras.

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

AGENDA

This Agenda was posted Friday, July 10, 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, CONTRERAS 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

MILLS moved, CONTRERAS seconded, **TO ADOPT THE CONSENT AGENDA, WHICH CONSISTED OF ADOPTION OF COUNCIL MEETING MINUTES OF JUNE 23, 2026, AND JOINT CITY COUNCIL/PLANNING COMMISSION MEETING MINUTES OF JUNE 10, 2026**. Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

PUBLIC COMMENT

Jeff Parker, Ontario Sanitary Service, Ontario, stated: *Good evening. My name is Jeff Parker. I am from Ontario. I'm the manager of Ontario Sanitation. It was brought to my attention that we had an Ontario resident that was a little irritated because since Western Recycling in Fruitland had closed, they were unable to recycle certain materials and certain plastics that they were able to over there at the time. I'm just kind of here to let you know that we do actually offer that stuff over at our Ontario site here in Ontario. We do still offer the curbside recycling, which is what everybody has been used to, papers, certain plastics, the lighter plastics and stuff, but if you come to the actual site down at Ontario Sanitary, we do have two receptacles that, we are with a program, it's called Pro, and they are taking heavier plastics, they are taking aluminums, they're taking metals, we do take Styrofoam down there, which have deterred from taking curbside from the residents. It's just, everything that they did offer in Idaho, they do offer down there. It is onsite, so unfortunately, we are unable to pay. We get a lot of people that bring in like big quantities of cardboard. At the moment, we're not able to pay out on it because we do not have cash on hand at that site. And also, on top of that, at the last meeting we brought up that the Ontario Transfer Station site is currently open. We've been running for about two weeks now, on Fridays, from 1:00 to 4:00. We've had a few customers, so I just want to let you know that is also up and running.*

Councilor Bakefelt asked Mr. Parker to provide the site's address again.

Mr. Parker stated they were located at 540 SE 9th.

Mr. Paker: *Yeah, so that's kind of why I'm here. Like I say, we did see a comment that somebody was, and we do have quite a few people that are coming, that call from Idaho, wanting to come over, and wanting to know where they could come bring stuff to.*

Councilor Kirby stated they used to be open more than one day a week.

Mr. Parker: Yeah, we were, like I say, at the time we were shut down due to insurance issues and were unable to open. The new company, they're slowly working on it. I know Travis, my boss, he knows more about that. He's been dealing firsthand with it. But currently at the moment, we're expecting, we're hoping, to shoot for a couple more days a week, like maybe a Monday, Wednesday, Friday, but as of right now, we're just trying to get set up. We do, like I said, we don't accept cash, so we're trying to get a whole new computer system, and everything set up out there and with our scales and get it all squared away.

Councilor Kirby stated he hoped a media outlet was paying attention, because people were taking out yard waste, and one day a week might not make them happy, but only through volume would they be able to work up to three days a week. As it hadn't been offered for the past few years, people might be out of the habit of knowing that service is available.

Mr. Parker; Yeah, I do know that they're working with our website, trying to get it updated on there. Any customers that we do have come in and pay their bill, we do have flyers on the counter. Any new customers that come in and sign up for new service, we do give them information. We staple it to their thing, so we're doing what we can to get it out there. Hopefully, we get a lot more customers that'll come rolling through there.

NEW BUSINESS

Liquor License Application: Café Huichol, LLC

Tatiana Burgess, Community Development Director, presented.

Café Huichol, LLC, would operate in the existing building, formerly known as the Mallards Convenience Store, located at 797 North Oregon Street. The applicant, Gerardo J. Esparza, completed the "New Full On-Premises Sales, Commercial" liquor license application through the Oregon Liquor & Cannabis Commission. The Oregon Liquor Control Commission updated the licensing procedure, so applications now came to the local government for endorsement before completing the application process through the State of Oregon Liquor Control Commission office in Salem.

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

The previous owners of the Mallard Store, and then The Curb, held their own liquor licenses. Upon the sale of the premises, a new liquor license had to be obtained. Cafe Huichol, LLC intended to obtain their own Full On-Premises, Commercial license for retail sales. Additionally, the applicant intended to operate a 48-seat restaurant within the existing building, and would offer on-premises indoor liquor consumption. If granted, the liquor license would require an annual renewal.

This action had no true effect on the process, as the Oregon Liquor Control Commission might take the city's objections to the action into consideration, but was not obligated to do so. Th OLCC was the ultimate authority on issuing the license.

Councilor Braden asked if anyone knew what the trade name, Mariscos La Cueva Del Pulpo, meant in English.

Ms. Burgess stated in conversations that she had with the applicant, they were proposing to operate the restaurant portion with a focus on seafood. She believed the tradename related to seafood, and was focusing more on the restaurant portion of the application.

KIRBY moved, CONTRERAS seconded, **THAT THE CITY COUNCIL RECOMMEND THE NEW FULL ON-PREMISES, COMMERCIAL LIQUOR LICENSE APPLICATION FOR CAFE HUICHOL, LLC.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

Appointments to Planning Commission: Megan Cook and Annah Tubbs

Tori Barnett, MMC, City Recorder, presented.

There were currently two vacancies on the Planning Commission, and two applications had been received, one from Megan Cook and the other from Annah Tubbs. Ms. Tubbs was in the audience, should the Council have any questions. There was also a vacancy on the Budget Board, if anyone was interested. Otherwise, if these two individuals were appointed, the city's committees, except for Budget, would be fully seated.

Ms. Tubbs: *Hi, I'm Annah Tubbs, I'm a resident of Ontario, Oregon. I put in my application for the Planning and Zoning Committee, and part of what I put on my application are things that I've already been involved with in the city, which include, currently I'm on a committee with Lindsay Grosvenor's food center committee for a new food center that's coming to the River Bend area. I've also been involved with previous Origin's Homeless Shelter, as a building manager over there, also involved with the opening up of the tiny homes over there. Also, involved with the Ontario Saturday Market, with hosting the SNAP and Double Up Food Bucks processing machine for them for a few years back in 2021. So that's my little history. I'm not from here. I am from Boise, but I have really enjoyed being in the city and how involved that you can get in so many different things, and it seems like there's lots of places to serve, and I really appreciate that.*

Council consensus to appoint Megan Cook and Annah Tubbs to the two vacant seats on the Ontario Planning Commission, effective immediately.

Resolution #2026-118: TVP Donation to OPD for AEDs

Kari Ott, Finance Director, presented.

The Ontario Police Department received a \$4,388 donation from Treasure Valley Paramedics to equip the remaining police cars with automated external defibrillator (AED) units. If approved, \$4,388 would be appropriated within the police department for expenditure. The proposed resolution needed to be approved in order to give budget authority to purchase the AED units.

Councilor Bakefelt asked how this donation came to be.

Chief Cooper stated he believed it had been done in the previous year, too, and TVP had some form of trust where they were able to distribute funds to local entities to help supplement their equipment. This would help improve the equipment for the city, which would extend to the community if and when it was needed. With the previous donation, some AEDs were purchased to fit the patrol cars, as they were first responders. This additional donation would enable the department to finish furnishing the remaining cars, along with AEDs also in the Police Department and City Hall in general.

HART moved, MILLS seconded, **THE CITY COUNCIL APPROVE RESOLUTION #2026-118: A RESOLUTION TO ADOPT A SUPPLEMENTAL BUDGET TO RECOGNIZE UNEXPECTED DONATIONS FROM TREASURE VALLEY PARAMEDICS AND APPROPRIATING \$4,388 FOR EXPENDITURE IN THE 2026-2027 FISCAL YEAR BUDGET.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

Amendment #10: Approval of Operations Management International, Inc. (Jacobs) Contract

Casey Mordhorst, Public Works Director, presented.

Operations Management International, Inc., (Jacobs) was contracted to operate and maintain the city's Public Works Department starting July 1, 2014. Annually, the increase was based on the CPI and ECI and negotiated with the City Manager and Finance Director. The annual increase had varied from year to year. The annual contract increase could not go above 5% and typically had been lower. With the cost of inflation that was seen in all areas, staff was asking for a 4.26% increase for this fiscal year.

Amendment #10 covered the Fiscal Year July 1, 2026, to June 30, 2027. This amendment asked for a 4.26% increase to the base contract between the City of Ontario and Operations Management International, Inc., (Jacobs) to operate the City of Ontario's Public Works Department. The formula increase was calculated based on appendix E.3.

The 4.26% increase had been factored into the city's budget and was approved by the Budget Committee and City Council. Staff worked with the City Manager and Finance Director prior to the budgeting process to ensure this was added.

Annually, Jacobs would provide an amendment to the contract for any increase or modifications made to the original contract between Operations Management International, Inc., (Jacobs) and the City of Ontario.

Councilor Kirby asked what type of dialogue did Casey have with the City Manager when discussing how to address changes in tasks, but not necessarily changing the monetary portion.

Mr. Mordhorst stated he worked closely with the City Manager, and it was sometimes a give and take. This year, for example, there had not been a lot of snowfall. They were also assisting with cleaning up graffiti and trash. If was needed, they worked closely with the City Manager, the Ordinance Officer, and the Police Department, along with everyone else. Issues got brought up, discussed, and addressed. They all viewed it as a partnership, not an "us and them" situation. It was a seamless team. There were typically not a lot of things to be charged for. Public Works had the best trucks, toys, and big equipment, so they were relied on, and they were willing to help wherever needed.

Councilor Hart asked if this was the amount presented to the Budget Committee.

Ms. Ott stated it was exactly the number presented to the Committee.

Mr. Mordhorst stated they met every year with Ms. Ott and other staff to ensure any increase was built into the upcoming Budget Committee documents before going to the Committee, and then Council.

Councilor Bakefelt voiced her appreciation for all the work Jacobs did in this community.

Councilor Mills verified this increase would begin July 1st, and if so, what was the reason it was being voted on after that date.

Mr. Mordhorst stated they generally wanted the city's budget approved prior to bringing a contract amendment to the Council. It typically came to Council at the meeting following the adoption of the annual budget.

MILLS moved, HART seconded, **THAT THE CITY COUNCIL APPROVE CONTRACT AMENDMENT #10 WITH OPERATIONS MANAGEMENT INTERNATIONAL, INC., (JACOBS), FOR THE FISCAL YEAR JULY 1, 2026, THRU JUNE 30, 2027, AND APPROVE THE CITY MANAGER TO SIGN ALL DOCUMENTS.** Roll call vote: Mills-yes; Braden-yes; Hart-yes; Contreras-yes; Kirby-yes; Bakefelt-yes; Folden-yes. Motion carried 7/0/0.

DEPARTMENT HEAD UPDATES

Police Department: Quarterly Report

Jason Cooper, Police Chief, presented.

Councilor Mills offered her congratulations to Officer Frazier for his ten years of service to the city.

Councilor Bakefelt stated she had received a report from a citizen that one of the newer officers, she didn't get the name, was witnessed doing a great job out on a recent call.

DISCUSSION ITEM

Appoint Council Liaison to Airport Committee

Councilor Contreras stated her interest in the appointment. Last month, she had visited the city's airport, and she, her daughter, and her daughter's friend, had been taken up on a plane ride, which was amazing. They viewed all of Ontario, and there were a lot of great things out there. She'd like to sit on the committee and learn more.

Councilor Braden asked if there was a reason for the liaison vacancy.



Councilor Hart stated he had missed a few meetings, and the committee stated if he was not able to attend, could someone else be placed as liaison. The committee was very dedicated, and they did not miss their meetings. He believed he did some good, with frank budget discussions, and he voiced his concerns about an overall operating deficit. However, he had some business conflicts, so when he was asked to be there more often, he felt it best to have a different Councilor take that appointment. He was excited to see someone new attend those meetings.

Mayor Folden stated as she heard of no other interest by Councilors, she appointed Adrianna Contreras to the liaison position on the Ontario Airport Committee.

Mr. Cummings thanked Councilor Hart for his past service on the Airport Committee. He had been a great asset to that committee. He told the committee they were being a little unfair, and it was really just one person who had an issue with the attendance. Councilor Hart had concerns before being appointed, but then saw all the projects and issues, and had been amazing on the committee. They were a tough group.

Andy Wood, Airport Manager, also thanked Councilor Hart for his input and value that he'd added to the airport. The service he gave to the community was great, and the time he spent as a Councilor, devoted to helping grow the community.

HAND-OUTS

Minutes

County Court 06/17/2026, 06/24/2026; Airport 06/01/2026

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

- Councilor Kirby thanked the Council and staff for the flowers that he'd received during his time away. He appreciated all the concern about his health, and he hoped he was on the way to recovery.
- Mr. Cummings stated he and Corinna had met with Dellas, of Waldo Insurance, who represented the city's CIS insurance. There were minor housekeeping items addressed, but during the budget it was unknown what the insurance costs would be, so they estimated a 10% increase from before. Last year, the city paid \$419,758, so a 10% increase would be an additional \$41k. However, insurance was decreased 2.8% without losing any coverage. The main savings was in general liability, at about \$3,946, auto physical damage decreased \$4,048, and property claims decreased \$4,160, for a total savings of \$11,897. Including the increase, that was \$53k that stayed in the budget. That contract had now been approved.

Councilor Hart stated in today's environment, to have property insurance decrease was unheard of. Good job to staff and the city. They must be doing something right to see that type of reduction.

ADJOURN

MILLS moved, HART 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 6:45pm.

ACCEPTED:

ATTEST:

Deborah K. Folden, Mayor

Tori Barnett, MMC, City Recorder



Ontario Greenspace Master Plan

City Council Update - July 28th



ONTARIO
OREGON
THE GATEWAY TO ADVENTURE

GREENWORKS.TM



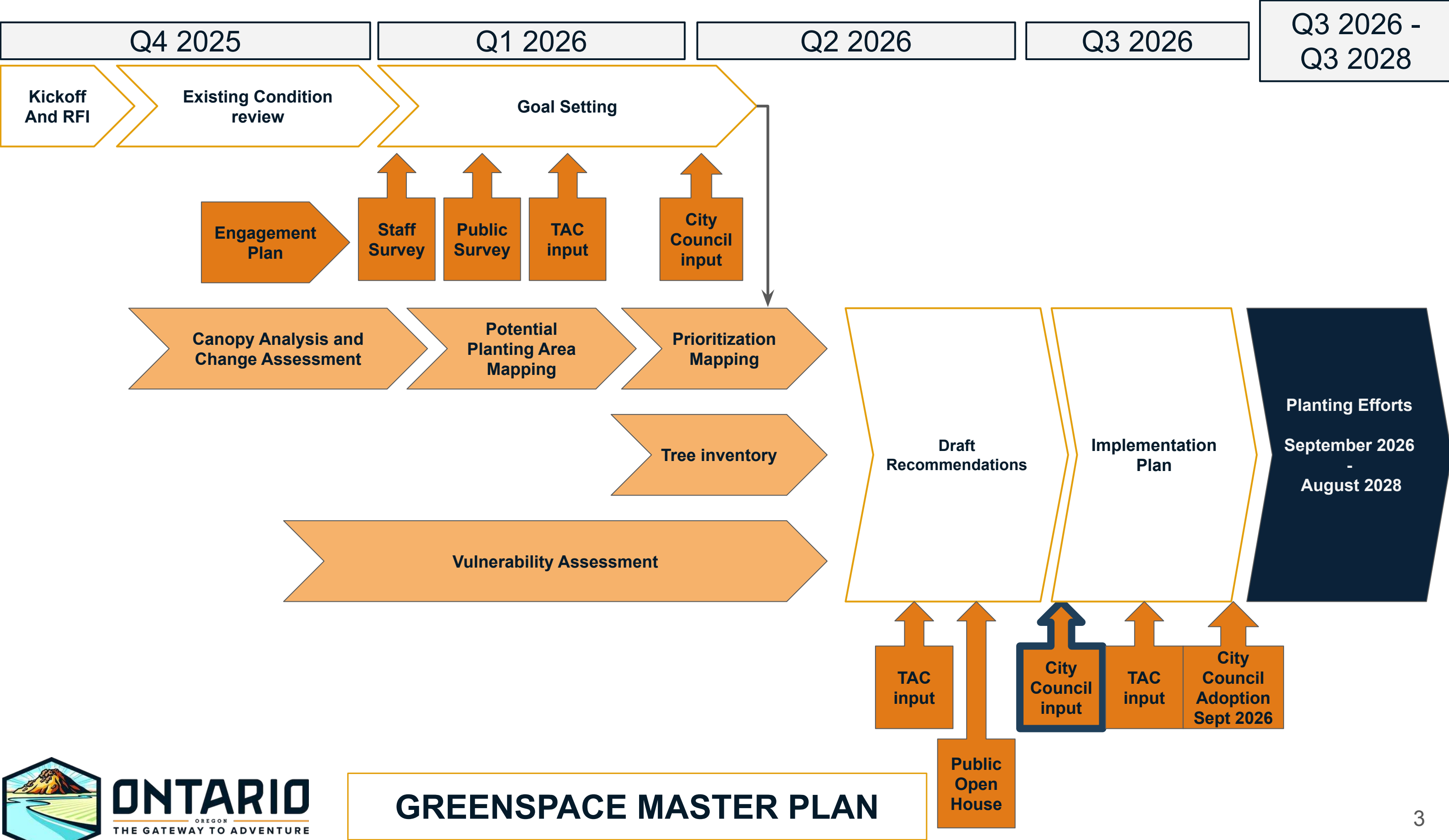
PlanITGeoTM

This work is funded by a grant from the Oregon Department of Forestry's Urban and Community Forestry program.
Funding opportunity is provided by the USDA Forest Service - Federal Assistance Listing 10.727 Urban and Community Forestry Grant Program.

Agenda

- Site Visit and Global Village Highlights
- Analysis Resource Overview
- Tree lists
- Recommendations and prioritized planting sites
- Implementation Plan
- Example Site Plan
- Next steps

Project Timeline



Soil Testing



- PH ranges from 7.6 - 8.7
- Many sites high in sodium
- Results will heavily influence tree selection and site preparation

Western Laboratories, Inc.
211 Hwy 95 • Parma, Idaho 83660 • 208-649-4360
www.westernlaboratories.com

Date: 6/8/2026
Client: Pd
Gardner: Ontario Greenspace Masterplan
Garden ID: Laxon Rotary Park 1

Lab Number
35404

Soil PAP
NAP1
Approved for 2025

Lawn, Parks, Trees & Shrubs
SOIL REPORT

ELEMENT	YOURS	INTERP	Should Be	ELEMENT	YOURS	INTERP	Should Be
pH-Water	8.7	Strongly Basic		Potassium-ppm	571	High	350 +
pH-SMP				Magnesium-ppm	695	Very High	300 +
Texture	Loam			Sodium-ppm	385	Too High	< 150
Soluble Salts	0.40	Normal	< 1.5	Zinc-ppm	3.8	High	1.5 - 3.0
CEC Cation Exchange Capacity	15	Moderate		Iron-ppm	17	Adequate	25+
% Lime	0.5	Potential sealing		Manganese-ppm	4	Low	6 - 15
% Organic Matter	1.83	Low		Copper-ppm	1.2	Adequate	1.2 - 2.5
Nitrates-ppm	97	Very High	25 - 35	Sulfate-ppm	95	Adequate	20 +
Ammonium-ppm	8	Optimum	5 +	Boron-ppm	3.9	High	0.8 - 1.2
Phosphorus-ppm	6	Very Low	40 +	Chloride-ppm			< 80
Calcium-ppm	5016	Very High	1,500 +	% Base Saturation	227	Strongly Basic	
NUTRIENT UPTAKE FORMS				BASES		IDEAL	YOURS
Nitrogen (N) NH ₄ ⁺ NO ₃ ⁻		Zinc (Zn) Zn ⁺⁺		Calcium-% of CEC		65-80	167
Phosphorus (P) H ₂ PO ₄ ⁻		Manganese (Mn) Mn ⁺⁺		Magnesium-% of CEC		10-20	39
Potassium (K) K ⁺		Copper (Cu) Cu ⁺⁺		Potassium-% of CEC		2-6	10
Calcium (Ca) Ca ⁺⁺		Sulfate (SO ₄ -S) SO ₄ ⁻		Sodium-% of CEC		< 5	11
Magnesium (Mg) Mg ⁺⁺		Boron (B) H ₂ BO ₃		Hydrogen-% of CEC		< 15	
RECOMMENDATIONS IN POUNDS PER 1,000 SQUARE FEET					PPM X 0.092 = Pounds/1000 SqFt		
GROUP	LAWN	DECIDUOUS	EVERGREEN	SHRUBS	FLOWERS	GROUND COVER	ACID TOLERANT
Nitrogen*	3.3	1	1.9	1		.5	.5
Phosphate	3.5	2.6	2.2	1.7	2.6	1.7	3.1
Potash							
Sulfate Sulfur							
Elemental Sulfur	4	5	6	6	4	4	11
Gypsum							
Lime							
RECOMMENDATIONS IN OUNCES PER 1,000 SQUARE FEET							
Magnesium							
Zinc	1.9	1.9	1.5	.8	1.2	.4	1.2
Iron	4.8	1.1	8.4	4.8	1.1		4.8
Manganese	2.2	2.6	2.2	1.1	1.5	.7	1.1
Copper	.3	.7	.3	.1	.1		.3
Boron							

“Always practice the laws of Agronomy. Obey the rules of biology, chemistry and physics.” -
John P. Taberna, Soil Scientist

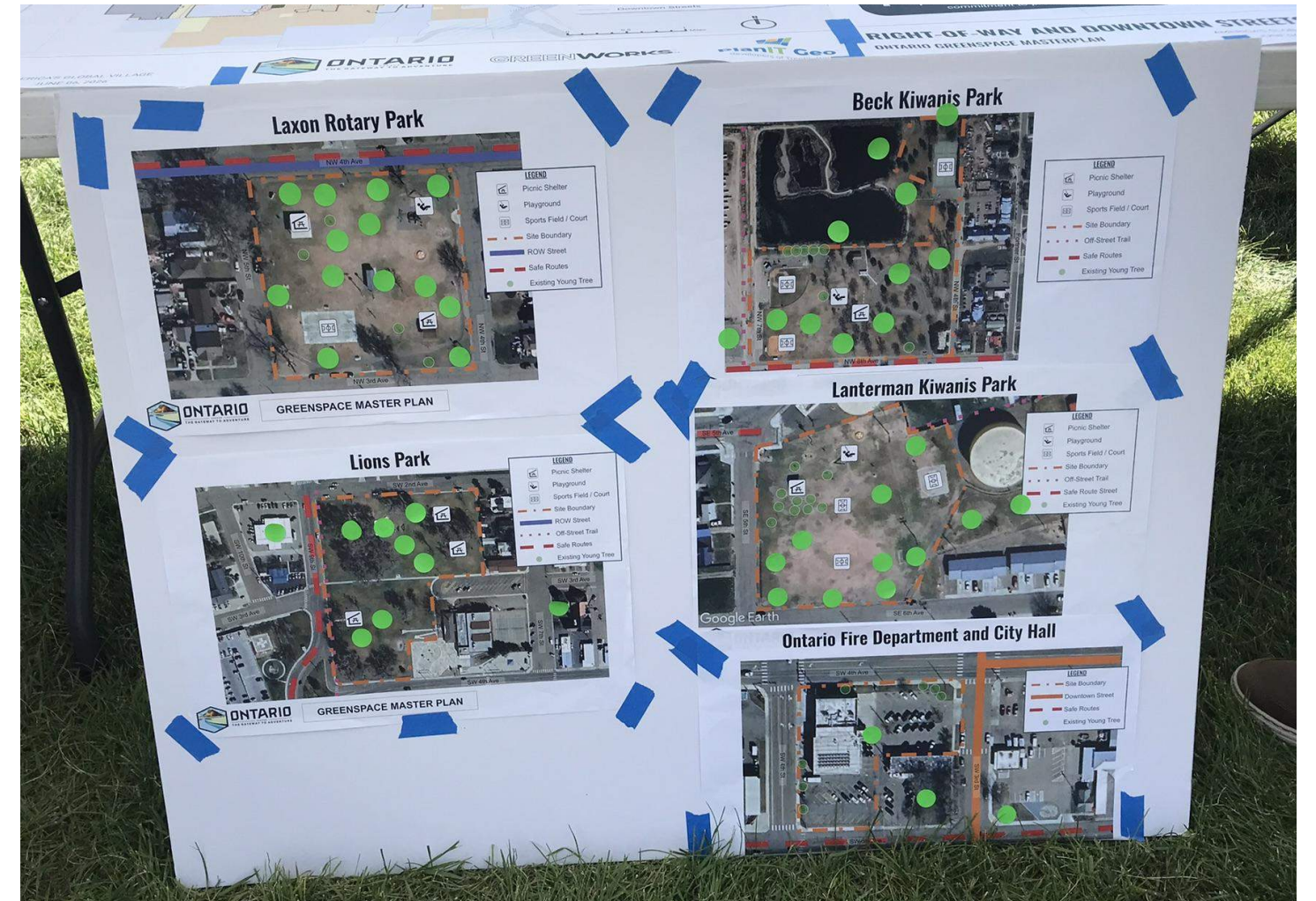
Street Tree Observation



- Mixed examples of new installation and establishment
- Typically, trees observed within larger plantings areas were in better condition
- Tree grates can be GREAT... when maintained long term



Global Village Tabling



- Lots of foot traffic tied to the event
- Great educational opportunity for community members to learn more
- Some shared opinions and lessons about specific tree species
- General understanding and acceptance of removing unhealthy and invasive trees across the parks (i.e. siberian elms)

ANALYSIS

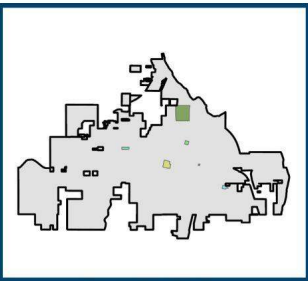


Analysis and Guidance Documents

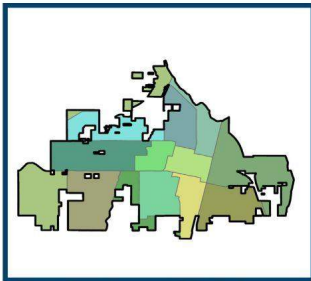
Tree Canopy Analysis

Understand the existing city-wide condition, and inform prioritization of planting areas. Inform future tree ordinances and private development code.

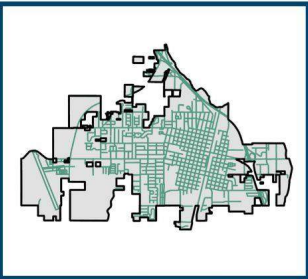
Assessment Boundaries:



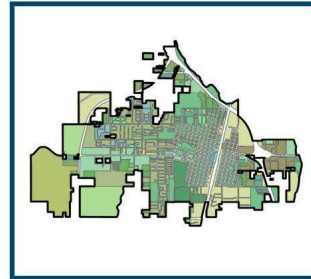
Ontario's Parks



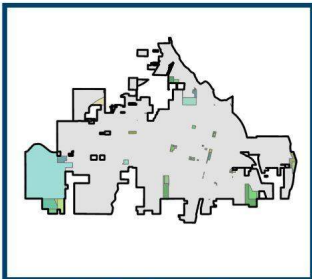
Ontario's Census Block Groups



Ontario's Rights-of-Way



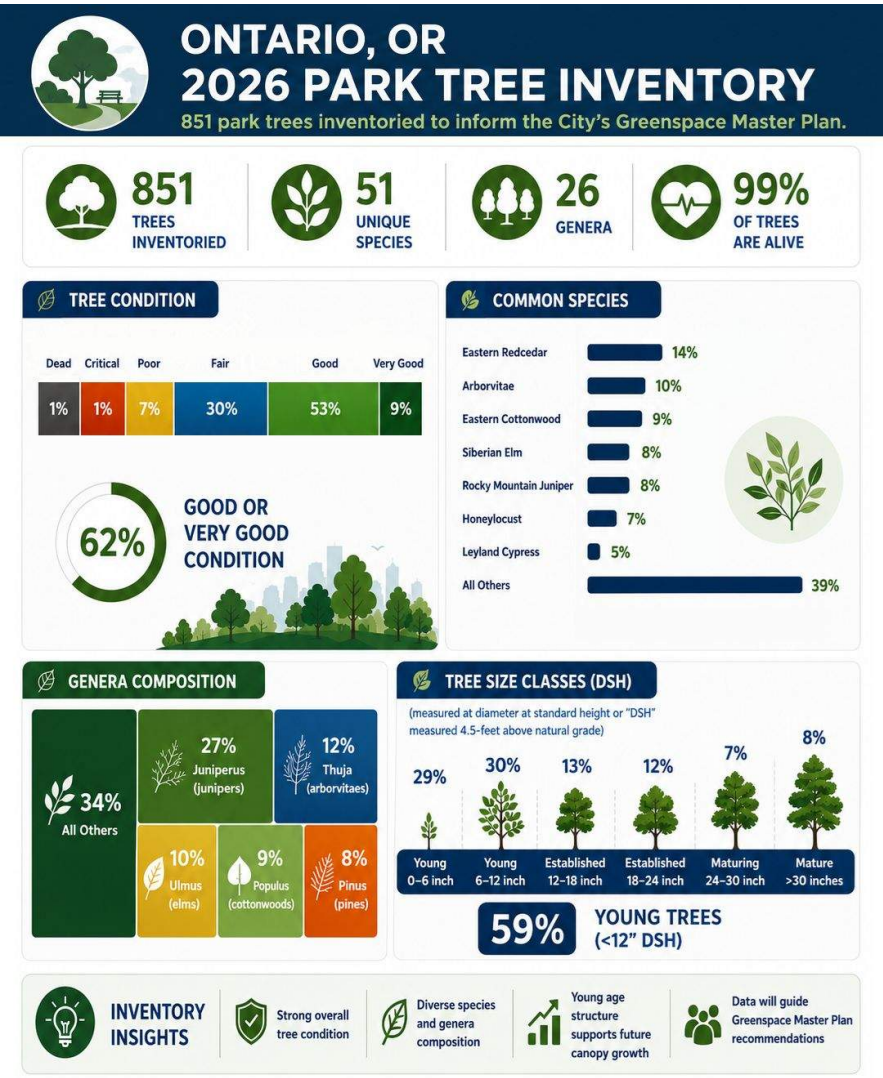
Ontario's Zoning



Ontario's City Owned Property

Tree Inventory

Identify maintenance issues, tree replacements, species diversity, and inform the prioritization and succession recommendations.



Vulnerability Assessment

Identify trends in regional tree health and potential risks to the current tree population. Inform the selection of species planting in the implementation phase. Inform the update of preferred tree species list to guide future community plantings (both public and private lands).

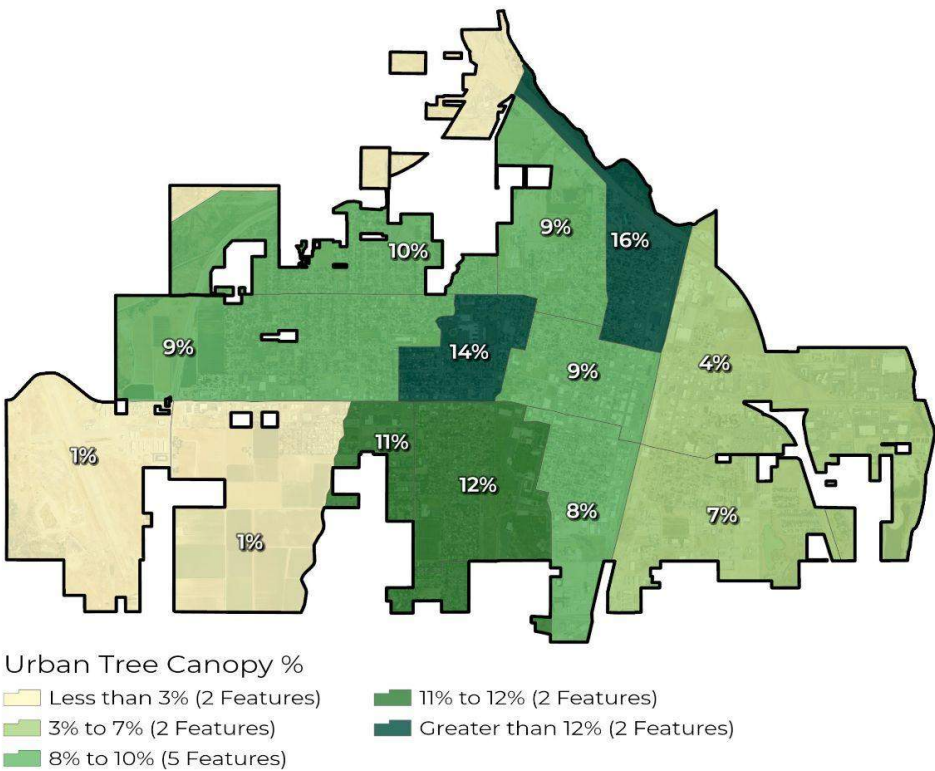
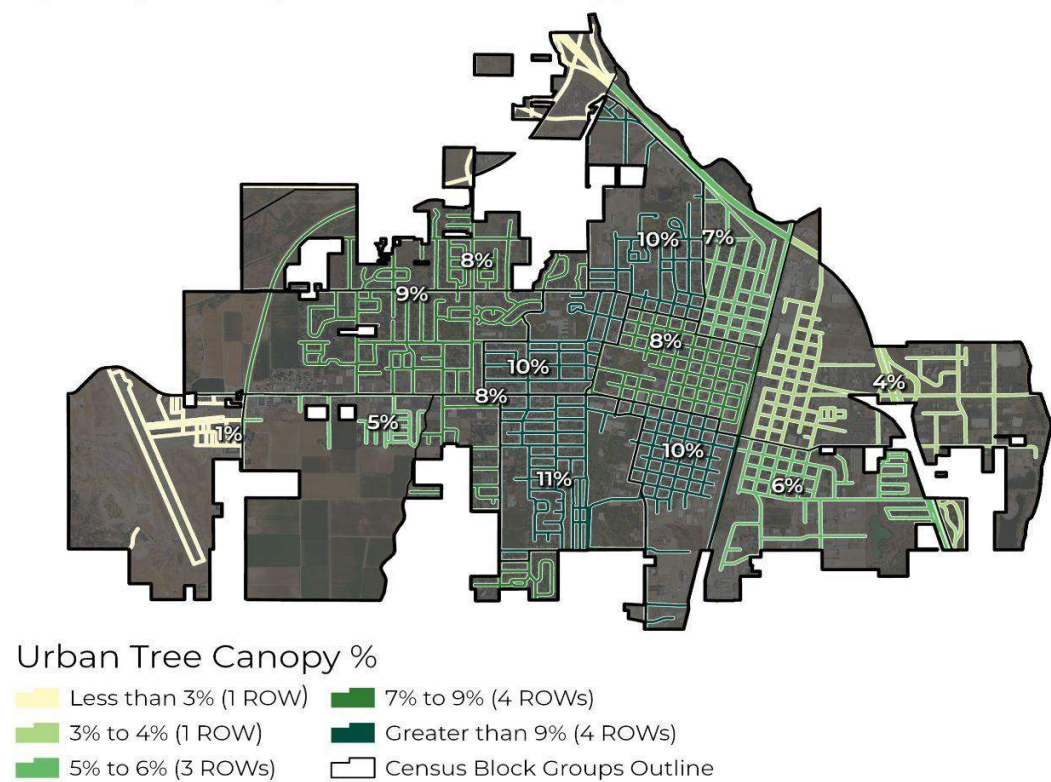
Core Species (27 species)

Scientific Name (alphabetical)

Acer grandidentatum
Acer miyabei
Acer truncatum
Corylus columna
Eucommia ulmoides
Ginkgo biloba
Gleditsia triacanthos var. *inermis*
Gleditsia triacanthos var. *inermis* 'Skycolor'
Gymnocladus dioica
Juniperus occidentalis
Juniperus scopulorum
Juniperus virginiana
Koeleruteria paniculata
Maackia amurensis
Pinus ponderosa
Pistacia chinensis
Quercus imbricaria
Quercus macrocarpa
Quercus robur x *alba*
Quercus shumardii
Robinia pseudoacacia
Sophora japonica
Syringa reticulata, 'Ivory Silk'
Taxodium distichum
Ulmus hybrids
Ulmus parvifolia
Zelkova serrata

Urban Tree Canopy City-Wide Analysis

Map of Right-of-Way and Urban Tree Canopy:



Urban Tree Canopy Percent by Zoning Chart:

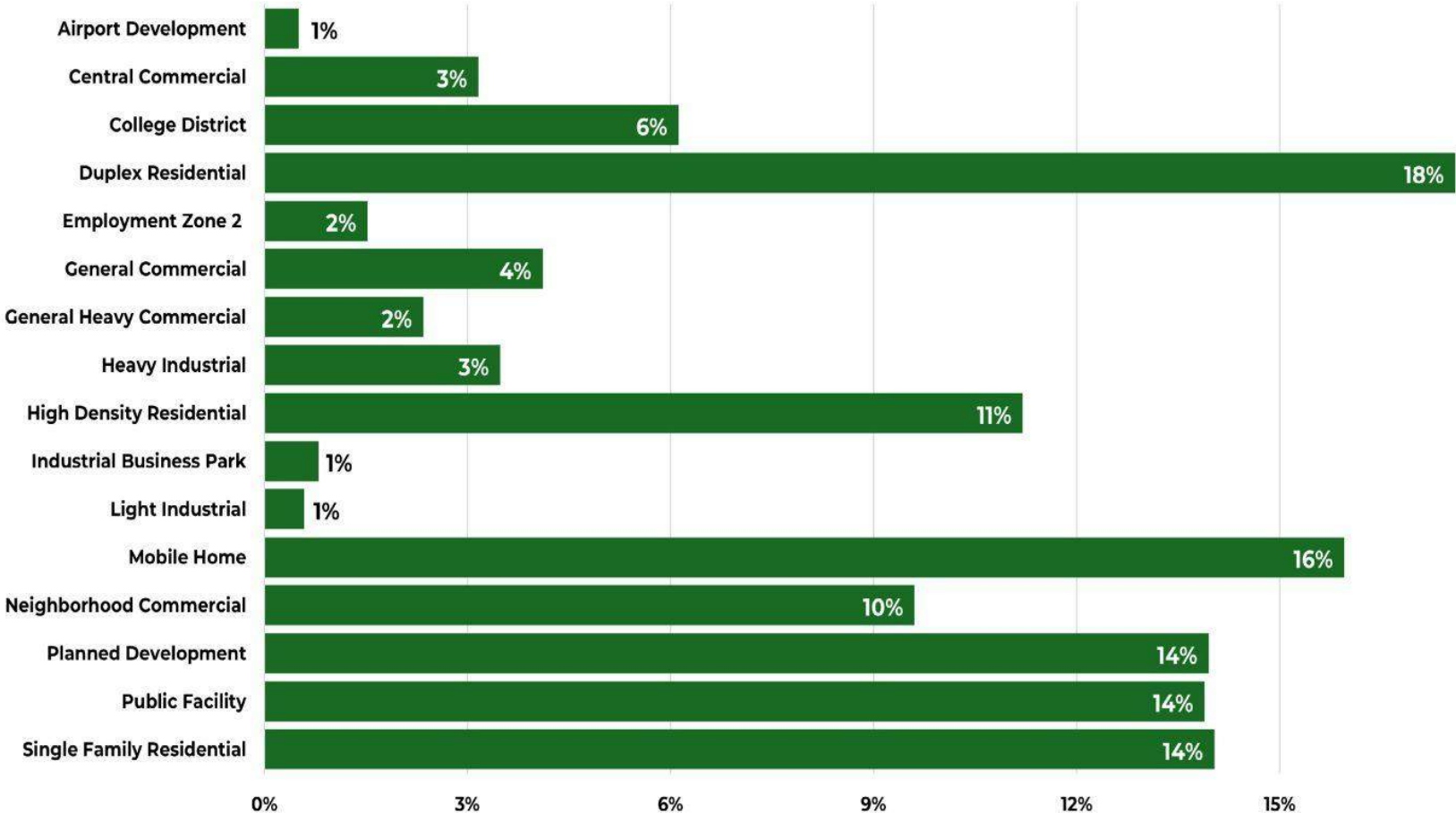
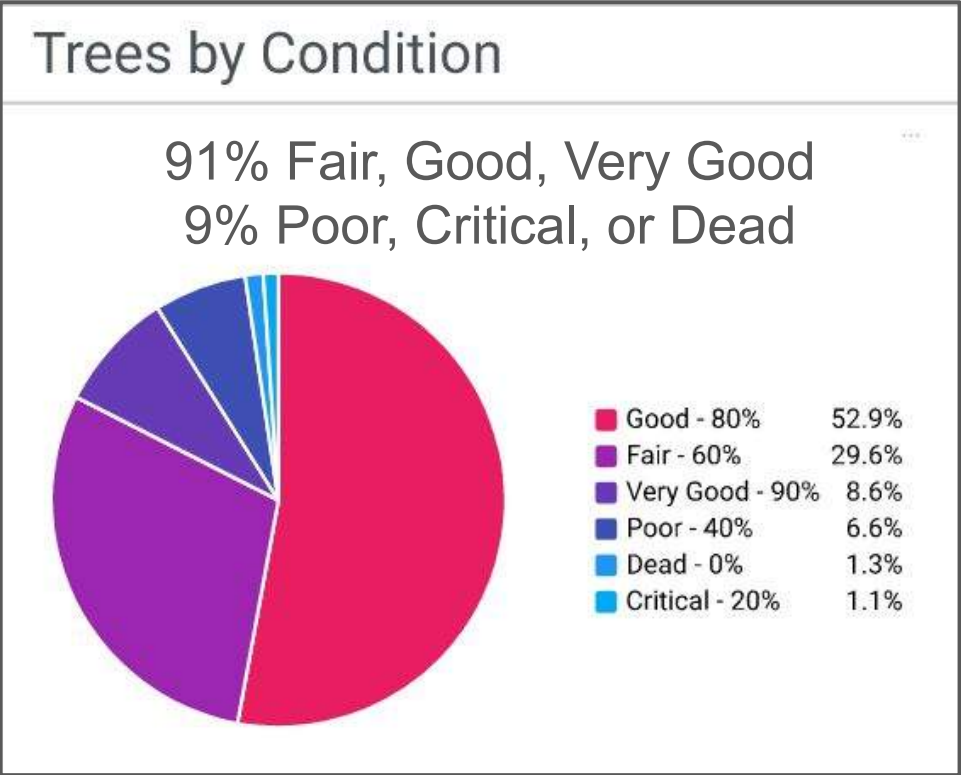


Figure 18. This chart illustrates the percent of land area that is covered by urban tree canopy within each land use zone in Ontario.

Ontario Public Tree Inventory

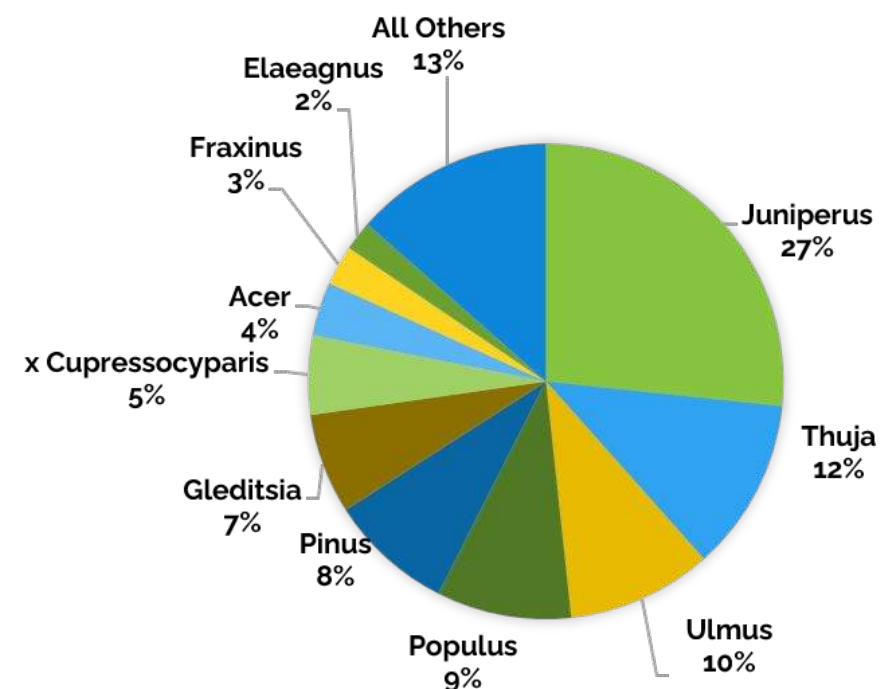
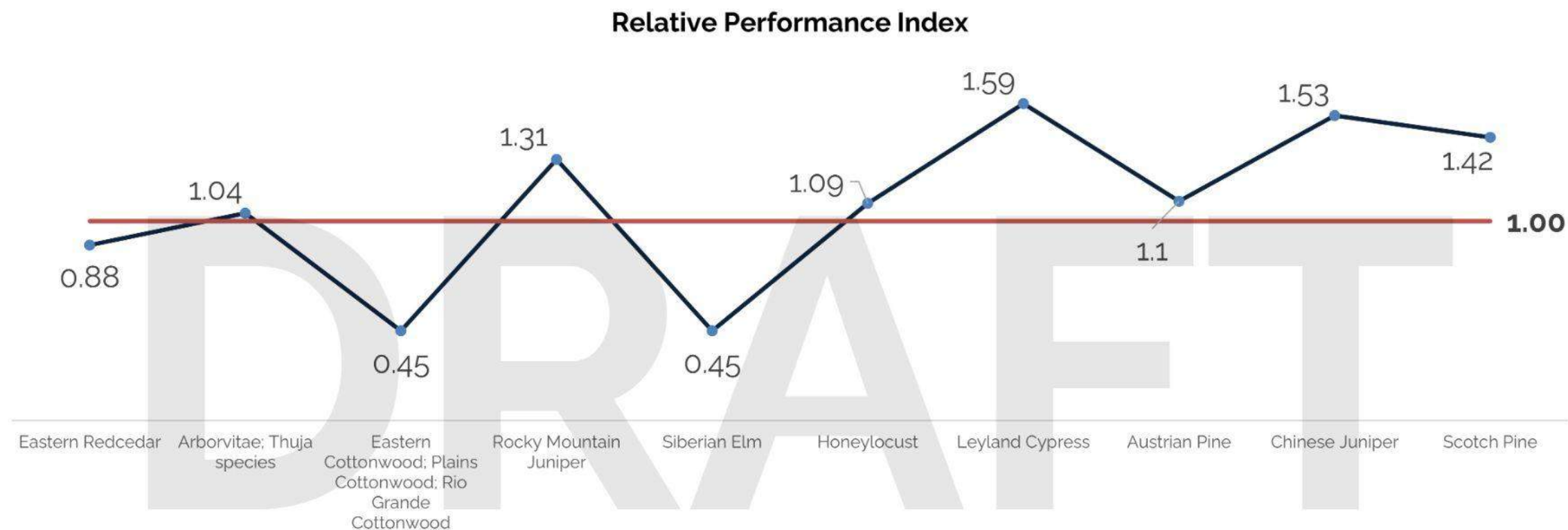
851 Trees Inventoried

Most Common Species - Top 10		
COMMON NAME	COUNT	PERCENTAGE
Eastern redcedar	122	19.3%
Arborvitae; Thuja species	81	12.8%
Eastern cottonwood; Plains cottonwood; Rio Grande cottonwood	76	12.0%
Rocky mountain juniper	72	11.4%
Siberian elm	72	11.4%
Honeylocust	58	9.2%
Leyland cypress	46	7.3%
Austrian pine	40	6.3%
Chinese juniper	33	5.2%
Scotch pine	31	4.9%



Ontario Tree Health & Diversity

Relative Performance Index (RPI) of Most Common Trees



Phase out

Actively Remove: Cottonwoods, Siberian Elms

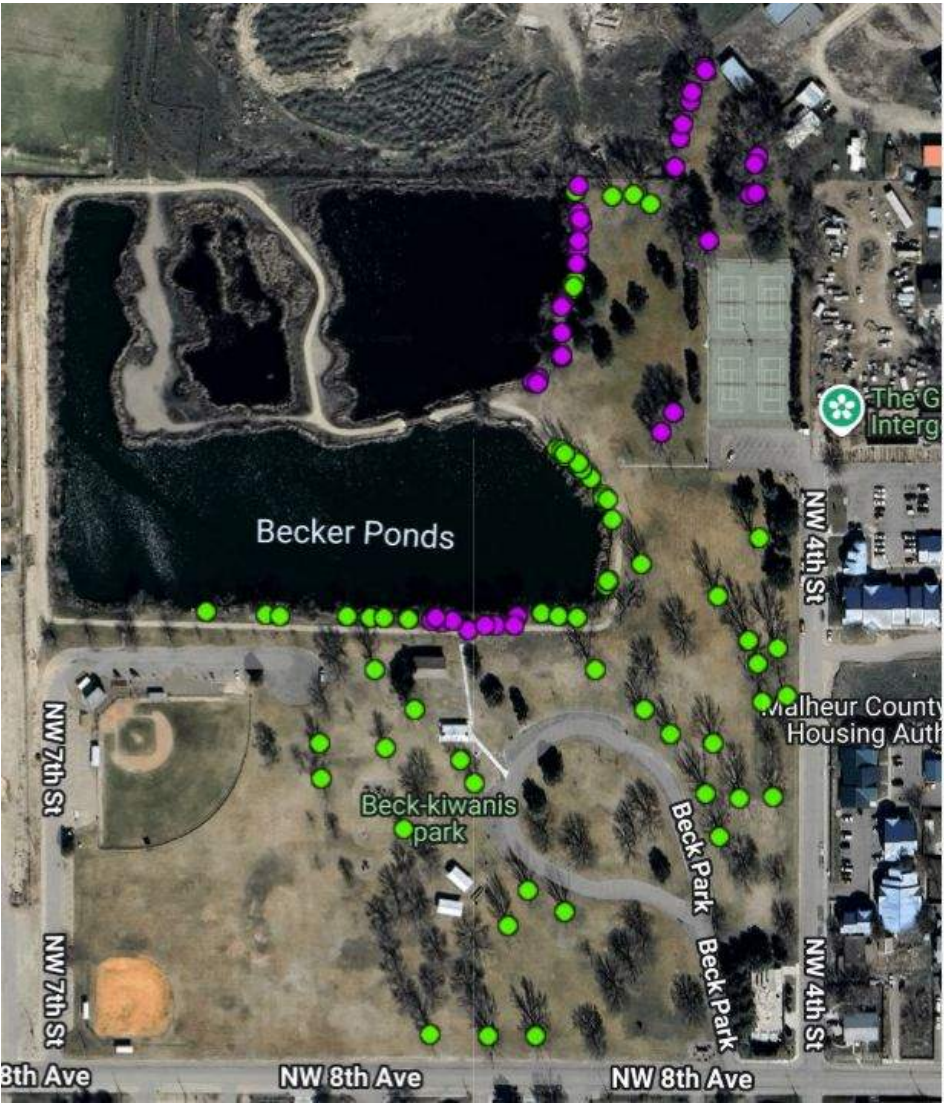
- Species that are in decline and pose potential risks

Hold (or selectively plant): Juniper, Cypress, Arborvitae, Cedar, Redwood

- Species that have a high representation

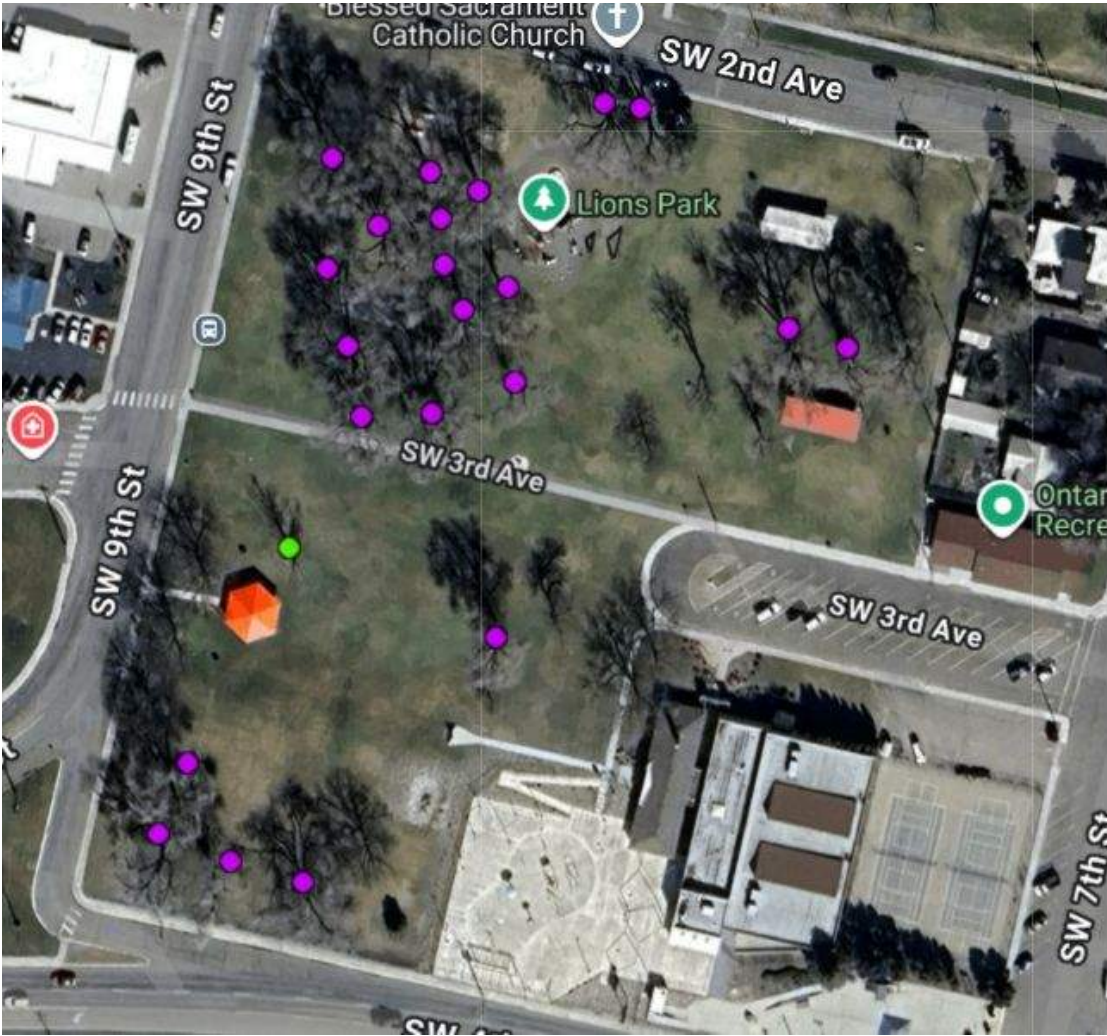
Vulnerable Public Spaces

Beck Kiwanis Park



- ☐ Cottonwood/Poplar species
- ☐ Crabapple; Apple species (15)
- ☐ Dwarf Alberta spruce (3)
- ☒ Eastern cottonwood; Plains cottonwood; Rio Grande cottonwood (76)
- ☐ Eastern redcedar (122)
- ☐ Elm hybrid (9)
- ☐ English oak (2)
- ☐ English yew (4)
- ☐ Freeman maple (6)
- ☐ Green ash (21)
- ☐ Honeylocust (58)
- ☐ Japanese flowering cherry (4)
- ☐ Kwanzan cherry
- ☐ Lanceleaf cottonwood
- ☐ Leyland cypress (46)
- ☐ Littleleaf linden (7)

Lions Park



- ☐ Rocky mountain juniper
- ☐ Russian olive (17)
- ☐ Scotch pine (31)
- ☒ Siberian elm (72)
- ☐ Smooth sumac (5)
- ☐ Sweetgum (12)
- ☐ Tatarian maple (2)
- ☐ Thornless cockspur
- ☐ Upright hornbeam (3)
- ☐ Washington hawthorn
- ☐ White ash
- ☐ White mulberry
- ☐ Willow (7)

Charts

Recommended Tree List

Scientific Name	Common Name	Canopy Spread (feet)	Height (feet)	On Treasure Valley Guide?	% of May 2026 Tree Inventory for Ontario, OR	On Sister City Tree List (Southern UT Tree Guide)?	Climate Vulnerability	Climate Vulnerability Rating Notes	Planting Suitability: Streets	Planting Suitability	Alkaline Soil Tolerance (pH 9)	Salt Tolerant	Nursery Availability
<i>Acer glabrum</i>	Rocky Mountain maple	10–20	10–20	Yes	N/A	No	Low–Moderate	Native intermountain maple adapted to cold winters and seasonal drought; smaller stature with some drought tolerance but less heat-tolerant than bigtooth maple.	No	No	Low	Somewhat	50–100 miles
<i>Acer grandidentatum</i>	Bigtooth maple	21–40	41–60	Yes	0.1%	No	Low	Intermountain maple adapted to local heat and seasonal drought; low–moderate water and few pests.	Yes	Yes	High	No	50–100 miles
<i>Acer miyabei</i>	Miyabe's maple	21–40	41–60	Yes	N/A	No	Low–Moderate	Urban-tolerant maple with good resistance to compaction and alkaline soils and moderate drought tolerance; considered a tough street maple in several cities.	Yes	Yes	High	Yes	100+ miles
<i>Acer negundo</i>	Boxelder	21–40	41–60	No	0.7%	No	Low-Moderate	Very adaptable and drought-tolerant once established, but young trees can stress on hot, dry sites without consistent water.	No	No	High	Yes	50–100 miles
<i>Acer tataricum</i> , Hot Wings	Tatarian maple	10–20	10–20	Yes	0.2%	No	Low–Moderate	Tough ornamental maple tolerating clay and some drought; better heat tolerance than many maples.	Yes	Yes	Moderate	No	50–100 miles
<i>Acer truncatum</i>	Truncatum maple	21–40	21–40	Yes	N/A	No	Low–Moderate	Small to medium maple noted for good heat and drought tolerance and adaptability to alkaline soils; recommended for tough urban sites.	Yes	Yes	High	Somewhat	100+ miles
<i>Acer x freemanii</i>	Freeman maple	21–40	41–60	Yes	0.7%	No	Moderate	Hybrid of red and silver maple; more tolerant than <i>Acer rubrum</i> but still prefers moisture and can develop surface roots and storm-breakage issues.	No	No	Poor	Somewhat	50–100 miles
<i>Amelanchier alnifolia</i>	Saskatoon serviceberry	10–20	10–20	Yes	N/A	No	Moderate	Native shrub/small tree tolerant of cold and some drought; susceptible to rust, mildew and fire blight, especially with heat and water stress.	No	Yes	Low	Yes	50–100 miles
<i>Amelanchier x grandiflora</i>	Serviceberry 'Autumn Brilliance'	10–20	21–40	Yes	N/A	No	Moderate	Versatile ornamental small tree/shrub; tolerates many soils but prone to rust, mildew and fire blight under heat and drought stress.	Yes	Yes	Low	No	50–100 miles
<i>Calocedrus decurrens</i>	California incense cedar	21–40	41–60	Yes	N/A	No	Moderate	Evergreen conifer from drier West-coast mountains; reasonably drought tolerant but may suffer in poor, compacted urban soils.	No	Yes	Low	No	50–100 miles
<i>Carpinus betulus</i>	European hornbeam	21–40	41–60	Yes	N/A	No	Moderate	Dense, durable tree tolerant of pruning and urban soils but prefers moderate summer heat and moisture; may scorch in very hot, dry exposures.	Yes	Yes	Low	No	100+ miles

- v1DRAFT Tree List COPY 7-6 (13)
- TREE LIST 1
- TREE LIST 2
- TREE LIST 3
- TREE LIST 4
- TREE LIST 5
- TREE LIST 6
- TREE LIST 7
- TREE LIST 8 (Street Trees)



GREENSPACE MASTER PLAN



66 Species

Soil Testing

Western Laboratories, Inc.

211 Hwy 95 • Parma, Idaho 83660 • 208-649-4360

www.westernlaboratories.com

Date: 6/8/2026

Client: Pd

Gardner: Ontario Greenspace Masterplan

Garden ID: Beck Kiwanis 2

Lab Number

35407

Lawn, Parks, Trees & Shrubs

SOIL REPORT

Soil PAP

NAPT

Approved for 2025

ELEMENT	YOURS	INTERP	Should Be	ELEMENT	YOURS	INTERP	Should Be
pH-Water	7.7	Slightly Basic		Potassium-ppm	132	Low	350 +
pH-SMP				Magnesium-ppm	384	High	300 +
Texture	Sandy Loam			Sodium-ppm	93	OK	< 150
Soluble Salts	0.61	Normal	< 1.5	Zinc-ppm	2.5	Adequate	1.5 - 3.0
CEC Cation Exchange Capacity	12	Moderate		Iron-ppm	24	Adequate	25+
% Lime	0.5	Potential sealing		Manganese-ppm	6	Low	6 - 15
% Organic Matter	3.81	Medium		Copper-ppm	0.8	Low	1.2 - 2.5
Nitrates-ppm	31	Adequate	25 - 35	Sulfate-ppm	55	Adequate	20 +
Ammonium-ppm	4	Low	5 +	Boron-ppm	2.2	High	0.8 - 1.2
Phosphorus-ppm	8	Very Low	40 +	Chloride-ppm			< 80
Calcium-ppm	4523	Very High	1,500 +	% Base Saturation	266	Strongly Basic	

Western Laboratories, Inc.

211 Hwy 95 • Parma, Idaho 83660 • 208-649-4360

www.westernlaboratories.com

Date: 6/8/2026

Client: Pd

Gardner: Ontario Greenspace Masterplan

Garden ID: Laxon Rotary Park 1

Lab Number

35404

Lawn, Parks, Trees & Shrubs

SOIL REPORT

Soil PAP

NAPT

Approved for 2025

ELEMENT	YOURS	INTERP	Should Be	ELEMENT	YOURS	INTERP	Should Be
pH-Water	8.7	Strongly Basic		Potassium-ppm	571	High	350 +
pH-SMP				Magnesium-ppm	695	Very High	300 +
Texture	Loam			Sodium-ppm	385	Too High	< 150
Soluble Salts	0.40	Normal	< 1.5	Zinc-ppm	3.8	High	1.5 - 3.0
CEC Cation Exchange Capacity	15	Moderate		Iron-ppm	17	Adequate	25+
% Lime	0.5	Potential sealing		Manganese-ppm	4	Low	6 - 15
% Organic Matter	1.83	Low		Copper-ppm	1.2	Adequate	1.2 - 2.5
Nitrates-ppm	97	Very High	25 - 35	Sulfate-ppm	95	Adequate	20 +
Ammonium-ppm	8	Optimum	5 +	Boron-ppm	3.9	High	0.8 - 1.2
Phosphorus-ppm	6	Very Low	40 +	Chloride-ppm			< 80
Calcium-ppm	5016	Very High	1,500 +	% Base Saturation	227	Strongly Basic	

Recommended Tree Lists: By Soil Conditions

TREES FOR PARKS AND OPEN SPACE	HIGH ALKALINE SOIL TOLERANCE (UP TO PH9)	MODERATE ALKALINE SOIL TOLERANCE (UP TO PH8)
HIGH SODIUM TOLERANCE	List #1 # of species: 12 (8 large, 3 medium, 1 small)	List #2 # of species: 6 (5 large, 1 medium)
MODERATE SODIUM TOLERANCE	List #3 # of species: 10 (6 large, 2 medium, 2 small)	List #4 # of species: 4 (3 large, 1 medium)
LOW SODIUM TOLERANCE	List #5 # of species: 7 (5 large, 2 medium)	List #6 # of species: 7 (6 medium, 1 small)

You can also choose from a lower # list. If soil conditions are unclear, choose from list #1

LOW SODIUM TOLERANCE + LOW ALKALINE SOIL TOLERANCE	List #7 # of species: 12 (6 large, 4 medium, 2 small)
STREET TREES (Assumes imported soil)	List #8 # of species: 36 (25 large, 9 medium, 2 small)

Recommended Trees

Diversity | Seasonal Interest | Hardiness



RECOMMENDATION APPROACH



Recommendation Overview

- Select drought-tolerant and alkaline soils tolerant species
- Create clusters of shade trees near key park amenities
- Phase out vulnerable species over time, prioritizing higher risk trees in higher populated locations
- Increase planting area sizes for street trees for future development or retrofits
- Address long-term succession of street trees
- Establish post-planting care plan and confirm maintenance responsibility / requirements



Priority Projects

High: Strong alignment or significant benefit (2)	GOALS														Total Priority Score
	Will additional trees at the site...									Is the site...					
Moderate: Mixed outcomes, conditional viability (1)	Provide shade near sports courts or fields in parks?	Provide shade near play areas in parks?	Provide shade near picnic areas?	Provide benefits in downtown Ontario?	Provide benefits along off-street trails?	Provide benefits along safe routes?	Provide benefits along ROW streets?	Provide shade within or adjacent to residential areas?	Help with onsite tree succession	Within the 100 year floodplain?	In an area with significant urban heat island temperatures?	In an area with low existing tree canopy?	In a demographic vulnerability area?	Accessible to the public?	
Low: Weak alignment or potential conflict (0)															
Laxon Rotary Park	2	2	2	1	0	2	2	2	1	0	1	1	1	2	19
Lions Park	0	1	1	1	2	2	1	1	2	0	2	1	2	2	18
Beck Kiwanis Park	2	2	1	0	1	2	0	2	1	2	1	1	1	2	18
Lanterman Kiwanis Park	2	2	1	0	2	1	0	2	0	0	2	2	1	2	17
E	0	0	0	2	2	2	2	1	—	0	2	1	2	2	16
F	0	0	0	2	1	1	2	0	—	1	2	2	2	2	15
Moore Park	0	0	2	2	0	0	2	0	0	0	2	1	2	2	13
M	0	0	0	2	1	1	2	0	—	0	2	1	2	2	13
Fire Dept. and City Hall	0	0	0	2	0	2	0	1	2	0	1	1	1	2	12
B	0	0	0	0	1	2	2	2	—	0	1	1	1	2	12
C	0	0	0	0	1	2	2	2	—	0	1	1	1	2	12
D	0	0	0	1	1	2	2	2	—	0	1	1	0	2	12
H	0	0	0	2	1	0	2	1	—	2	1	1	1	1	12
I	0	0	0	2	0	1	2	2	—	0	1	0	2	2	12
K	0	0	0	1	0	2	2	2	—	0	1	0	2	2	12
Optimist Park	2	0	0	0	0	1	2	2	0	0	1	1	0	2	11

IMPLEMENTATION PLAN



Laxon Rotary Park



LEGEND

 Picnic Shelter

 Playground

 Sports Field / Court

 Site Boundary

 Existing Young Tree

 Potential New Trees (Large)

 Potential New Tree (Medium)

 Phased Removal of Existing Tree

 Soil Sample

SOIL

Native Soil Zone: Turbyfill fine sandy loam

Sodium: High #1 (385 ppm), Very High #2 (663 ppm)

Characteristics: Well-drained

PH: 8.1 - 8.7

NEW TREES

Quantity: 17 (12 large, 5 medium)

Tree List: 1

Implementation Recommendations

Soil Analysis and Amendments

Work with local soil lab to test soil samples and provide recommended amendments to ensure healthy tree growth for selected species.

Tree Maintenance

Provide best practices for pruning, watering, mulching, and other basic tree care.

Installation Guidance

Provide guidelines for creating good conditions at time of tree installation to help with establishment.

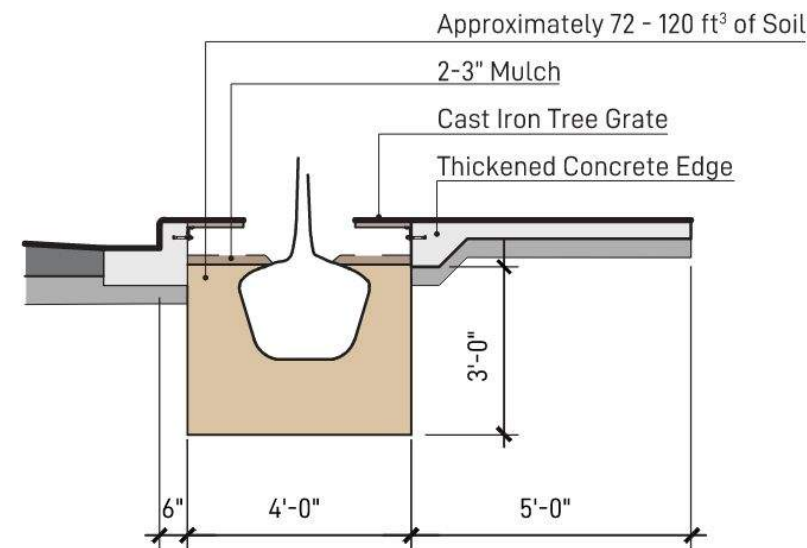


FIGURE B-2: Cross-section indicates the ability of tree grates to sink the root ball below adjacent finish surfaces which allows for simpler irrigation and reduced pavement heaving.

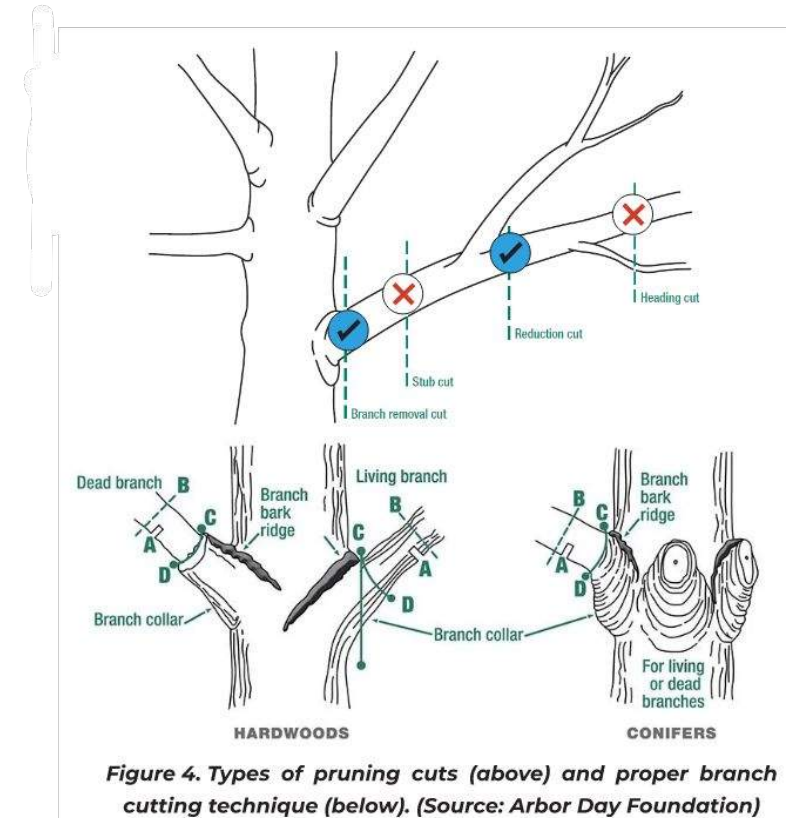


Figure 4. Types of pruning cuts (above) and proper branch cutting technique (below). (Source: Arbor Day Foundation)



Figure 5. Guide to mulching.

Next Steps...

- Finalize Implementation Plan for all sites
- TAC review of final draft plan in August 20th
- City Council Adoption - September 22nd



Appendix



Summary Scoring Table

High: Strong alignment or significant benefit (2)	GOALS														Total Priority Score
	Will additional trees at the site...									Is the site...					
Moderate: Mixed outcomes, conditional viability (1)	Provide shade near sports courts or fields in parks?	Provide shade near play areas in parks?	Provide shade near picnic areas?	Provide benefits in downtown Ontario?	Provide benefits along off-street trails?	Provide benefits along safe routes?	Provide benefits along ROW streets?	Provide shade within or adjacent to residential areas?	Help with onsite tree succession	Within the 100 year floodplain?	In an area with significant urban heat island temperatures?	In an area with low existing tree canopy?	In a demographic vulnerability area?	Accessible to the public?	
Low: Weak alignment or potential conflict (0)															
Moore Park	0	0	2	2	0	0	2	0	0	0	2	1	2	2	13
Lanterman Kiwanis Park	2	2	1	0	2	1	0	2	0	0	2	2	1	2	17
Laxon Rotary Park	2	2	2	1	0	2	2	2	1	0	1	1	1	2	19
Lions Park	0	1	1	1	2	2	1	1	2	0	2	1	2	2	18
Beck Kiwanis Park	2	2	1	0	1	2	0	2	1	2	1	1	1	2	18
Railroad Depot Park	0	0	0	2	2	0	0	0	0	0	2	1	2	2	11
Optimist Park	2	0	0	0	0	1	2	2	0	0	1	1	0	2	11
Sunset Park	0	0	0	0	2	0	0	1	n/a	0	Outside of city boundaries			0	3
Evergreen Cemetery	0	0	0	0	2	2	0	2	1	0	1	1	1	1	11
Sunset Cemetery	0	0	0	0	2	0	0	2	1	0	1	1	0	1	8

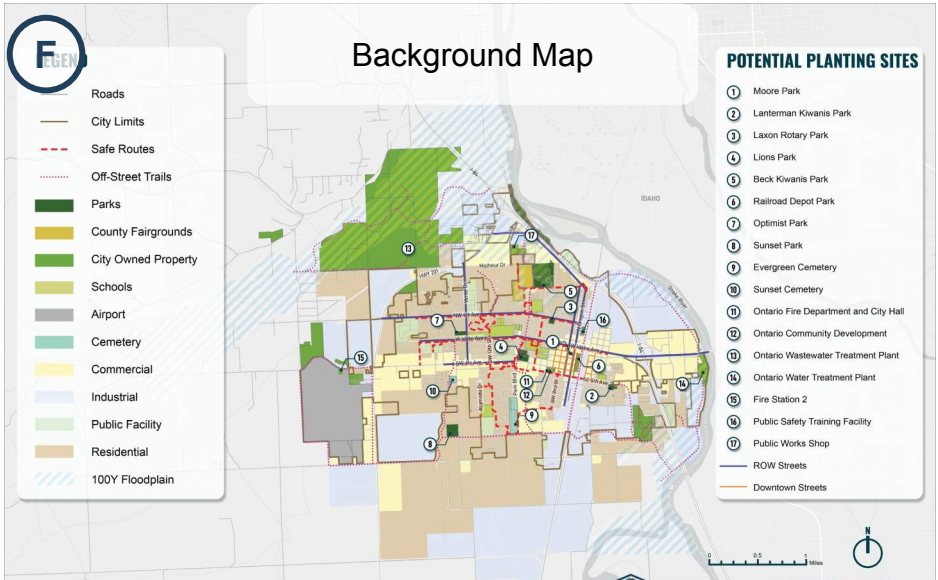
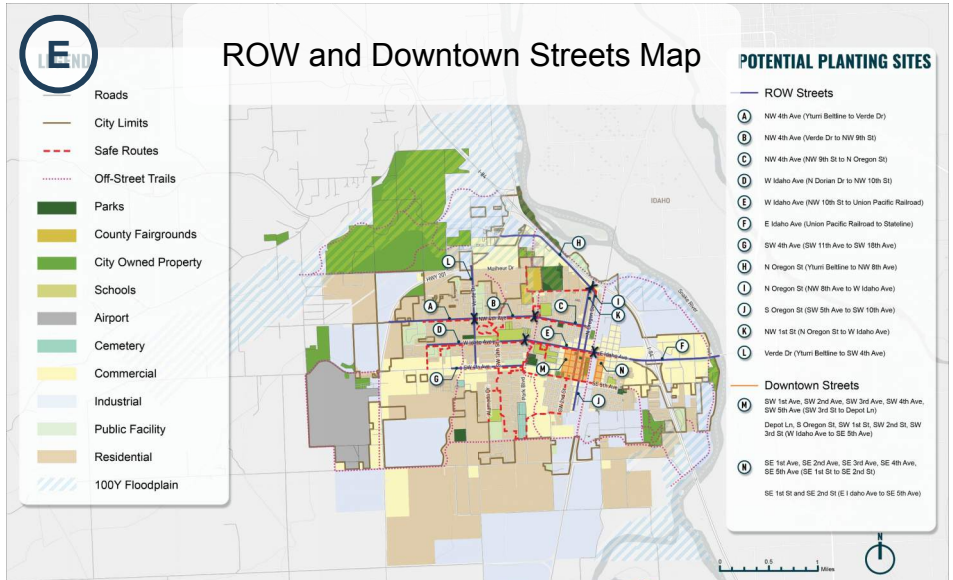
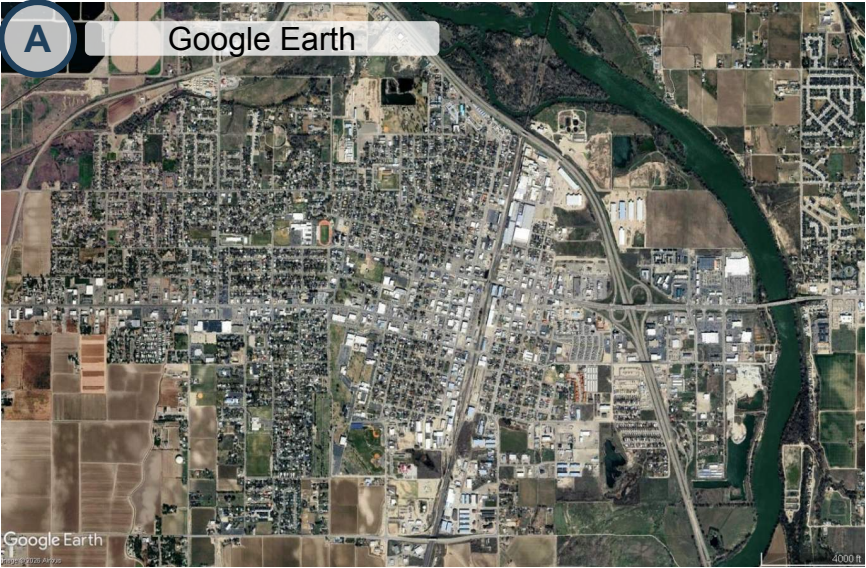
Summary Scoring Table

High: Strong alignment or significant benefit (2)	GOALS														Total Priority Score
	Will additional trees at the site...									Is the site...					
Moderate: Mixed outcomes, conditional viability (1)	Provide shade near sports courts or fields in parks?	Provide shade near play areas in parks?	Provide shade near picnic areas?	Provide benefits in downtown Ontario?	Provide benefits along off-street trails?	Provide benefits along safe routes?	Provide benefits along ROW streets?	Provide shade within or adjacent to residential areas?	Help with onsite tree succession	Within the 100 year floodplain?	In an area with significant urban heat island temperatures?	In an area with low existing tree canopy?	In a demographic vulnerability area?	Accessible to the public?	
Low: Weak alignment or potential conflict (0)															
Ontario Fire Dept. and City Hall	0	0	0	2	0	2	0	1	2	0	1	1	1	2	12
Ontario Community Development	0	0	0	2	0	2	0	2	0	0	1	1	1	2	11
Ontario Wastewater Treatment Plant	0	0	0	0	2	0	0	1	0	2				0	5
Ontario Water Treatment Plant	0	0	0	0	2	0	1	0	0	2	2	2	2	0	11
Fire Station 2	0	0	0	0	2	0	0	1	0	0	2	2	1	1	9
Public Safety Training Facility	0	0	0	1	2	0	1	1	2	0	1	0	2	0	10
Public Works Shop	0	0	0	0	2	0	0	1	1	2	1	1	1	0	9

ROW and Downtown Streets Summary Table

High: Strong alignment or significant benefit (2)	GOALS														Total Priority Score
	Will additional trees at the site...									Is the site...					
Moderate: Mixed outcomes, conditional viability (1)	Provide shade near sports courts or fields in parks?	Provide shade near play areas in parks?	Provide shade near picnic areas?	Provide benefits in downtown Ontario?	Provide benefits along off-street trails?	Provide benefits along safe routes?	Provide benefits along ROW streets?	Provide shade within or adjacent to residential areas?	Help with onsite tree succession	Within the 100 year floodplain?	In an area with significant urban heat island temperatures?	In an area with low existing tree canopy?	In a demographic vulnerability area?	Accessible to the public?	
Low: Weak alignment or potential conflict (0)															
A	0	0	0	0	0	2	2	2	tbd	0	1	1	0	2	10
B	0	0	0	0	1	2	2	2	tbd	0	1	1	1	2	12
C	0	0	0	0	1	2	2	2	tbd	0	1	1	1	2	12
D	0	0	0	1	1	2	2	2	tbd	0	1	1	0	2	12
E	0	0	0	2	2	2	2	1	tbd	0	2	1	2	2	16
F	0	0	0	2	1	1	2	0	tbd	1	2	2	2	2	15
G	0	0	0	1	1	2	2	0	tbd	0	1	1	1	2	11
H	0	0	0	2	1	0	2	1	tbd	2	1	1	1	1	12
I	0	0	0	2	0	1	2	2	tbd	0	1	0	2	2	12
J	0	0	0	1	0	1	2	1	tbd	0	1	1	1	2	10
K	0	0	0	1	0	2	2	2	tbd	0	1	0	2	2	12
L	0	0	0	0	0	2	2	2	tbd	0	1	1	0	2	10
M	0	0	0	2	1	1	2	0	tbd	0	2	1	2	2	13
N	0	0	0	2	0	1	0	0	tbd	0	2	2	2	2	11

Scoring Source Material

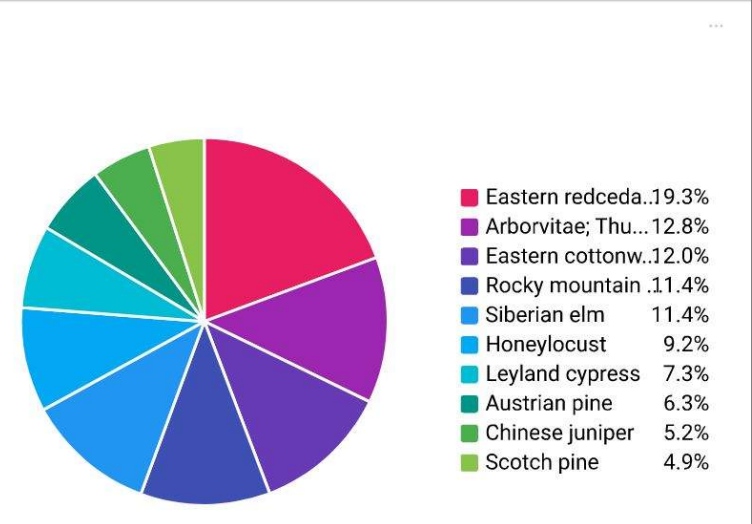


Scoring Source Material

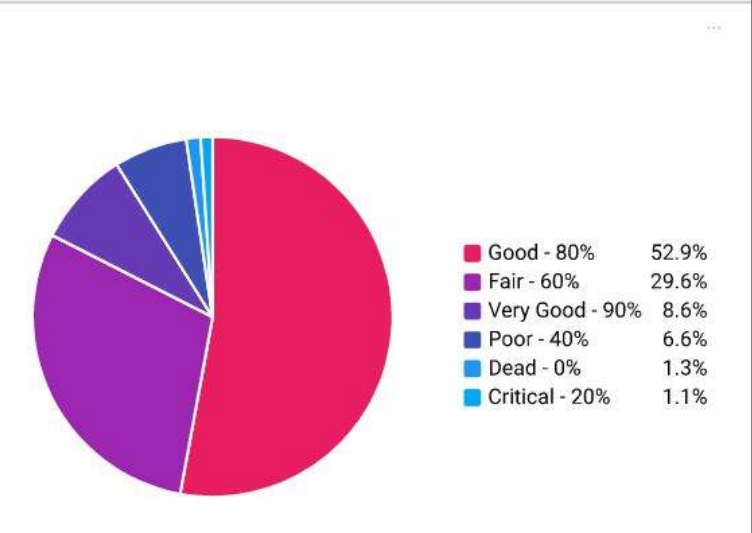
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Tree Inventory Report

Most Common Species - Top 10

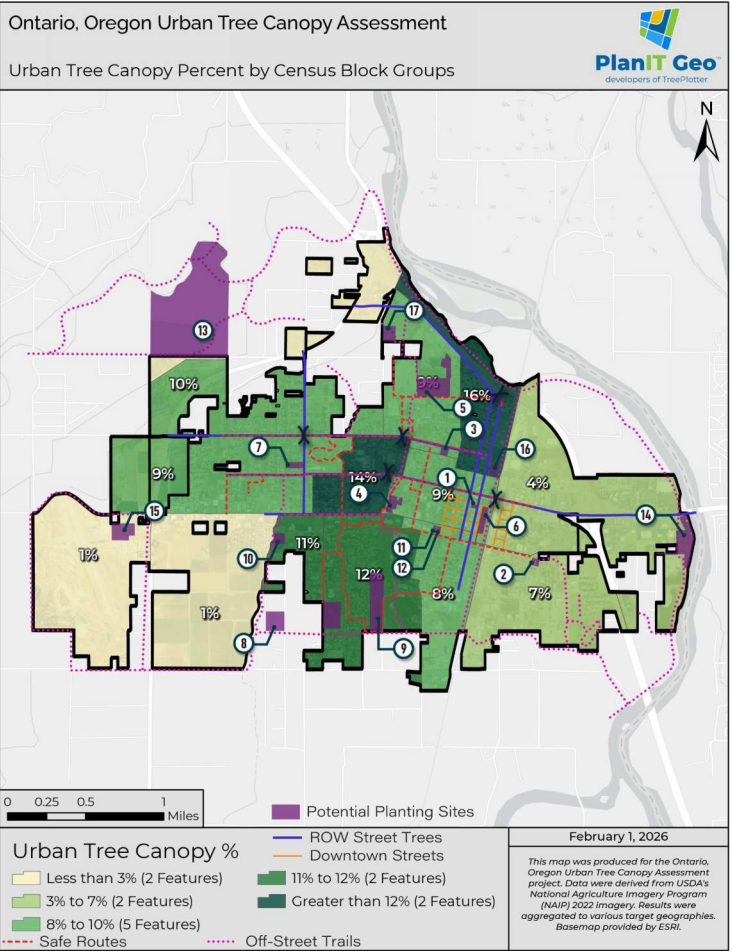


Trees by Condition



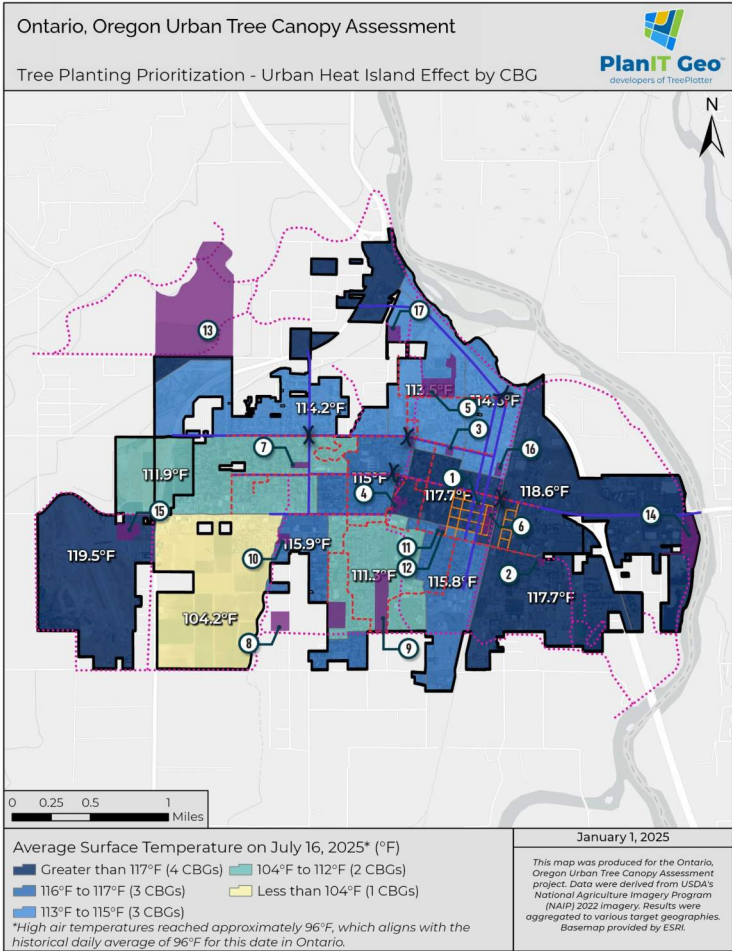
H

Existing Urban Tree Canopy by Census Block Group Map



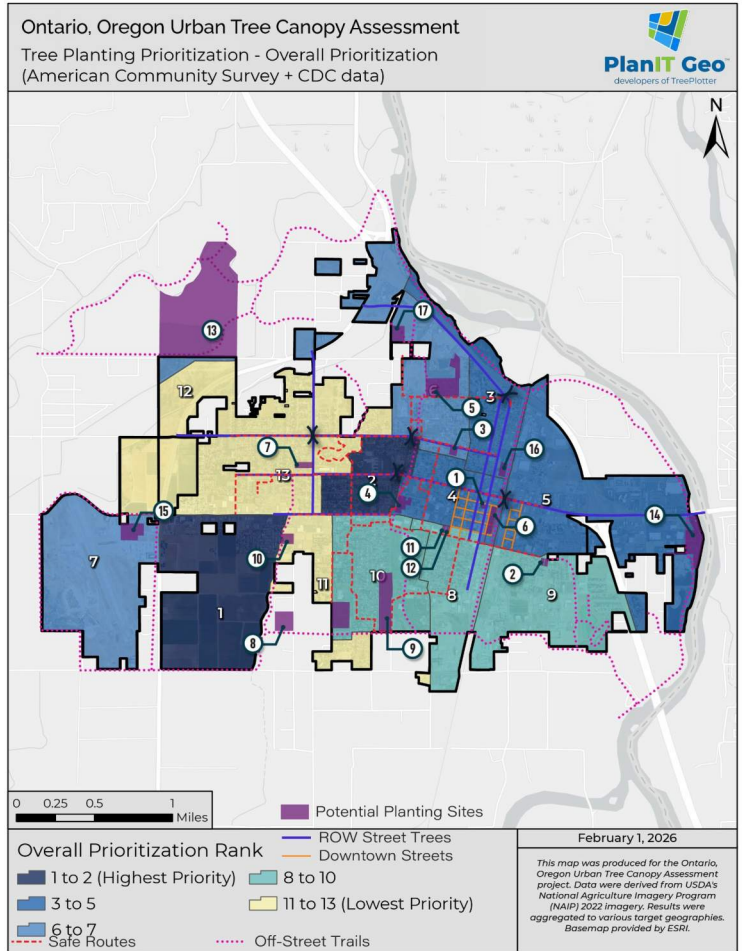
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Urban Heat Island by Census Block Group Map



J

Demographic Vulnerability Map





**AGENDA REPORT
NEW BUSINESS
July 28, 2026**

To: Mayor and City Council

FROM: Tatiana Burgess, Community Development & Planning Director

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **LIQUOR LICENSE APPLICATION: TACOS MI RANCHITO, LLC**

DATE: July 22, 2026

PROPOSED MOTION:

I MOVE THE CITY COUNCIL RECOMMEND THE NEW FULL ON-PREMISES, COMMERCIAL LIQUOR LICENSE APPLICATION FOR TACOS MI RANCHITO, LLC, BE GRANTED.

SUMMARY:

Damian Figueroa, the sole member of Tacos Mi Ranchito, LLC, located at 252 South Oregon Street, Ontario, Oregon, completed the "New Full On-Premises Sales, Commercial" liquor license application, for retail on-premises sales and consumption (indoor only). Tacos Mi Ranchito, LLC currently holds an active liquor license for the same location, with Romualdo E. Figueroa listed as a licensee. Mr. Damian Figueroa is requesting a new approval to have the licensee associated with the new liquor license consistent with the current business registration information.

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:

Tacos Mi Ranchito, LLC is an existing restaurant located at 252 South Oregon Street. The former owner, Romualdo E. Figueroa, is the current licensee associated with the approved liquor license, which is valid through 09/30/2026. The applicant, Damian Figueroa has completed the "New Full On-Premises Sales, Commercial" liquor license application through the Oregon Liquor & Cannabis Commission.

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

CURRENT SITUATION:

Tacos Mi Ranchito, LLC intends to obtain their own Full On-Premises, Commercial license for retail sales and on-premises indoor liquor consumption.

If granted, the liquor license will require an annual renewal.

ANALYSIS:

- A. **STRATEGIC PLAN** This meets the Council's adopted Strategic Plan for Lifestyle and Growth. Under Lifestyle, with this license approved, Tacos Mi Ranchito, LLC will be able to offer both retail and on-premises consumption, through the addition of the new restaurant space.
- B. **FINANCIAL** If approved, the applicant will remit the \$100 application fee to the city.
- C. **TIMING** A recommendation is required before alcohol can be sold or consumed 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, Commercial liquor license for Tacos Mi Ranchito, LLC

ATTACHMENTS:

- 1. Liquor License Application
- 2. Business Entity Filing Records - 232533794
- 3. Current Liquor License



OREGON LIQUOR & CANNABIS COMMISSION
Local Government Recommendation – Liquor License

Annual Liquor License Types	
Off-Premises Sales	Brewery-Public House
Limited On-Premises Sales	Brewery
Full On-Premises, Caterer	Distillery
Full On-Premises, Commercial	Grower Sales Privilege
Full On-Premises, For Profit Private Club	Winery
Full On-Premises, Non Profit Private Club	Wholesale Malt Beverage & Wine
Full On-Premises, Other Public Location	Warehouse
Full On-Premises, Public Passenger Carrier	

Section 1 – Submission – To be completed by Applicant:

Applicant Information

Legal Entity/Individual Applicant Name(s): Damian Figueroa

Proposed Trade Name: Tacos MI Ranchito, LLC

Premises Address: 252 S Oregon St Unit:

City: Ontario County: Malheur Zip: 97914

Application Type: ☒ New License Application ☐ Change of Ownership ☐ Change of Location

License Type: Full on Premises, Commercial ☐ Additional Location for an Existing License

Application Contact Information

Contact Name: Damian Figuerora Phone: 541-216-8729

Mailing Address: 252 S Oregon St

City: Ontario State: OR Zip: 97914

Email Address: damian.ranchito@icloud.com

Business Details

Please check all that apply to your proposed business operations at this location:

☐ Manufacturing/Production

☐ Retail Off-Premises Sales

☒ Retail On-Premises Sales & Consumption

If there will be On-Premises Consumption at this location:

☒ Indoor Consumption ☐ Outdoor Consumption

☐ Proposing to Allow Minors

Section 1 continued on next page



Local Government Recommendation – Liquor License

Section 1 Continued – Submission - To be completed by Applicant:

Legal Entity/Individual Applicant Name(s): Damian Figueroa

Proposed Trade Name: Tacos MI Ranchito, LLC

IMPORTANT: You MUST submit this form to the local government PRIOR to submitting to OLCC.
Section 2 must be completed **by the local government** for this form to be accepted
with your CAMP application.

Section 2 – Acceptance - To be completed by Local Government:

Local Government Recommendation Proof of Acceptance

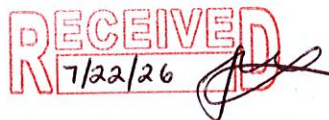
After accepting this form, please return a copy to the applicant with received and accepted information

City or County Name: City of Ontario

Optional Date Received Stamp

Date Application Received: 7/22/26

Received by: TATIANA BURGESS



Section 3 – Recommendation - To be completed by Local Government:

- ☐ Recommend this license be granted
- ☐ Recommend this license be denied (Please include documentation that meets [OAR 845-005-0308](#))
- ☐ No Recommendation/Neutral

Name of Reviewing Official:

Title:

Date:

Signature:

After providing your recommendation and signature, please return this form to the applicant.

ARTICLES OF ORGANIZATION



Corporation Division
sos.oregon.gov/business

E-FILED

Oct 29, 2024

OREGON SECRETARY OF STATE

REGISTRY NUMBER

232533794

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

1. ENTITY NAME

TACOS MI RANCHITO, LLC

2. MAILING ADDRESS

252 S OREGON ST
ONTARIO OR 97914 USA

3. PRINCIPAL PLACE OF BUSINESS

252 S OREGON ST
ONTARIO OR 97914 USA

4. NAME & ADDRESS OF REGISTERED AGENT

DAMIAN FIGUEROA

252 S OREGON ST
ONTARIO OR 97914 USA

5. ORGANIZERS

CHARLES OAKES

PO BOX 1047
ONTARIO OR 97914 USA

6. INDIVIDUALS WITH DIRECT KNOWLEDGE

DAMIAN FIGUEROA

252 S OREGON ST
ONTARIO OR 97914 USA

7. INITIAL MEMBERS/MANAGERS

MEMBER

DAMIAN FIGUEROA

525 S OREGON ST
ONTARIO OR 97914 USA

8. DURATION

PERPETUAL



9. MANAGEMENT

This Limited Liability Company will be member-managed by one or more members

10. OPTIONAL PROVISIONS

The company elects to indemnify its members, managers, employees, agents for liability and related expenses under ORS 63.160 to 63.170.

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

CHARLES OAKES

TITLE

ORGANIZER

DATE

10-28-2024

Abc up_rptCAMP_LiquorLicenses License Number	Abc up_rptCAMP_LiquorLicenses Trade Name	Abc up_rptCAMP_LiquorLicenses Licensee Name	Abc up_rptCAMP_LiquorLicenses License Type	Abc up_rptCAMP_LiquorLicenses License Expired	Abc up_rptCAMP_LiquorLicenses Local Governing Body	Abc up_rptCAMP_LiquorLicenses Physical Address	Abc up_rptCAMP_L Status	up_rptCAMP_LiquorLicenses pLicense Expires	up_rptCAMP_LiquorLic Effective Date	up_rptCAMP_LiquorLicenses Expiration Date	up_rptCAMP_Liquor Issue Date	
372834	TACOS MI RANCHITO	ROMUALDO E FIGUEROA	FULL ON-PREMISES SALES - COMMERCIAL	No	ONTARIO	252 S OREGON ST ONTARIO OR 97914-2810	ACTIVE	9/30/2026	10/1/2025	9/30/2026	9/8/2023	



**AGENDA REPORT
NEW BUSINESS
July 28, 2026**

To: Mayor and City Council

FROM: Clint Benson, Fire Chief

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **DECLARE TANK AND PUMP FROM FIRE BRUSH ENGINE 102 AS SURPLUS**

DATE: July 21, 2026

PROPOSED MOTION:

I MOVE THAT THE CITY COUNCIL APPROVE THE SURPLUS OF THE OLD TANK AND PUMP FROM BRUSH ENGINE 102 AND ALLOW STAFF TO SELL THE EQUIPMENT VIA SEALED BIDS.

SUMMARY:

Staff would like to surplus the old tank and pump unit out of Brush Engine 102 and sell the unit via sealed bids.

BACKGROUND:

Brush Engine 102, a 2015 Dodge Ram 3500, is a type 6 brush engine used primarily for vegetation fires. In 2024, the water tank and pump were identified as needing replacement due to the age of the pump and condition of the polyethylene water tank. The old pump and tank were purchased prior to 2010. In the fiscal year 25/26 budget, a new tank and pump were budgeted for and acquired. The new tank and pump were recently installed and are now in service.

CURRENT SITUATION:

The old tank and pump are being stored at the training center. Two local rural fire protection associations (RFPAs) and a local resident have expressed interest in the equipment.

ANALYSIS:

- A. **STRATEGIC PLAN** Financial Stability: this action is consistent with our goal of financial stability. Selling the old tank and pump will provide a small return on the city's initial investment.
- B. **FINANCIAL** While the tank and pump are at their end of life for regular use, RFPAs have stated that they will be able to use the equipment on rangeland fires.
- C. **TIMING** The old tank and pump are currently being stored at the training center. Interested RFPAs have stated that they can use the equipment immediately.

D. **POLICY/LEGAL** There are no known legal issues with this action.

ALTERNATIVES:

One alternative is to keep the unit as a backup for Brush Engine 102; however, each time we have moved the unit, more wear is apparent. Staff believes that the unit has reached its end-of-life cycle for regular use.

RECOMMENDATION:

Staff recommends surplussing the old tank and pump and selling them via the sealed bid process.

ATTACHMENTS:

None



**AGENDA REPORT
NEW BUSINESS
July 28, 2026**

To: Mayor and City Council

FROM: Dan Cummings, City Manager

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **RESOLUTION #2026-119: APPROVE BOND REFUNDING B04003**

DATE: July 20, 2026

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE RESOLUTION #2026-119: A RESOLUTION FOR THE REFUNDING OF BOND B04003.

SUMMARY:

I move that the Ontario City Council approve Resolution 2026-119 for the refunding of Bond B04003.

BACKGROUND:

Pursuant to ORS 285B.410 through ORS 285B.482 (the “Act”), the City obtained a loan in the principal amount of \$4,482,580.00 (the “Loan”) from the State of Oregon, acting by and through its Oregon Infrastructure Finance Authority of the Business Development Department (“Department”), through the Special Public Works Fund for the financing of a “development project” within the meaning of the Act by entering into a Loan Agreement, Project Number B04003, with the Department dated effective April 11, 2007 (the “Loan Agreement”) and executing a Promissory Note dated April 11, 2007, (the “Note”) representing the amounts due under the Loan.

On March 8, 2018, the City Council authorized the participation in a refunding of Bond B04003 under Resolution #2018-113.

On April 10, 2018, with the approval of the Council under Resolution #2018-113, then City Manager Adam Brown signed an undated contract and revised promissory note in the amount of \$2,772,333 and a maturity date of December 1, 2031.

On April 14, 2026, the City received a letter addressed to Adam Brown from the State of Oregon through Business Oregon for the possibility of refunding Bond B04003.

On June 5, 2026, Ontario City Manager, Dan Cummings, as Chief Financial Officer, after consulting with Ontario Finance Director Kari Ott, approved consent to participate in a bond bank refund through Business Oregon Bond Bank as long as a minimum Net Present Value (NPV) savings of 3 percent was offered.

On July 1, 2026, the City received a letter addressed to Dan Cummings, current City Manager, thanking him for his consent to participate and further instruction on participating in the refunding process.

CURRENT SITUATION:

To continue with the refunding of bond series B04003, the city must pass a refunding resolution.

ANALYSIS:

- A. **STRATEGIC PLAN** A resolution must be passed for this bond to be refunded.
- B. **FINANCIAL** The city is estimated to save an approximate net present value of \$40,000 to \$66,000 by refunding bond B04003 with a possible net present value of both the B04003 and G06004 of \$89,000 to \$184,000.
- C. **TIMING** The timing of approval is critical. Documents must be back to the State of Oregon by July 29, 2026.
- D. **POLICY/LEGAL** Only the Council is authorized to refund bonds and approve resolutions.

ALTERNATIVES:

Take No Action - If the Council does not act, we will continue with the current debt schedule and not realize any savings.

RECOMMENDATION:

The City Manager recommends the Ontario City Council approve Resolution #2026-119 for the refinancing of Bond B04003.

ATTACHMENTS:

- 1. Ontario Bond Bank B04003 Resolution 2026-119-Final
- 2. Letter - City of Ontario-4-26-2026 - B04003
- 3. Consent to Participate 6-5-2026-B04003
- 4. Letter - City of Ontario-7-1-2026 - B04003 - Prepricing
- 5. City of Ontario (2031) - B04003 - Prepricing Payment Schedules 6_28_26
- 6. Questionnaire for B04003
- 7. B04003 Ontario Payment Schedule Revised Executed-4-10-2018



RESOLUTION #2026-119

A RESOLUTION AUTHORIZING AND APPROVING THE CITY OF ONTARIO REFUNDING BOND NUMBER B04003 FROM THE STATE OF OREGON, ACTING BY AND THROUGH THE OREGON BUSINESS DEVELOPMENT DEPARTMENT SPECIAL PUBLIC WORKS FUND.

- WHEREAS,** the City of Ontario (“City”) is an Oregon “municipality” within the meaning of ORS 285B.410(9); and
- WHEREAS,** pursuant to ORS 285B.410 through ORS 285B.482 (the “Act”), City obtained a loan in the principal amount of \$4,482,580.00 (the “Loan”) from the State of Oregon, acting by and through its Oregon Infrastructure Finance Authority of the Business Development Department (“Department”), through the Special Public Works Fund for the financing of a “development project” within the meaning of the Act by entering into a Loan Agreement, Project Number B04003, with the Department dated effective April 11, 2007 (the “Loan Agreement”) and executing a Promissory Note dated April 11, 2007 (the “Note”) representing the amounts due under the Loan; and
- WHEREAS,** the City participated in a refunding of the Bond B04003 in March of 2018 and the Department funded the Loan, in part, through issuance of Oregon Bond Bank Revenue Bonds (the “State Bonds”) and passed the interest rates on the State Bonds through to the Loan, which are reflected in the updated Note signed on April 10, 2018; and
- WHEREAS,** the Department funded the Loan, in part, through issuance of Oregon Bond Bank Revenue Bonds (the “State Bonds”) and passed the interest rates on the State Bonds through to the Loan, which are reflected in the Note; and
- WHEREAS,** the Loan was specifically funded by Loan Agreement No. B04003, which has a remaining balance of \$1,396,972.00 as of September 15, 2026; and
- WHEREAS,** under current market conditions, refunding all or a portion of the outstanding balance of the State Bonds may produce debt service savings for the borrowers whose loans were funded by the State Bonds, including City; and
- WHEREAS,** City wishes to participate in State’s refunding of the State Bonds to achieve debt service savings on the outstanding Loan if savings on the Loan will meet the minimum Net Present Value Savings of 3 percent (3%) as per the consent signed on June 5, 2026, by the City Manager, Chief Financial Officer; and
- WHEREAS,** notice relating to City’s consideration and adoption of this Resolution No. 2026-119 (this “Resolution”) was provided in accordance with City’s charter, laws, rules, and regulations; and
- WHEREAS,** by adoption of this Resolution, the Ontario City Council (the “Council”) authorizes and approves refinancing the Loan, all necessary related documents, and authorizes the city manager to amend and sign the amended Note and all necessary related documents.

NOW, THEREFORE, THE CITY OF ONTARIO RESOLVES AS FOLLOWS:

1. Findings. The above-stated findings contained in this Resolution are hereby adopted and this Resolution shall be in full force and effect from and after passage by the City Council.

2. Refunding Authorized and Approved. Council authorizes the City Manager (the “Authorized Officer”) to amend the Note by executing a revised payment schedule (including prepayment terms) to the Note (the “Amended Note”) and such other documents as may be necessary to refund the Loan Agreement to achieve debt service savings with a minimum of net present value of 3 percent. The Authorized Officer is authorized to enter into any agreements and to execute any documents or certificates which may be required to refund the Loan Agreement.

3. Security. Amounts due to Department pursuant to the Loan Agreement and Amended Note will continue to be secured by the pledge provided in Section 7 of the Loan Agreement.

4. Tax-Exempt Status. City will not take any action, or omit to take any action, if the act or omission will cause interest paid by City pursuant to the Loan Agreement, as refunded and amended by the Amended Note, not to qualify for exclusion from gross income as provided under Section 103(a) of the Internal Revenue Code of 1986, as amended. City may enter into covenants to protect the tax-exempt status of the interest paid by City pursuant to the Loan Agreement, as refunded and amended by the Amended Note, and may execute any tax certificate, Internal Revenue Service forms, and/or other documents as may be reasonably required by Department or its bond counsel to protect the tax-exempt status of such interest.

5. Miscellaneous. All pronouns contained in this Resolution and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural and the plural includes the singular. The word “or” is not exclusive. The words “include,” “includes,” and “including” are not limiting. The provisions of this Resolution are hereby declared severable. If any section, subsection, sentence, clause, and/or portion of this Resolution is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this Resolution. This Resolution may be corrected by order of the Council to cure editorial and/or clerical errors.

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

Ayes:

Nays:

Abstentions:

Absent:

SIGNED by the Mayor this ____ day of _____, 2026.

Deborah K. Folden, Mayor

ATTEST:

Tori Barnett, City Recorder



April 21, 2026

City of Ontario
Attention: Adam Brown City Manager
444 SW 4th Street,
Ontario, Oregon 97914

RE: Bond Refunding B04003, September 15, 2026, balance: \$1,462,752.55

Dear Adam Brown:

Current tax-exempt yields are generally lower than the interest rate on the above-referenced loan when it was originated. This makes it possible for us to consider refunding certain bonds for debt service savings, including those that funded a portion of the City of Ontario (2031) loan. Refunding involves issuing new bonds at a lower interest rate to retire old, higher-rate bonds. The Oregon Infrastructure Finance Authority Board approved the issuance of refunding bonds at its January 31, 2026 meeting, and we estimate issuing the refunding bonds in September 2026; however our ability to do so depends on the availability of low interest rates at that time.

Current market conditions may make it possible to issue refunding bonds for savings. If we issued the refunding bonds today and passed through the savings, the estimate for this loan would result in a percentage savings of 3.12% or a net present value savings of \$43,653.64. Actual savings will depend on the interest rate environment at the time that the refunding bonds are sold. For example, if interest rates increase by 0.50% (or 50 basis points) from current rates your estimated savings decline to 1.54%, or \$21,478.49 of net present value savings. Conversely, if interest rates decrease by 0.50% (50 basis points), the estimated savings increase to 4.70%, or \$65,686.72 of net present value savings. The estimate of savings includes the costs of issuing the refunding bonds. In other words, savings estimates include the Bond Bank's costs of issuance related to the sale of the refunding bonds. The City of Ontario (2031) may, however, incur costs related to retaining local counsel to confirm the validity and enforceability of the refunding loan.

Given the refunding bonds will not be issued for approximately five months and given the current volatility in the market for municipal bonds, you may elect to participate subject to the refunding achieving certain parameters that you can specify. For example, a common refunding savings threshold that municipal issuers use to determine if it will pursue a refunding is if the refunding achieves a minimum of 3% net present value savings (i.e., net of issuance costs.) Thus, on the following "Consent to Participate in Bond Bank Refunding," we offer you the option to specify a minimum savings threshold of either a minimum percent net present value savings or a specific minimum dollar amount of net present value savings. Your loan will be refunded only if the refunding can meet the threshold of savings specified by you.

The savings would not come in a lump sum but through lower loan payments over the remaining term of the City of Ontario (2031) loan. To set a new interest rate, we would need to amend the City of Ontario (2031) loan document(s), which would be sent to you. Note the refunding bonds, and thus, the amended loan, cannot be prepaid without penalty for eight years. All existing post compliance requirements would remain in force for the loan.



In addition, should you choose not to refund your loan but are interested in prepaying the loan in full, the cost to do so as of September 15, 2026 (the expected settlement date of the refunding bonds) is \$1,462,752.55.

We are notifying borrowers in advance of the refunding to offer them the opportunity to participate in the refunding, leave their current loan outstanding, or prepay their loans. We are not encouraging you to prepay. However, prepayment would affect the size and structure of the contemplated Bond Bank refunding, so we ask that you inform us if you intend to prepay. The deadline for notification is June 8, 2026, and the notification should be in writing at the address on this letterhead. See enclosed postage paid envelope and sample response.

We appreciate your business and hope you will stay with the loan program.

If you have any questions, please do not hesitate to call. My number is 971-283-6859.

Sincerely,

Rich Rodriguez

Rich Rodriguez
Finance Officer

Enclosures:

- Consent to Participate in Bond Bank Refunding
- Tax Questionnaire
- Sample Resolution

CONSENT TO PARTICIPATE IN BOND BANK REFUNDING

City of Ontario (2031)
Attention: Adam Brown City Manager
444 SW 4th Street
Ontario, Oregon 97914

RE: Bond Refunding B04003, payoff balance September 15th 2026: \$1,462,752.55

The undersigned, an authorized representative of the municipal entity identified above, hereby consents to participate in the Business Oregon Bond Bank refunding to take advantage of a potential reduced cost of borrowing, subject to the following constraint (choose one):

Minimum Net Present Value Savings (in percent): _____ %

-OR-

Minimum Net Present Value Savings (in dollars): \$ _____

X _____
Authorized Representative

X _____
Date

RETURN BY JUNE 8, 2026

PREPAID ENVELOPE ENCLOSED

CONSENT TO PARTICIPATE IN BOND BANK REFUNDING

City of Ontario (2031)

Attention: ~~Adam Brown~~ City Manager

DAN K. CUMMINGS

444 SW 4th Street

Ontario, Oregon 97914

RE: Bond Refunding B04003, payoff balance September 15th 2026: \$1,462,752.55

The undersigned, an authorized representative of the municipal entity identified above, hereby consents to participate in the Business Oregon Bond Bank refunding to take advantage of a potential reduced cost of borrowing, subject to the following constraint (choose one):

Minimum Net Present Value Savings (in percent):

3 %

-OR-

Minimum Net Present Value Savings (in dollars):

\$ _____

X

Dan K. Cummings
Authorized Representative

X

Date

6/5/2026

RETURN BY JUNE 8, 2026

ENVELOPE ENCLOSED



July 1, 2026

City of Ontario (2031)
Attention: Dan Cummings, City Manager
444 SW 4th Street
Ontario OR 97914

RE: Bond Refunding B04003, January 1, 2026 Balance: \$1,462,752.55

Dear Dan:

Thank you for your participation as a refunding borrower in the 2026 Oregon Bond Bank Bond issuance. This is our second communication about your participation in the sale of revenue bonds by the Oregon Bond Bank, following up on my initial letter to you dated April 21, 2026. Included with that letter was a form of Borrower Resolution and a Tax Questionnaire.

If you haven't done so already, please complete the Tax Questionnaire and return it no later than **July 13, 2026**. Additionally, please have your governing body adopt the Borrower Resolution and return a copy of the signed Borrowing Resolution and a certified copy of minutes of the meeting at which that resolution was adopted no later than **July 29, 2026**. A draft of the minutes may be provided if the final minutes are not available by the deadline. Send documents via email to Jennifer.Inouye@biz.oregon.gov and copy Rich.Rodriguez@biz.oregon.gov.

We are providing an estimated payment schedule based on current bond market conditions; this is being provided for your information only. A final payment schedule will be prepared for your review and signature after the bond pricing. We are also providing a blank sample document (9) that is a form of legal opinion that your counsel will be required to deliver later, prior to loan closing. We are providing it now so that you may share it with your counsel for their informational purposes only – do not finalize or sign it at this point.

There will also be future communications with the last set of documents needed for participation. Those documents need information from a step called bond pricing, which must occur before we are able to prepare them to send to you. That pricing is scheduled for the week of August 17, 2026, and the documents will be sent to you shortly thereafter.

We appreciate your business and are pleased you selected Business Oregon for your loan. If you have any questions, please do not hesitate to call. My number is 971-283-6859.

Sincerely,
Rich Rodriguez
Rich Rodriguez
Public Finance Officer

Enclosures:

1. Sample Opinion of Counsel (informational only at this time)

City of Ontario (2031)

Payment Date	Principal Amount	Interest Rate	Interest Payment	Total Principal and Interest Payment	Outstanding Principal Balance	Original Principal and Interest Payment
9/15/2026					\$1,387,583.63	
12/1/2026	\$199,928.94	5.000%	\$19,900.36	\$219,829.30	\$1,187,654.69	\$220,564.55
12/1/2027	\$216,675.39	5.000%	\$59,382.74	\$276,058.13	\$970,979.30	\$275,974.22
12/1/2028	\$228,509.16	5.000%	\$48,548.97	\$277,058.13	\$742,470.14	\$276,974.03
12/1/2029	\$235,434.62	5.000%	\$37,123.51	\$272,558.13	\$507,035.52	\$272,473.64
12/1/2030	\$247,456.35	5.000%	\$25,351.78	\$272,808.13	\$259,579.17	\$272,723.91
12/1/2031	\$259,579.17	5.000%	\$12,978.96	\$272,558.13	\$0.00	\$272,474.50
12/1/2032					\$0.00	
12/1/2033					\$0.00	
12/1/2034					\$0.00	
12/1/2035					\$0.00	
12/1/2036					\$0.00	
12/1/2037					\$0.00	
12/1/2038					\$0.00	
12/1/2039					\$0.00	
12/1/2040					\$0.00	
12/1/2041					\$0.00	
12/1/2042					\$0.00	
12/1/2043					\$0.00	
12/1/2044					\$0.00	
12/1/2045					\$0.00	
12/1/2046					\$0.00	
12/1/2047					\$0.00	
12/1/2048					\$0.00	
12/1/2049					\$0.00	
12/1/2050					\$0.00	
12/1/2051					\$0.00	
12/1/2052					\$0.00	
12/1/2053					\$0.00	
12/1/2054					\$0.00	
12/1/2055					\$0.00	
Total	\$1,387,583.63		\$203,286.32	\$1,590,869.95		\$1,591,184.86
PV Savings \$	\$42,405.56					
Original Par	\$1,396,972.00					
PV Savings %	3.036%					
PV Savings Threshold	3.000%					
Exceed?	Yes					

Private Use Questionnaire

- 1. Please provide a brief description of the facility that was or will be improved or financed with the loan proceeds.**

Water treatment facility improvements is what was done with the first loan, this will be the second refunding of these bonds.

- 2. Please describe the type of activities that will take place at the financed facility.**

Water Treatment

- 3. Do you expect that the type of activities that take place at the facility will change in the future? If so, please describe the changes you expect to occur.**

No

- 4. Please identify all service and management contracts that you will enter into with respect to the financed facility (e.g., maintenance contracts, food service contracts, contracts with private operators or managers, etc.).**

The City contracts with Jacobs for all public works operations including running the water treatment plant.

- 5. Do you expect to enter into any service contracts in the future that are a different type than the current service contracts? If so, please describe the type of service contract you expect to enter into.**

No

- 6. Please identify all current and expected future lease and rental agreements for or within the financed facility.**

No

- 7. Does or will any nongovernmental or federal user have a preferential right to use the financed facility?**

No

- 8. Are there any other activities that will occur at the financed facility that have not already been described in your responses to the previous questions? If so, please briefly describe these activities.**

No

- 9. Please identify any expected arrangements that may allow third parties to share in the revenues of the facility.**

None

- 10. Please briefly list all of the sources of revenue for the financed facility.**

Water revenues and connection fees

- 11. Other than as already described above, will any portion of the financed facility be used by any for-profit entities, nonprofit organizations, individuals acting in a trade or business, or the federal government? If so, please briefly describe these uses.**

None

- 12. Please identify all federal funds that you will receive with respect to the facility.**

None

- 13. Will the facility be located on land that is owned by another party? If yes, please describe the lease or another arrangement with the property owner.**

No

**REVISED PAYMENT SCHEDULE
TO PROMISSORY NOTE**

Recipient: City of Ontario
Loan Number: B04003
Loan Amount: \$2,772,333¹

All-In True Interest Cost: 3.120%
Maturity Date: 1 December 2031

Interest Rate(s) and Payment Amounts and Dates					
Payment Date	Principal Amount	Interest Rate ²	Interest Payment	Total Principal and Interest Payment	Outstanding Principal Balance
1 Dec 2018	170,935.00	4.000%	101,880.95	272,815.95	2,601,398.00
1 Dec 2019	146,972.00	4.000%	125,802.32	272,774.32	2,454,426.00
1 Dec 2020	153,084.00	5.000%	119,889.70	272,973.70	2,301,342.00
1 Dec 2021	164,264.00	5.000%	112,460.18	276,724.18	2,137,078.00
1 Dec 2022	170,507.00	5.000%	104,466.45	274,973.45	1,966,571.00
1 Dec 2023	181,804.00	5.000%	96,169.89	277,973.89	1,784,767.00
1 Dec 2024	188,172.00	5.000%	87,302.32	275,474.32	1,596,595.00
1 Dec 2025	199,623.00	5.000%	78,101.04	277,724.04	1,396,972.00
1 Dec 2026	206,138.00	5.000%	68,336.27	274,474.27	1,190,834.00
1 Dec 2027	217,719.00	5.000%	58,255.22	275,974.22	973,115.00
1 Dec 2028	229,369.00	5.000%	47,605.03	276,974.03	743,746.00
1 Dec 2029	236,091.00	5.000%	36,382.64	272,473.64	507,655.00
1 Dec 2030	247,889.00	5.000%	24,834.91	272,723.91	259,766.00
1 Dec 2031	259,766.00	5.000%	12,708.50	272,474.50	0.00

OPTIONAL LOAN PREPAYMENT DATES AND PRICES

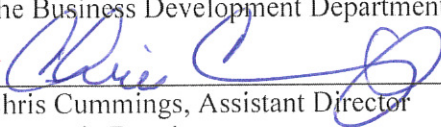
Optional Loan Prepayment Period	Prepayment Price
1 January 2026 and thereafter	100%

¹This Loan Amount is a reduction of the Loan Amount set forth in the Agreement to reflect the premium paid by the purchaser of the State Bonds in exchange for a higher nominal interest rate, less certain issuance costs. After accounting for the reduction in principal and the higher nominal interest rate, the effective interest rate on the Loan Amount in the Agreement is set forth above as the All-In True Interest Cost. Other references in the Note to the Loan Amount shall be deemed references to the Loan Amount set forth in this revised Payment Schedule.

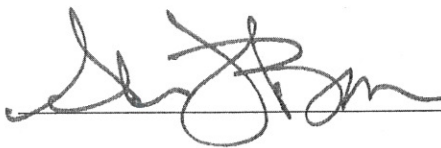
²This interest rate shall apply to the principal amount stated to the left, and interest shall accrue on such principal amount from the date of the Note until paid.

This Payment Schedule to the Note is revised pursuant to Section 4 of the Loan Agreement. This revised Payment Schedule is effective as of the date in the signature block below.

STATE OF OREGON
acting by and through its
Oregon Infrastructure Finance Authority
of the Business Development Department

By: 
Chris Cummings, Assistant Director
Economic Development

CITY OF ONTARIO

By: 

Date: 10 April 2018

Date: 10 April 2018



**AGENDA REPORT
NEW BUSINESS
July 28, 2026**

To: Mayor and City Council

FROM: Dan Cummings, City Manager

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **RESOLUTION #2026-120: APPROVE BOND REFUNDING G06004**

DATE: July 20, 2026

PROPOSED MOTION:

I MOVE THE CITY COUNCIL APPROVE RESOLUTION #2026-120: A RESOLUTION FOR THE REFUNDING OF BOND G06004.

SUMMARY:

I move that the Ontario City Council approve Resolution #2026-120 for the refunding of bond G06004.

BACKGROUND:

Pursuant to ORS 285B.410 through ORS 285B.482 (the “Act”), the City obtained a loan in the principal amount of \$3,976,600 (the “Loan”) from the State of Oregon, acting by and through its Oregon Infrastructure Finance Authority of the Business Development Department (“Department”), through the Special Public Works Fund for the financing of a “development project” within the meaning of the Act by entering into a Loan Agreement, Project Number G06004, with the Department dated effective May 27, 2009 (the “Loan Agreement”) and executing a Promissory Note dated May 27, 2009, (the “Note”) representing the amounts due under the Loan

On March 8, 2018, the City Council authorized the participation in a refunding of Bond G06004 under Resolution #2018-114.

On April 10, 2018, with the approval of the Council under Resolution #2018-114, then City Manager Adam Brown signed an undated contract and revised promissory note in the amount of \$2,717,515 and a maturity date of December 1, 2033.

On June 5, 2026, Ontario City Manager Dan Cummings, as Chief Financial Officer, after consulting with Ontario Finance Director Kari Ott, approved consent to participate in a bond bank refund through Business Oregon Bond Bank as long as a minimum Net Present Value (NPV) savings of 3 percent was offered.

On July 1, 2026, the City received a letter addressed to Dan Cummings, current City Manager, thanking him for his consent to participate and further instruction on participating in the refunding process.

CURRENT SITUATION:

To continue with the refunding of bond series G06004, the city must pass a refunding resolution.

ANALYSIS:

- A. **STRATEGIC PLAN** A resolution must be passed for this bond to be refunded.
- B. **FINANCIAL** The city is estimated to save an approximate net present value of \$49,000 to \$118,000 by refunding bond G06004 with a possible net present value of both the B04003 and G06004 of \$89,000 to \$184,000.
- C. **TIMING** The timing of approval is critical. Documents must be back to the State of Oregon by July 29, 2026.
- D. **POLICY/LEGAL** Only the Council is authorized to refund bonds and approve resolutions.

ALTERNATIVES:

Take No Action - If the Council does not act, the city will continue with the current debt schedule and not realize any savings.

RECOMMENDATION:

The City Manager recommends the Ontario City Council approve Resolution #2026-120 for the refinancing of Bond G06004.

ATTACHMENTS:

- 1. Ontario Bond Bank G06004 Resolution 2026-120- Final
- 2. Letter - City of Ontario-4-26-2026 - G06004
- 3. Consent to participate-6-5-2026 -G06004
- 4. Letter - City of Ontario-7-1-2026 - G06004 - Prepricing
- 5. City of Ontario (2033) - G06004 - Prepricing Payment Schedules 6_28_26
- 6. Questionnaire for G06004
- 7. G06004 Ontario Payment Schedule Revised Executed-4-10-2018



RESOLUTION #2026-120

A RESOLUTION AUTHORIZING AND APPROVING THE CITY OF ONTARIO REFUNDING BOND NUMBER G06004 FROM THE STATE OF OREGON, ACTING BY AND THROUGH THE OREGON BUSINESS DEVELOPMENT DEPARTMENT WATER FUND.

- WHEREAS,** the City of Ontario (“City”) is an Oregon “municipality” within the meaning of ORS 285B.410(9); and
- WHEREAS,** pursuant to ORS 285B.560 through ORS 285B.599 (the “Act”), City obtained a loan in the principal amount of \$3,976,600 (the “Loan”) from the State of Oregon, acting by and through its Oregon Infrastructure Finance Authority of the Business Development Department (“Department”), through the Water Fund for the financing of a “water project” within the meaning of the Act by entering into a Loan Agreement, Project Number G06004, with the Department dated effective May 27, 2009 (the “Loan Agreement”) and executing a Promissory Note dated May 27, 2009 (the “Note”) representing the amounts due under the Loan; and
- WHEREAS,** the City participated in a refunding of the Bond G06004 in March of 2018 and the Department funded the Loan, in part, through issuance of Oregon Bond Bank Revenue Bonds (the “State Bonds”) and passed the interest rates on the State Bonds through to the Loan, which are reflected in the updated Note signed on April 10, 2018; and
- WHEREAS,** the Department funded the Loan, in part, through issuance of Oregon Bond Bank Revenue Bonds (the “State Bonds”) and passed the interest rates on the State Bonds through to the Loan, which are reflected in the Note; and
- WHEREAS,** the Loan was specifically funded by Loan Agreement No. G06004, which has a remaining balance of \$1,597,220.00 as of September 15, 2026; and
- WHEREAS,** under current market conditions, refunding all or a portion of the outstanding balance of the State Bonds may produce debt service savings for the borrowers whose loans were funded by the State Bonds, including City; and
- WHEREAS,** City wishes to participate in State’s refunding of the State Bonds to achieve debt service savings on the outstanding Loan if the savings on the Loan will meet the minimum Net Present Value Savings of 3 percent (3%) as per the consent signed on June 5, 2026, by the City Manager, Chief Financial Officer; and
- WHEREAS,** notice relating to City’s consideration and adoption of this Resolution No. 2026-120 (this “Resolution”) was provided in accordance with City’s charter, laws, rules, and regulations; and
- WHEREAS,** by adoption of this Resolution, the Ontario City Council (the “Council”) authorizes and approves refinancing the Loan as per the consent, and all necessary related documents, and authorizes the city manager to amend and sign an amended Note and all necessary related documents.

NOW, THEREFORE, THE CITY OF ONTARIO RESOLVES AS FOLLOWS:

1. Findings. The above-stated findings contained in this Resolution are hereby adopted and this Resolution shall be in full force and effect from and after passage by the City Council.

2. Refunding Authorized and Approved. Council authorizes the City Manager (the “Authorized Officer”) to amend the Note by executing a revised payment schedule (including prepayment terms) to the Note (the “Amended Note”) and such other documents as may be necessary to refund the Loan Agreement to achieve debt service savings with a minimum of net present value of 3 percent. The Authorized Officer is authorized to enter into any agreements and to execute any documents or certificates which may be required to refund the Loan Agreement.

3. Security. Amounts due to Department pursuant to the Loan Agreement and Amended Note will continue to be secured by the pledge provided in Section 7 of the Loan Agreement.

4. Tax-Exempt Status. City will not take any action, or omit to take any action, if the act or omission will cause interest paid by City pursuant to the Loan Agreement, as refunded and amended by the Amended Note, not to qualify for exclusion from gross income as provided under Section 103(a) of the Internal Revenue Code of 1986, as amended. City may enter into covenants to protect the tax-exempt status of the interest paid by City pursuant to the Loan Agreement, as refunded and amended by the Amended Note, and may execute any tax certificate, Internal Revenue Service forms, and/or other documents as may be reasonably required by Department or its bond counsel to protect the tax-exempt status of such interest.

5. Miscellaneous. All pronouns contained in this Resolution and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural and the plural includes the singular. The word “or” is not exclusive. The words “include,” “includes,” and “including” are not limiting. The provisions of this Resolution are hereby declared severable. If any section, subsection, sentence, clause, and/or portion of this Resolution is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this Resolution. This Resolution may be corrected by order of the Council to cure editorial and/or clerical errors.

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

Ayes:

Nays:

Abstentions:

Absent:

SIGNED by the Mayor this ____ day of _____, 2026.

Deborah K. Folden, Mayor

ATTEST:

Tori Barnett, City Recorder



April 21, 2026

City of Ontario
Attention: Adam Brown City Manager
444 SW 4th Street,
Ontario, Oregon 97915

RE: Bond Refunding G06004, September 15, 2026, balance: \$1,673,356.16

Dear Adam Brown:

Current tax-exempt yields are generally lower than the interest rate on the above-referenced loan when it was originated. This makes it possible for us to consider refunding certain bonds for debt service savings, including those that funded a portion of the City of Ontario (2033) loan. Refunding involves issuing new bonds at a lower interest rate to retire old, higher-rate bonds. The Oregon Infrastructure Finance Authority Board approved the issuance of refunding bonds at its January 31, 2026 meeting, and we estimate issuing the refunding bonds in September 2026; however our ability to do so depends on the availability of low interest rates at that time.

Current market conditions may make it possible to issue refunding bonds for savings. If we issued the refunding bonds today and passed through the savings, the estimate for this loan would result in a percentage savings of 5.26% or a net present value savings of \$83,946.68. Actual savings will depend on the interest rate environment at the time that the refunding bonds are sold. For example, if interest rates increase by 0.50% (or 50 basis points) from current rates your estimated savings decline to 3.07%, or \$49,106.75 of net present value savings. Conversely, if interest rates decrease by 0.50% (50 basis points), the estimated savings increase to 7.45%, or \$118,969.65 of net present value savings. The estimate of savings includes the costs of issuing the refunding bonds. In other words, savings estimates include the Bond Bank's costs of issuance related to the sale of the refunding bonds. The City of Ontario (2033) may, however, incur costs related to retaining local counsel to confirm the validity and enforceability of the refunding loan.

Given the refunding bonds will not be issued for approximately five months and given the current volatility in the market for municipal bonds, you may elect to participate subject to the refunding achieving certain parameters that you can specify. For example, a common refunding savings threshold that municipal issuers use to determine if it will pursue a refunding is if the refunding achieves a minimum of 3% net present value savings (i.e., net of issuance costs.) Thus, on the following "Consent to Participate in Bond Bank Refunding," we offer you the option to specify a minimum savings threshold of either a minimum percent net present value savings or a specific minimum dollar amount of net present value savings. Your loan will be refunded only if the refunding can meet the threshold of savings specified by you.

The savings would not come in a lump sum but through lower loan payments over the remaining term of the City of Ontario (2033) loan. To set a new interest rate, we would need to amend the City of Ontario (2033) loan document(s), which would be sent to you. Note the refunding bonds, and thus, the amended loan, cannot be prepaid without penalty for eight years. All existing post compliance requirements would remain in force for the loan.



In addition, should you choose not to refund your loan but are interested in prepaying the loan in full, the cost to do so as of September 15, 2026 (the expected settlement date of the refunding bonds) is \$1,673,356.16.

We are notifying borrowers in advance of the refunding to offer them the opportunity to participate in the refunding, leave their current loan outstanding, or prepay their loans. We are not encouraging you to prepay. However, prepayment would affect the size and structure of the contemplated Bond Bank refunding, so we ask that you inform us if you intend to prepay. The deadline for notification is June 8, 2026, and the notification should be in writing at the address on this letterhead. See enclosed postage paid envelope and sample response.

We appreciate your business and hope you will stay with the loan program.

If you have any questions, please do not hesitate to call. My number is 971-283-6859.

Sincerely,

Rich Rodriguez

Rich Rodriguez
Finance Officer

Enclosures:

- Consent to Participate in Bond Bank Refunding
- Tax Questionnaire
- Sample Resolution

CONSENT TO PARTICIPATE IN BOND BANK REFUNDING

City of Ontario (2033)
Attention: Adam Brown City Manager
444 SW 4th Street
Ontario, Oregon 97915

RE: Bond Refunding G06004, payoff balance September 15th 2026: \$1,673,356.16

The undersigned, an authorized representative of the municipal entity identified above, hereby consents to participate in the Business Oregon Bond Bank refunding to take advantage of a potential reduced cost of borrowing, subject to the following constraint (choose one):

Minimum Net Present Value Savings (in percent): _____ %

-OR-

Minimum Net Present Value Savings (in dollars): \$ _____

X _____
Authorized Representative

X _____
Date

RETURN BY JUNE 8, 2026

PREPAID ENVELOPE ENCLOSED

CONSENT TO PARTICIPATE IN BOND BANK REFUNDING

City of Ontario (2033)

Attention: ~~Adam Brown~~ City Manager

444 SW 4th Street

Ontario, Oregon 97915

DAN K. CUMMINGS

RE: Bond Refunding G06004, payoff balance September 15th 2026: \$1,673,356.16

The undersigned, an authorized representative of the municipal entity identified above, hereby consents to participate in the Business Oregon Bond Bank refunding to take advantage of a potential reduced cost of borrowing, subject to the following constraint (choose one):

Minimum Net Present Value Savings (in percent):

3 %

-OR-

Minimum Net Present Value Savings (in dollars):

\$ _____

X

[Signature]
Authorized Representative

X

6/5/2026
Date

RETURN BY JUNE 8, 2026

ENVELOPE ENCLOSED



July 1, 2026

City of Ontario (2033)
Attention: Dan Cummings, City Manager
444 SW 4th Street
Ontario OR 97915

RE: Bond Refunding G06004, January 1, 2026 Balance: \$1,673,356.16

Dear Dan:

Thank you for your participation as a refunding borrower in the 2026 Oregon Bond Bank Bond issuance. This is our second communication about your participation in the sale of revenue bonds by the Oregon Bond Bank, following up on my initial letter to you dated April 21, 2026. Included with that letter was a form of Borrower Resolution and a Tax Questionnaire.

If you haven't done so already, please complete the Tax Questionnaire and return it no later than **July 13, 2026**. Additionally, please have your governing body adopt the Borrower Resolution and return a copy of the signed Borrowing Resolution and a certified copy of minutes of the meeting at which that resolution was adopted no later than **July 29, 2026**. A draft of the minutes may be provided if the final minutes are not available by the deadline. Send documents via email to Jennifer.Inouye@biz.oregon.gov and copy Rich.Rodriguez@biz.oregon.gov.

We are providing an estimated payment schedule based on current bond market conditions; this is being provided for your information only. A final payment schedule will be prepared for your review and signature after the bond pricing. We are also providing a blank sample document (9) that is a form of legal opinion that your counsel will be required to deliver later, prior to loan closing. We are providing it now so that you may share it with your counsel for their informational purposes only – do not finalize or sign it at this point.

There will also be future communications with the last set of documents needed for participation. Those documents need information from a step called bond pricing, which must occur before we are able to prepare them to send to you. That pricing is scheduled for the week of August 17, 2026, and the documents will be sent to you shortly thereafter.

We appreciate your business and are pleased you selected Business Oregon for your loan. If you have any questions, please do not hesitate to call. My number is 971-283-6859.

Sincerely,
Rich Rodriguez
Rich Rodriguez
Public Finance Officer

Enclosures:

1. Sample Opinion of Counsel (informational only at this time)

City of Ontario (2033)

Payment Date	Principal Amount	Interest Rate	Interest Payment	Total Principal and Interest Payment	Outstanding Principal Balance	Original Principal and Interest Payment
9/15/2026					\$1,564,854.03	
12/1/2026	\$168,259.60	5.000%	\$22,438.46	\$190,698.06	\$1,396,594.43	\$185,909.95
12/1/2027	\$174,672.58	5.000%	\$69,829.73	\$244,502.31	\$1,221,921.85	\$246,480.11
12/1/2028	\$186,156.21	5.000%	\$61,096.10	\$247,252.31	\$1,035,765.64	\$249,230.27
12/1/2029	\$187,714.02	5.000%	\$51,788.29	\$239,502.31	\$848,051.62	\$246,480.79
12/1/2030	\$194,349.73	5.000%	\$42,402.59	\$236,752.32	\$653,701.89	\$243,479.81
12/1/2031	\$206,067.21	5.000%	\$32,685.10	\$238,752.31	\$447,634.68	\$245,230.85
12/1/2032	\$217,870.57	5.000%	\$22,381.74	\$240,252.31	\$229,764.11	\$246,480.25
12/1/2033	\$229,764.11	5.000%	\$11,488.21	\$241,252.32	\$0.00	\$247,230.30
12/1/2034					\$0.00	
12/1/2035					\$0.00	
12/1/2036					\$0.00	
12/1/2037					\$0.00	
12/1/2038					\$0.00	
12/1/2039					\$0.00	
12/1/2040					\$0.00	
12/1/2041					\$0.00	
12/1/2042					\$0.00	
12/1/2043					\$0.00	
12/1/2044					\$0.00	
12/1/2045					\$0.00	
12/1/2046					\$0.00	
12/1/2047					\$0.00	
12/1/2048					\$0.00	
12/1/2049					\$0.00	
12/1/2050					\$0.00	
12/1/2051					\$0.00	
12/1/2052					\$0.00	
12/1/2053					\$0.00	
12/1/2054					\$0.00	
12/1/2055					\$0.00	
Total	\$1,564,854.03		\$314,110.22	\$1,878,964.25		\$1,910,522.33
PV Savings \$	\$78,155.50					
Original Par	\$1,597,220.00					
PV Savings %	4.893%					
PV Savings Threshold	3.000%					
Exceed?	Yes					

Private Use Questionnaire

- 1. Please provide a brief description of the facility that was or will be improved or financed with the loan proceeds.**

Wastewater treatment facility improvements is what was done with the first loan, this will be the second refunding of these bonds.

- 2. Please describe the type of activities that will take place at the financed facility.**

Wastewater Treatment

- 3. Do you expect that the type of activities that take place at the facility will change in the future? If so, please describe the changes you expect to occur.**

No

- 4. Please identify all service and management contracts that you will enter into with respect to the financed facility (e.g., maintenance contracts, food service contracts, contracts with private operators or managers, etc.).**

The City contracts with Jacobs for all public works operations including running the water treatment plant.

- 5. Do you expect to enter into any service contracts in the future that are a different type than the current service contracts? If so, please describe the type of service contract you expect to enter into.**

No

- 6. Please identify all current and expected future lease and rental agreements for or within the financed facility.**

No

- 7. Does or will any nongovernmental or federal user have a preferential right to use the financed facility?**

No

- 8. Are there any other activities that will occur at the financed facility that have not already been described in your responses to the previous questions? If so, please briefly describe these activities.**

No

- 9. Please identify any expected arrangements that may allow third parties to share in the revenues of the facility.**

None

- 10. Please briefly list all of the sources of revenue for the financed facility.**

Sewer revenues

- 11. Other than as already described above, will any portion of the financed facility be used by any for-profit entities, nonprofit organizations, individuals acting in a trade or business, or the federal government? If so, please briefly describe these uses.**

None

- 12. Please identify all federal funds that you will receive with respect to the facility.**

None

- 13. Will the facility be located on land that is owned by another party? If yes, please describe the lease or another arrangement with the property owner.**

No

REVISED PAYMENT SCHEDULE TO PROMISSORY NOTE

Recipient: City of Ontario
Loan Number: G06004
Loan Amount: \$2,717,515¹

All-In True Interest Cost: 3.309%
Maturity Date: 1 December 2033

Interest Rate(s) and Payment Amounts and Dates					
Payment Date	Principal Amount	Interest Rate ²	Interest Payment	Total Principal and Interest Payment	Outstanding Principal Balance
1 Dec 2018	150,316.00	4.000%	102,059.17	252,375.17	2,567,199.00
1 Dec 2019	121,179.00	4.000%	126,300.75	247,479.75	2,446,020.00
1 Dec 2020	127,132.00	5.000%	121,347.69	248,479.69	2,318,888.00
1 Dec 2021	128,018.00	5.000%	115,212.39	243,230.39	2,190,870.00
1 Dec 2022	139,169.00	5.000%	108,811.48	247,980.48	2,051,701.00
1 Dec 2023	145,377.00	5.000%	101,853.04	247,230.04	1,906,324.00
1 Dec 2024	151,392.00	5.000%	94,837.95	246,229.95	1,754,932.00
1 Dec 2025	157,712.00	5.000%	87,268.33	244,980.33	1,597,220.00
1 Dec 2026	169,166.00	5.000%	79,313.44	248,479.44	1,428,054.00
1 Dec 2027	175,625.00	5.000%	70,855.11	246,480.11	1,252,429.00
1 Dec 2028	187,233.00	5.000%	61,997.27	249,230.27	1,065,196.00
1 Dec 2029	193,684.00	5.000%	52,796.79	246,480.79	871,512.00
1 Dec 2030	200,283.00	5.000%	43,196.81	243,479.81	671,229.00
1 Dec 2031	211,960.00	5.000%	33,270.85	245,230.85	459,269.00
1 Dec 2032	223,715.00	5.000%	22,765.25	246,480.25	235,554.00
1 Dec 2033	235,554.00	5.000%	11,676.30	247,230.30	0.00

OPTIONAL LOAN PREPAYMENT DATES AND PRICES

Optional Loan Prepayment Period	Prepayment Price
1 January 2026 and thereafter	100%

¹This Loan Amount is a reduction of the Loan Amount set forth in the Agreement to reflect the premium paid by the purchaser of the State Bonds in exchange for a higher nominal interest rate, less certain issuance costs. After accounting for the reduction in principal and the higher nominal interest rate, the effective interest rate on the Loan Amount in the Agreement is set forth above as the All-In True Interest Cost. Other references in the Note to the Loan Amount shall be deemed references to the Loan Amount set forth in this revised Payment Schedule.

²This interest rate shall apply to the principal amount stated to the left, and interest shall accrue on such principal amount from the date of the Note until paid.

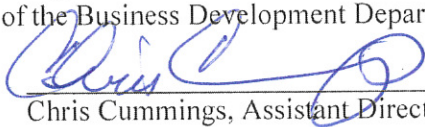
This Payment Schedule to the Note is revised pursuant to Section 4 of the Loan Agreement. This revised Payment Schedule is effective as of the date in the signature block below.

STATE OF OREGON

acting by and through its

Oregon Infrastructure Finance Authority
of the Business Development Department

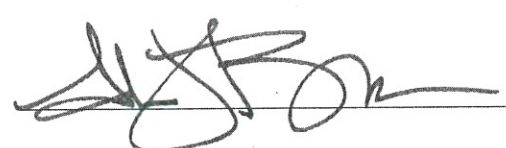
By:


Chris Cummings, Assistant Director
Economic Development

Date: 10 April 2018

CITY OF ONTARIO

By:



Date: 10 April 2018



**AGENDA REPORT
NEW BUSINESS
July 28, 2026**

To: Mayor and City Council

FROM: Marshall Pierce, City Engineer/Project Manager

THROUGH: Danny K. Cummings, City Manager

SUBJECT: **TASK ORDER AWARD: KELLER ASSOCIATES CHEMICAL STORAGE FACILITY**

DATE: July 21, 2026

PROPOSED MOTION:

I MOVE CITY COUNCIL TO APPROVE THE KELLER ASSOCIATES TASK ORDER TO PROVIDE ENGINEERING DESIGN SERVICES AND SERVICES DURING BIDDING (SDB) AND SERVICES DURING CONSTRUCTION (SDC) FOR THE CITY'S NEW CHEMICAL STORAGE FACILITY LOCATED AT THE WATER TREATMENT PLANT (WTP) IN THE AMOUNT OF \$250,000, AND AUTHORIZE THE CITY MANAGER TO SIGN ALL DOCUMENTS.

SUMMARY:

The city is in a position to award the design and construction services of its new chemical storage facility located at the WTP. The city performed a qualification-based selection process for this project, and received two qualification statements/proposals - Keller Associates and RH2 Engineering. The selection committee chose Keller Associates for this project.

BACKGROUND:

The city's water treatment process relies on several chemicals in order to properly treat the drinking water prior to distribution. Historically, the chemicals have been stored in an empty bay at the new treatment plant. However, now that that empty bay houses a new clarifier, there is a real need to have a dedicated facility to safely and adequately store the treatment chemicals. The city performed a qualification-based selection process for this project, and received two qualification statements/proposals - Keller Associates and RH2 Engineering. The selection committee chose Keller Associates for this project.

CURRENT SITUATION:

Staff is in a position to award the project design and construction services to Keller Associates.

ANALYSIS:

- A. **STRATEGIC PLAN** The project is consistent with the goals of the city's Strategic Plan.
- B. **FINANCIAL** The city has budgeted \$1,000,000 for this project (total, including engineering and construction), split evenly between the UCF and water fund.

- C. **TIMING** As the city is in desperate need of space to store chemicals, time is of the essence.
- D. **POLICY/LEGAL** Council is the approving authority for this motion.

ALTERNATIVES:

Not award and continue to store chemicals in a tight, non-organized or dedicated space.

RECOMMENDATION:

Staff recommends approving the Task Order award to Keller Associates.

ATTACHMENTS:

1. Task Order - Ontario WTP Chem Storage Building
2. Attachment A, Ontario WTP Chemical Storage Bldg SOW, 2026-06-16
3. Attachment B, 2026 Classification Title Code Billing Rates

TASK ORDER NO. 217032
FOR
ONTARIO WTP CHEMICAL STORAGE BUILDING

City Project No.:
Engineer Project No.: 217032-008

This Task Order, entered between **City of Ontario** ("City"), and **Keller Associates, Inc.** ("Engineer"), is subject to the provisions of the Agreement for Professional Services ("Agreement"), dated September 1, 2023 and is effective as of the date of the last signature to the Agreement (Effective Date).

The City intends to construct a chemical storage building for the Ontario Water Treatment Plant. The project includes a pre-engineered metal building (PEMB) with required systems and compliance with floodplain, code, and permitting requirements. The approximately 2,000 SF facility will include an office, restroom, eyewash, space for ~40 chemical totes with secondary containment, HVAC, lighting, and space for a rack system (by others), as described in Attachment A (the "Project").

City and Engineer agree to the following scope of services, schedule, and compensation.

SCOPE: Engineer's services under this Task Order are as described in Attachment A.

SCHEDULE: The Task Order shall commence on the above written date. Engineer shall complete its services within the Schedule outlined in Attachment A.

COMPENSATION:

Basic Services. As compensation for services to be performed by Consultant, the City will pay Engineer on a time and materials basis with an estimated fee of \$250,000 (two hundred and fifty thousand dollars). Compensation will be according to the billing rates included as Attachment B, updated in January and July.

Additional Services. Compensation for performing Additional Services will be pursuant to a mutually agreed upon Addendum to this Task Order.

In Witness Whereof, the parties hereto have executed this Task Order Agreement by their signatures below.

CITY: **CITY OF ONTARIO, OREGON**

ENGINEER: **KELLER ASSOCIATES, INC.**

Signature: _____

Name: _____

Title: _____

Address: _____

Telephone: _____

Date: _____

Signature: _____

Name: Michael Schulz

Title: Principal

Address: 100 East Bower Street, Suite 110
Meridian, ID 83642

Telephone: (208) 288-1992

Date: _____

Attachment A

CITY OF ONTARIO ONTARIO WTP – CHEMICAL STORAGE BUILDING SCOPE OF WORK

PROJECT DESCRIPTION

City of Ontario (“City”) has contracted with **Keller Associates, Inc.** (“Engineer”) to provide design of a chemical storage building for the Ontario Water Treatment Plant. Engineer’s scope of work has been developed based on the following project description. As the project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, supplement or deduct the scope of work.

The City desires a new a new chemical storage building utilizing a pre-engineered metal building (PEMB). The work will be completed in phases, including 30% preliminary design, 75% pre-final design, 95% final design, and bid plans and specifications.

The facility will include architectural, civil, structural, mechanical, and electrical systems for operation and permitting. Because the site is located within the regulatory 100-year floodplain, the design shall comply with applicable floodplain requirements, local code requirements, and permitting regulations, including preparation of the required floodplain development permit.

Engineer’s services are limited to those services outlined in the following scope of work.

SCOPE OF WORK

TASK 1: PROJECT MANAGEMENT

Engineer Responsibilities:

- 1.1. General Project Management. Provide general project administration services including contract administration, project accounting, and internal project administration.

Kickoff Meeting / Site Walk. Participate in a project kickoff meeting. Prepare agenda and minutes. The purpose of this meeting will be to review/establish City goals, review the overall project schedule including major milestones and meetings, review objectives of the design, discuss available data and published materials that will be made available by the City, and review process for deliverables including process for City review and approval. Following the kickoff meeting, the Engineer will perform a site walk with City staff to observe the existing conditions.

- 1.2. Request for Information. Prepare initial request for information for data to be used in the design process.

City Responsibilities:

- Provide meeting space for project meetings.
- Provide a venue for the kickoff meeting.
- Provide operations staff for the site walk.
- Provide record drawings, existing reports, and other available documentation as requested by the engineer.

Assumptions:

- Project management budget assumes a project schedule of up to 14 months.
- Project is being funded by the following entities: The City
- Unless otherwise noted, meetings/workshops may include a combination of in person or virtual attendees. This assumption applies to this task as well as subsequent tasks.

Deliverables:

- Monthly invoices.
- Kickoff meeting agendas and minutes.
- Request for information.

TASK 2: Conceptual Design

Engineer Responsibilities:

2.1. Design Criteria. Document design criteria that will serve as basis for design, initial layout of the Chemical Storage building to consider the following:

- a. Approximate size: up to 2,000 square feet
- b. (1) office space
- c. (1) restroom
- d. (1) eyewash
- e. (1) fire riser room (if required by AHJ)
- f. Room for 40 chemical totes and assumes secondary containment
- g. Heat and air conditioning will be provided for the facility
- h. Space for multi-level heavy duty rack system (design of rack system by others)
- i. Adequate lighting

2.2. Topographic Surveying.

- a. Utilize Atlas Surveying (Atlas) as a subconsultant to perform topographic surveying for the proposed project area, anticipated to be approximately 3 acres.
- b. The survey will include existing ground elevations and contours, spot elevations as needed, and visible surface features such as roadways, curbs, sidewalks, fencing, structures, drainage features, and observable utility structures.
- c. Atlas will coordinate utility locates through Oregon 811 and map visible above-ground utilities. Potential utility conflicts within the proposed building and access areas will be identified based on observed conditions and utilities marked by City and Utility Locates.
- d. Apparent property boundaries and easements will be identified where applicable.
- e. Deliverables will include a survey base file in AutoCAD Civil 3D (.dwg) format suitable for design. The survey will use NAD83 (2011) horizontal datum and NAVD88 vertical datum. Benchmarks will be established for design reference.

2.3. Geotechnical Investigation.

- a. Engineer will utilize Atlas Technical Consultants (ATC) as a subconsultant to perform a geotechnical investigation for the proposed Chemical Storage Building site.
- b. ATC will perform a subsurface investigation consisting of approximately two (2) test pits (approximately 10 to 12 feet deep) to evaluate subsurface soil and groundwater conditions. Atlas will coordinate utility locates prior to field work and will classify soils in accordance with ASTM standards. The investigation will include documentation of subsurface conditions, including soil profiles, depth to groundwater (if encountered), and collection of representative samples for laboratory testing.
- c. ATC will prepare a geotechnical report that summarizes subsurface conditions and provides design and construction recommendations, including foundation types, allowable bearing capacities, lateral earth pressures (including seismic parameters), site classification, earthwork and backfill procedures, structural fill specifications, over-excavation recommendations, compaction requirements, pavement section recommendations, infiltration characteristics, groundwater conditions (including seasonal high groundwater level), estimated settlement, and frost depth considerations.

2.4. Site Layout & Concept Design.

- a. Develop Concept Design showing site civil layout and chemical storage building orientation on the selected site for City review and comment. It is anticipated that the City will have minor refinement recommendations to preliminary layout prior to moving to final design.
- b. Anticipated disciplines for concept design are: Civil (horizontal layout), structural (horizontal layout), architectural plan views. No technical specifications or front end specifications are anticipated at this stage.

2.5. Chemical Containment Technical Memorandum.

- a. Engineer to evaluate required occupancy of the building and determine implications of possible H-Classification.
- b. Engineer to evaluate whether chemical containment and separation are required.
- c. Engineer will schedule one meeting with building authority or fire marshal to finalize building and containment requirements.
- d. Prepare one page memorandum summarizing findings and recommendations based on meeting with building officials.

2.6. Opinion of Probable Cost. Engineer will prepare an Opinion of Probable Construction Cost utilizing the Concept Design for the project for two possible options: a PEMB and a CMU Building.

2.7. Workshop Meeting. Meet with City to review the Concept Design documents. This is anticipated to be a virtual meeting over Microsoft Teams. Engineer is anticipating up to three (3) people attending this workshop.

City Responsibilities:

- Provide input on Chemical Storage Building design criteria and preferred alternatives.
- Obtain or provide information for land parcel for the Chemical Storage Building, easements, and rights-of-way.
- Provide concurrence on the location of the geotechnical investigation; assist in pre-marking locations for test pits.

- Review and provide one set of consolidated written comments on the Conceptual Design.

Assumptions:

- Engineer shall be entitled to rely, without liability or the need for independent verification, on the accuracy and completeness of the information provided by City, City's consultants and contractors, information from public records, and information ordinarily or customarily furnished by others, including, but not limited to specialty Contractors, manufacturers, suppliers, and publishers of technical standards. This assumption applies to this task and subsequent tasks.
- Surveying to be completed within existing right-of-way and easements; no boundary surveying to be completed. *It is anticipated that the survey will be approximately 3 acres.*
- Power is readily available and located adjacent to the site.
- No landscaping, fencing or additional onsite parking.
- Land and easement acquisition, negotiations, and legal descriptions are not included.
- Assumed Chemicals & Quantities:

Chemical	# of Totes to Store	Other Comments
Sodium hydroxide	6	
Sodium hypochlorite	3	
Ferric chloride	4	
Permanganate	36 pails / 1 pallet	In 55 lb pails
Aluminum chlorohydrate	10	
Acetic acid	2	55 gal drum
Polymer	10	
Hydrogen Peroxide	2	55 gal drum
Hydrochloric acid	1	Can be tote or drum

Deliverables:

- Topographic base map in PDF format
- Geotechnical report.
- Chemical Containment Memorandum
- Conceptual Design submittal and cost estimate (1 PDF)
- Agenda and minutes for Workshop Meeting.

TASK 3: FINAL DESIGN

Engineer Responsibilities:

- 3.1. Floodplain Development Permit and Site Development Application. Engineer will complete the Floodplain Development Permit and Site Development Application and coordinate with the City of Ontario on submittal. One virtual meeting with City of Ontario is included, with one round of revisions with review comments. It is not anticipated a no rise certificate will be required, thus no hydraulic modeling is included in this Scope of Work.
- 3.2. Engineer will complete Hazard Analysis Report, Hazardous Materials Management Plan (HMMP), and Hazardous Materials Inventory Statement (HMIS)
- 3.3. 75% Design Plans and Specifications. Once City has approved the concept plans, Engineer will prepare and submit 75% design documents to the City. Design drawings to include general, site civil, structural and architectural, mechanical, plumbing, HVAC, electrical (one-line) sheets. Specifications will be limited to the Table of Contents. The 75% design package will be submitted

to the City.

Provide front end documents that includes standard bidding forms, contract forms, construction forms, and general conditions based on the EJCDC. Prepare table of contents for technical specifications.

- 3.4. 95% Design Plans and Specifications. Address 75% design review comments. Advance design to 95% and submit design review drawings and specifications to the City. Drawings to include general, survey, site civil, structural, architectural, plumbing, HVAC, mechanical, electrical, building access, and other appurtenances with the City.

Specifications to incorporate City requirements, supplemental conditions, and special provisions and project constraints. Prepare technical specifications. Technical specifications will be prepared to detail the materials, processes, and the products that are to be used in the construction.

- 3.5. Review Workshop Meeting(s). Participate in 75% and 95% design review workshop meetings. Following each submittal, a virtual design review workshop meeting will be held.

- 3.6. Agency Submittal(s). Agency design checklists will be completed and submitted along with the 95% plans and specifications to Agency for review.

Submit to Building Department at 95% (final permit will be obtained by Contractor).

- 3.7. Bid Documents. Upon City and Agency review, Engineer will incorporate appropriate revisions into a final set of stamped drawings and specifications that will be used for bidding. Respond to Agency comments and provide resubmittal to approving Agency(ies) if required.

- 3.8. Opinion of Probable Cost. Prepare an opinion of probable cost for the project at 95% design.

- 3.9. Construction Schedule. Provide estimated construction schedule duration at 95% design deliverables. Construction schedule duration estimates will be approximate, based upon industry standards. Actual construction duration depends on a variety of factors and may vary substantially from the estimate.

City Responsibilities:

- Provide comments and input on the 75% and 95% design deliverables.
- Provide legal and risk reviews of the bid documents. Assist in identifying permits and approvals for which Contractor will be responsible.
- Review Front-End Construction Contract Documents.
- Pay for any associated permitting fees not assigned to the Contractor.
- Provide any City desired standard details to be used.

Assumptions:

- Final Design task is based on selection of the PEMB
- Drafting will be completed on 11"x17" sheets.
- Engineer may be compensated for additional services for City-requested out of scope items and for rework triggered by City-requested changes to previously agreed upon design criteria and concepts.
- Project will not include irrigation or landscaping of the site. Services of a licensed landscape architect will not be required.
- Extensive architectural features and architectural rendering are not included. Design of office is limited space layout, bathroom to be designed to ADA standards with one toilet and one shower.

- No landscaping, fencing or onsite parking. Minimal site improvements will be required.
- Contractor will be required to prepare and implement a Storm Water Pollution Prevention Plan (SWPPP), prepare traffic control plans, and secure associated permits.
- Shoring (if required) will be designed by the Contractor.
- Building permit will be obtained by the Contractor.
- Additional professional time for correspondence and meetings, due to an City or Contractor initiated change in the project design, preparing additional bidding-related documents (i.e. contract prequalification, equipment prepurchase, and alternative bids), participating in project peer reviews or value engineering, and/or project support above and beyond that described is considered an additional service.
- Since Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Engineer does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by the Engineer.
- The following design standards and references, among others, are to be followed where relevant during the development of the project:
 - Oregon APWA Standard Specification
 - City of Ontario Standards Specifications and Drawings
 - EJCDC for front end contracting and bidding documents (Div 00)
- AutoCAD is to be used to prepare drawings and AutoCAD Civil 3D or Revit may be used for the site and building design. Spreadsheets will be prepared in Microsoft Excel and text documents in Microsoft Word.
- Chemical Tote storage racks will be provided by the City/Contractor as a deferred submittal.
- Any required fire sprinkler system will be by the Contractor as a deferred submittal. Including any Electrical, Control Systems, and sprinkler piping design.
- Security system and cameras will not be included.
- One City-directed layout revision will be included within the scope of the 75% design deliverable; any additional layout changes beyond this allowance will be considered out of scope and may require a contract amendment.
- It is anticipated that a No-Rise Certification will not be required and no hydraulic modeling will be completed.

Deliverables:

- 75% design submittal, including one PDF submittal.
- 95% design submittal, including one PDF.
- Building permit submittal.
- Stamped Bid Documents, including one PDF.
- Opinion of probable cost.
- Floodplain Development Permit and Site Development Application
- Hazard Analysis Report, If required by AHJ
- Hazardous Materials Management Plan (HMMP), If required by AHJ
- Hazardous Materials Inventory Statement (HMIS), If required by AHJ

TASK 4: SERVICES DURING BIDDING

Engineer Responsibilities:

- 4.1. Advertisement. Provide the City with a bid advertisement for the City to publish in the local newspaper of record and QuestCDN. Assist City with posting advertisement to on-line plan room.
- 4.2. Documents. Distribute bidding documents including addenda to bidders.
- 4.3. Pre-Bid. Attend and conduct a pre-bid meeting with Contractors interested in the project. The pre-bid will include a meeting and a site tour to provide a forum for answering Contractor questions.
- 4.4. Addenda. If required, respond to bidder questions and prepare up to three addenda during the bidding process to clarify, correct, or change the issued documents.
- 4.5. Bid Opening. Electronic bid submissions are anticipated. Engineer is not anticipating attending a bid opening.
- 4.6. Bid Evaluation. Evaluate the bids received, prepare bid summary, and provide a recommendation for award.

City Responsibilities:

- Make arrangements for and pay for the advertisement of the project.
- Attend the pre-bid meeting.
- Provide legal services if required.
- Award the bid.

Assumptions:

- One bid package and one bidding process is assumed. If rebidding or addressing bid protests is required, these services will be provided as an additional service.

Deliverables:

- Bid advertisement for the City's use.
- One electronic copy in PDF format of the bidding documents will be delivered to the City.
- Bid evaluation letter.

TASK 5: CONSTRUCTION PHASE SERVICES

Engineer Responsibilities:

This task includes the engineering services to support the City during the construction of the project. Engineer's level of effort during construction is often affected by the selected Contractor. The fee estimate, level-of-effort projections, and schedule assumptions represent Engineer's professional judgement. As we initiate activities, it may become apparent some modifications to this scope are necessary due to changes in the Contractor's schedule and work. Engineer will advise the City of such issues and any fee and/or schedule impact prior to implementing revised activities. This task will include the following:

- 5.1. Construction Contract Administration. Consult with City and act as City's representative.
- 5.2. Contract Documents. Incorporate addenda and prepare construction documents for distribution to City and Contractor

- 5.3. Pre-Construction Meeting. A pre-construction conference will be chaired by the Engineer and attended and conducted by the City, the Contractor, all major suppliers, and subcontractors. The purpose of this meeting will be to establish lines of communication as well as procedures and timelines for the job. Engineer will prepare meeting agenda and minutes to be distributed to attendees.
- 5.4. Construction Meetings. Project Manager or Deputy Project Manager will conduct Bi-Weekly construction progress meetings every two weeks in person (during periods of active construction) with City and Contractor representatives and distribute meeting agenda and subsequent minutes with action items to attendees. Onsite meetings to be held during periods of active construction.
- 5.5. Contractor Schedule. Review Contractor's proposed construction time schedule and critical path sequencing.
- 5.6. Submittals. Review Contractor's submittals for general conformance to the specified materials and methods noted in the design plans and specifications. Reviews will not specify Contractor techniques, sequencing, procedures, means or methods of construction or to safety precautions.
- 5.7. Test Results. Receive and review test results provided by the Contractor and/or City. These test results are anticipated to include: soil, rebar, concrete, and asphalt test reports. These tests will be used to assess if results conform with the plans and specifications. The review of the test results will not be considered as an independent evaluation of the procedures used during testing.
- 5.8. RFIs. Respond to requests for information (RFIs) from Contractor or City and provide necessary clarification of Contract Documents.
- 5.9. Pay Requests. Review and recommend to City the Contractor pay requests.
- 5.10. Change Orders. Review change order and work directive requests.
- 5.11. Field Orders. Prepare and issue field orders requiring minor changes in the work.
- 5.12. Substantial Completion walkthrough. Hold a Substantial Completion walkthrough with City Staff for the purpose of issuing a Notice of Substantial Completion to the Contractor. This substantial completion walkthrough will include the development of a "punch-list" for the City to use as the Contractor's final work to be completed. A final walkthrough will be held between the Engineer, City and the Contractor at the site to check that punch list items have been completed.

City Responsibilities:

- Review and process Contractor pay requests, change orders and other construction related documents.
- Attend construction meetings.

Assumptions:

- Work will be performed by one General Contractor.
- Material testing services such as soil compaction, concrete, asphalt, steel, and pipe pressure will be provided by the Contractor. Contractor shall also be responsible for specialty inspection services as outlined in the contract documents.
- Engineer will not direct or alter payment methodology between City and Contractor.
- The budget assumes 7 months (5 active) of construction.
- The budget assumes a maximum of twelve (14) one-hour construction meetings

- Budget assumes up to 40 submittals reviews, 15 resubmittal reviews, 10 RFIs, 2 field orders, and 2 change orders. Engineer will notify the City that the Engineer is commencing an additional service when any of these limitations have been reached.
- No startup support is anticipated for this project.

Deliverables:

- One electronic copy in PDF format of the Contract documents and will be delivered to City.
- One 11"x17" paper copy and one electronic (PDF) copy of the Contract documents and will be delivered to Contractor.
- Pre-construction meeting agenda and meeting notes.
- Submittal reviews, RFI Responses, Field Orders and Change Orders
- Substantial and final completion checklists.

TASK 6: CONSTRUCTION OBSERVATION SERVICES

Engineer Responsibilities:

- 6.1. Construction Observation Services. Engineer will provide a Resident Project Representative to observe onsite construction activities. Such visits and observation are not intended to be an exhaustive or continuous check or a detailed inspection of the Contractor's work but rather are to allow the Engineer to become familiar with the work in progress and to assess, in general, if the work is proceeding in accordance with the contract documents. Based on these observations, the Engineer shall keep the City informed about the progress of the work and shall endeavor to guard the City against known defects and deficiencies observed in the work. Construction observation services are intended to be supplemental to the similar observations that will be completed by the City on a day-to-day basis. In completing these services, it is recognized that the Contractor is solely responsible for furnishing and performing the work in accordance with the contract documents. The level of involvement during construction can be adjusted as requested by the City and will be managed by Engineer to remain within the budgeted amount. City will be notified if budgeted amount is being exhausted more quickly than expected.

City Responsibilities:

- Provide day-to-day construction observation. Alert Engineer of any concerns observed.

Assumptions:

- The budget assumes the construction schedule will be limited to 5 active months onsite with an average of 11 hours of observation per week which includes travel to and from the site is assumed for budgeting purposes. Engineer will be entitled to additional compensation if the schedule is lengthened and or the additional visits are needed.

Deliverables:

- Copies of inspection logs or photos, upon request of City.

TASK 7: PROJECT CLOSEOUT

Engineer Responsibilities:

- 7.1. The Record Drawings will be provided using the Contractor maintained set of “Red-line” drawings and will show locations of installed components of the Project as identified by the Contractor. These Record Drawings will show significant changes made during construction. Contractor drawings will be reviewed, noted and submitted to City as part of the O&M Manual. Record drawings will be provided to City as red-lined PDF of Construction Drawings.

City Responsibilities:

- Provide written comments on As-built drawings from Contractor.

Assumptions:

- Because Record Drawings are based on unverified information provided by other parties, the Engineer does not warrant their accuracy.
- CAD updates to Bid Documents are not include in SOW.

Deliverables:

- One electronic copy in PDF format of construction plans marked “Record Drawings”.

ADDITIONAL SERVICES (not included in scope of work)

- Special use permits, environmental services, or additional permitting beyond those described in the scope of work
- Power utility rebate support
- Public outreach/meetings or stakeholder outreach support
- Field investigations, including subsurface investigations, to check available record drawings
- Construction phase surveying (quantities, staking, record)
- Funding administration support
- Project site tours
- Easements and right-of-way acquisition support
- Multiple design alternatives (i.e alternative footprints or construction materials) for bidding purposes
- Completion of the warranty walkthrough 11-months after the issuance of Substantial Completion to the Contractor

SCHEDULE

Engineer anticipates the following project schedule. The number of days associated with each of the tasks are approximate and assume timely delivery of requested information. Actual schedule may vary:

Task	Schedule	Comments
Task 2 – 30% Design	60 days	30% Design will be submitted to City within 60 days from receiving Notice to Proceed from City.
Task 3 – Final Design	120 days	75% Design Plans will be completed within 60 days after receiving 30% Concept approval from the City. 100% Design Plans and Specifications will be completed and submitted to City within 60 days after receiving City comments from the 75% design review meeting.
Task 4 – Services during Bidding	30 days	TBD
Task 5 thru 7 – Construction Phase Services & Construction Observation	210 days	Construction is assumed to take place within a 7-month period.

COMPENSATION

As compensation for services to be performed by Engineer, the City will pay Engineer as described in the following table. The total authorized budget amount shall not be exceeded without written authorization from the City. For time and materials tasks, compensation will be according to the Engineer's standard billing rates updated semi-annually in January and July. Lump sum amounts shall include all costs for direct labor, indirect labor, overhead, reimbursable expenses, equipment, travel, per diem, and fixed fees.

Task	Type	Amount
Task 1 – Project Management	T&M	\$ 12,000
Task 2 – 30% Design	T&M	\$ 40,500
Task 3 – Final Design	T&M	\$99,500
Task 4 – Services During Bidding	T&M	\$ 5,000
Task 5 – Construction Phase Services	T&M	\$ 46,000
Task 6 – Construction Observation Services	T&M	\$ 43,500
Task 7 – Project Closeout	T&M	\$ 3,500
Total Cost		\$ 250,000

LS = Lump Sum T&M = Time and Materials

ATTACHMENT B
KELLER ASSOCIATES, Inc.
2026 TITLE CODE BILLING RATES
January 1, 2026

Project Engineer - I	\$115	-	\$140
Project Engineer - II	\$140	-	\$190
Project Engineer - III	\$195	-	\$280
Project Manager - I / II	\$140	-	\$190
Project Manager - III	\$195	-	\$280
Structural - I	\$115	-	\$140
Structural - II	\$140	-	\$190
Structural - III	\$195	-	\$280
Chief Engineer	\$265	-	\$335
CAD - I	\$85	-	\$120
CAD - II	\$120	-	\$135
CAD - III	\$140	-	\$190
CAD Manager	\$210		
Electrical/Controls - I	\$115	-	\$140
Electrical/Controls - II	\$140	-	\$190
Electrical/Controls - III	\$195	-	\$280
Principal	\$230	-	\$345
Survey - I	\$90	-	\$130
Survey - II	\$135	-	\$160
Survey - III	\$165	-	\$200
Field Representative	\$120	-	\$210
Engineering Student	\$80	-	\$90
Administration - I	\$85	-	\$95
Administration - II	\$95	-	\$135

Other Billing Terms

- Mileage: Billed at Federal Rate
- Per Diem: \$68.00 per day
- Reimbursable Expenses at Cost x 1.05
- Subconsultant Expenses at Cost x 1.10
- After Hrs. & Weekend Field Work at Cost x 1.25
- Seepage Testing Equipment: \$800/month (1 month minimum charge)
- Flow Meter Equipment: \$1,800/month/meter (1 month minimum charge)
- 3D Survey Scanner Equipment: \$625/day
- Remote Bathymetric Survey Equipment: \$750/day
- Phodar Drone: \$750/day
- Drone (Non-Phodar): \$200/day
- UTV: \$250/day
- Specialty Software - Project specific
- The Title Code Billing Rates are effective January 1, 2026 and will be adjusted semi-annually in January and July of subsequent years

**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT REVENUE
FOR THE PERIOD ENDED
MAY 31, 2026**

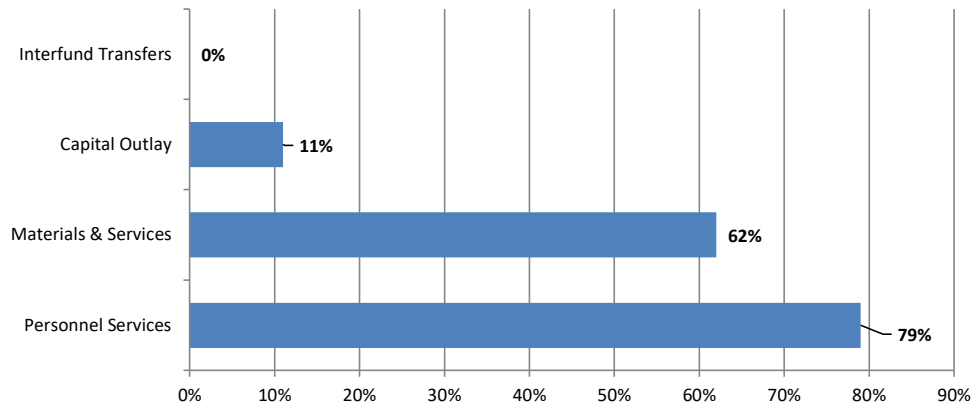
DEPARTMENT	BUDGET	ACTUAL	% REALIZED		COMMENTS
GENERAL FUND BEGINNING FUND BALANCE	6,187,310	7,617,616	123.1%		
Parks	111,020	131,795	118.7%		
Parks & Recreation	111,020	131,795	118.7%		
Fire	234,492	203,324	86.7%		
Code Enforcement	13,100	8,270	63.1%		
Police	746,885	719,258	96.3%		
Dispensary Business License	130,200	208,400	160.1%		
Public Safety Total	1,124,677	1,139,252	101.3%		
Interest	85,000	226,574	266.6%		
State Revenue Sharing	145,898	68,224	46.8%		
Administrative Services	497,148	455,719	91.7%		
Other General Revenues	8,000	57,138	714.2%		
Property Taxes	4,733,677	4,815,231	101.7%		
Alcohol Bvg License & Fee	212,129	131,157	61.8%		
Cigarette tax	7,005	5,212	74.4%		
Marijuana tax	2,500,000	1,599,707	64.0%		This is 2 of 4 payments
Franchise Fees	1,877,480	1,417,291	75.5%		
Cemetery	30,900	38,145	123.4%		
General Government Total	10,097,237	8,814,397	87.3%		
Planning & Zoning	73,500	4,482	6.1%		\$69,500 grant
Community development	73,500	4,482	6.1%		
Operating Transfers In	48,090	-	0.0%		
Transfer Total	48,090	-	0.0%		
GENERAL FUND REVENUE TOTALS	\$ 11,454,524	\$ 10,089,926	88.1%		
YTD CURRENT YEAR PROFIT(LOSS)		\$ 1,129,628			
YTD BUDGET BENCHMARK		91.7%		-3.6%	

CITY OF ONTARIO
GENERAL FUND - DEPARTMENT EXPENDITURES
FOR THE PERIOD ENDED
MAY 31, 2026

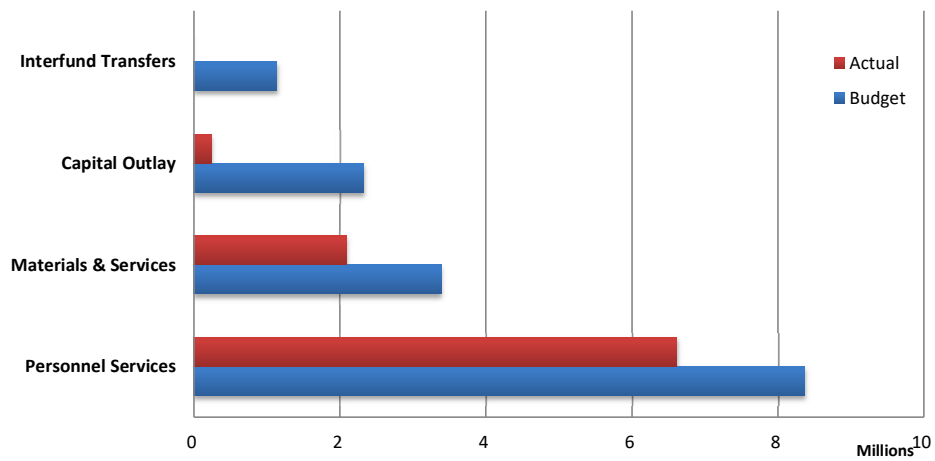
DEPARTMENT	BUDGET	ACTUAL	% EXPENDED	COMMENTS
Parks	1,151,419	151,400	13.1%	Lots of capital projects
Parks & Recreation	1,151,419	151,400	13.1%	
Fire	2,878,489	2,159,298	75.0%	
Code Enforcement	248,976	140,481	56.4%	dog lodging project
Police	6,019,259	4,367,975	72.6%	
Public Safety Total	9,146,724	6,667,755	72.9%	
Administration	638,385	515,474	80.7%	
City Council	31,857	14,524	45.6%	
Business Registration	1,100	333	30.3%	
Cemetery	223,823	142,176	63.5%	
Finance	286,138	235,244	82.2%	
Technology	303,774	204,426	67.3%	
General Government Total	1,485,077	1,112,176	74.9%	
Community development	243,921	165,866	68.0%	
Community Development	243,921	165,866	68.0%	
Administrative Overhead	1,592,839	527,549	33.1%	
Non-Departmental Contributions	519,658	335,552	64.6%	
Other Total	2,112,497	863,101	40.9%	
Operating Transfers Out	1,090,544		0.0%	
GENERAL FUND TOTALS	\$ 15,230,182	\$ 8,960,298	58.8%	
YTD BUDGET BENCHMARK			91.7%	 32.8%

**CITY OF ONTARIO
GENERAL FUND - DEPARTMENT EXPENDITURES
FOR THE PERIOD ENDED
MAY 31, 2026**

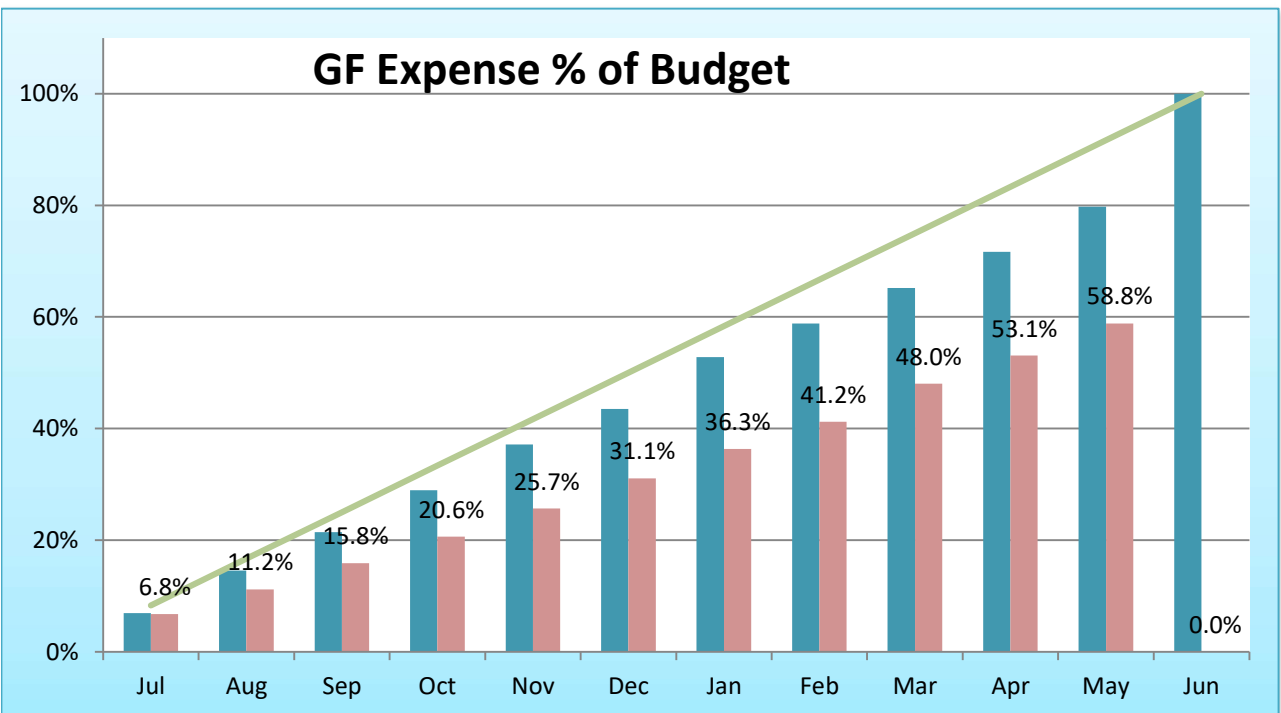
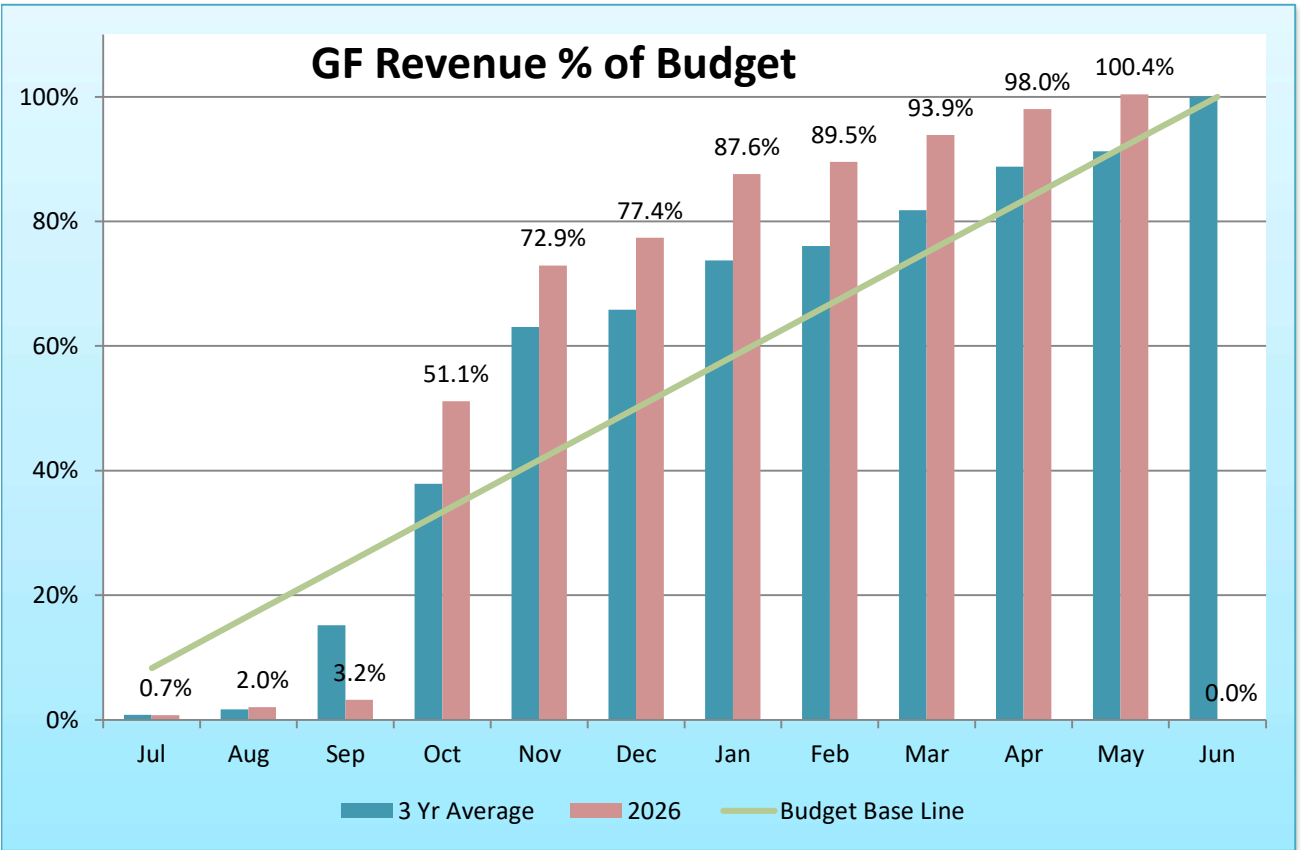
% Expended by Category



Budget to Actual by Category



**CITY OF ONTARIO
GENERAL FUND
FOR THE PERIOD ENDED
MAY 31, 2026**



**CITY OF ONTARIO
OTHER FUNDS - EXPENDITURES
FOR THE PERIOD ENDED
MAY 31, 2026**

DEPARTMENT/FUND	REVENUES				EXPENDITURES		
	BUDGET	ACTUAL	% REALIZED		BUDGET	ACTUAL	% EXPENDED
002 Marijuana Enforcement Fund	31,549	39,525	125.3%		31,549	31,549	100.0%
010 Grant Fund	1,774,077	1,210,796	68.2%		1,774,077	929,517	52.4%
027 Building Fund	957,103	1,112,821	116.3%		271,537	234,137	86.2%
030 Capital Projects Fund	6,144,414	6,637,722	108.0%		6,144,414	365,362	5.9%
031 SDC Fund	1,020,771	1,043,384	102.2%		1,020,771	-	0.0%
045 Street Fund	5,489,072	4,589,212	83.6%		5,489,072	3,504,264	63.8%
050 Trust Funds	1,452,158	1,415,129	97.5%		1,452,158	456,627	31.4%
055 Reserve Funds	4,667,685	4,304,864	92.2%		4,082,101	426,281	10.4%
060 Revolving Loan Fund	313,857	295,516	94.2%		313,857	70,000	22.3%
105 Water Fund	7,020,914	7,402,081	105.4%		5,763,547	5,394,079	93.6%
110 Sewer Fund	6,024,441	6,760,093	112.2%		4,991,013	2,977,797	59.7%
115 Storm Sewer Fund	492,466	500,429	101.6%		173,999	162,661	93.5%
120 Airport Fund	273,791	274,407	100.2%		273,791	383,038	139.9%
125 Aquatic Fund	1,029	1,029	100.0%		1,029	-	0.0%

Comments:

YTD BUDGET BENCHMARK

91.7%

MALHEUR COUNTY COURT MINUTES

July 1, 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 Economic and Community Development Coordinator Taylor Rembowski, County Counsel Stephanie Williams and Surveyor Derrick McKrola. 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 # [2026-2288](#)

AMBULANCE SERVICE DISTRICT SESSION

ASD Coordinator Keith Ishida and the Court continued discussions regarding a proposal to increase the ASD assessment. At the Court's request, Mr. Ishida prepared a proposal for a phased assessment increase. The phased approach would allow the assessment to increase gradually over a three-year period. The phased assessment proposal also includes a three-year investment plan identifying areas where the additional revenue would be directed each year to strengthen provider support. Ms. Williams shared a draft resolution with a sample ballot title, question and summary for referring the matter to the voters; there is a word count limit and it is somewhat difficult to formulate the phased assessment approach in the limited word count allowed for a ballot measure. A statement should also be drafted for the voter's pamphlet; that statement needs to be factual and neutral. The assessment is a fixed fee; it is not based on value. The assessment has been at its current rate since 1996 (\$16.00). Increasing the assessment by \$15.00 over a three-year period is somewhat of a delayed investment in the District; for example, as proposed it would not allow for the ASD Coordinator to work additional hours until 2029. If the Court is going to put the matter on the November 2026 ballot, the resolution and associated documents need to be filed with the County Clerk's Office by July 1st. The Court will continue to consider the proposal and further discuss at its next meeting.

See instrument # [2026-2289](#) for the written proposal provided to the Court.

CROSSING PERMITS

Commissioner Mendiola moved to approve Crossing Permit #59-26 to CenturyLink/Crown Utilities for repair of damage conduit and fiber on Alameda Drive #863; Permit #60-26 to Rally Networks for burying of fiber optic communications cable on Kygar Road #954; and the following Crossing Permits to Oregon Telephone Cooperative for fiber cable installation: Permit # 61-26 on 2nd Street #764; Permit #62-26 on 4th Street #706; Permit #63-26 on A Street #805; Permit #64-26 on Amick Road #715; Permit #65-26 on B Street #1130; Permit #66-26 on Back Road #764; Permit #67-26 on Beal Ranch Road #577; Permit # 68-26 on Bendire Road #538; Permit #69-26 on Beulah Road #510; Permit #70-26 on Brooks Lane #1114; Permit #71-26 on Coleman Road #614; Permit #72-26 on Copeland Road #615; Permit #73-26 on Crowley Road/Coleman Road #585; Permit #74-26 on Harper Road #805; Permit #75-26 on Hornet Road #764; and Permit #76-26 on Little Valley Road #698. 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 Mendiola moved to approve Court Minutes of June 24, 2026 as written. Commissioner Jacobs seconded and the motion passed unanimously.

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

CHECK REGISTER

Commissioner Jacobs moved to approve Accounts Payable Registers for February, March, April and May 2026. Commissioner Mendiola seconded and the motion passed unanimously.

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

AGREEMENT – REMBOWSKI

Commissioner Jacobs moved to approve First Amendment to Agreement between Malheur County Court and Taylor Rembowski – stipend/supplemental compensation for duties of Executive Director to Malheur County Development Corporation (MCDP) recorded with Malheur County Clerk as instrument no. 2026-1121. Commissioner Mendiola seconded and the motion passed unanimously. The agreement terminates June 30, 2027. See instrument # [2026-2290](#)

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

AGREEMENT – DUBOIS

Commissioner Jacobs moved to approve Second Amendment to Agreement between Malheur County Court and Lorinda DuBois – Pay differential for reporting and accounting duties associated with LATCF and ARPA Funds recorded with the Malheur County Clerk as instrument number 2023-2873. Commissioner Mendiola seconded and the motion passed unanimously. The agreement terminates June 30, 2027. See instrument # [2026-2291](#)

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

Ms. Williams noted the Court had a proposed Supplemental Pay policy for their review. The policy will be placed on the Court's agenda at a future date.

AMENDMENT - ODOT AGREEMENT – STIF

Commissioner Jacobs moved to approve Amendment Number 1 to ODOT Grant Agreement No. 35853 State STIF.

Commissioner Mendiola seconded and the motion passed unanimously. Exhibit D is replaced in its entirety with the STIF Plan 2025-27 last updated 3/24/26.

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

SUBAGREEMENT AMENDMENT – MCOA

Commissioner Jacobs moved to approve First Amendment to Sub-Agreement with Sub-recipient Malheur Council on Aging and Community Services (MCOA&CS) to Provide Funding for the 2025-2027 STIF Plan Agreement No. 35853 – State STIF recorded with the Malheur County Clerk as instrument number 2025-3157. Commissioner Mendiola seconded and the motion passed unanimously.

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

AMENDMENT IGA 54296 – COMMUNITY MENTAL HEALTH

Commissioner Jacobs moved to approve First Amendment to Oregon Health Authority 2026-2027 Intergovernmental Agreement for the Financing of Community Mental Health Programs, Agreement # PO-44300-00054296. Commissioner Mendiola seconded and the motion passed unanimously. The expiration date is changed to June 30, 2026. Exhibit B Service Descriptions is replaced in its entirety and Exhibit C Explanation of Financial Assistance Award is replaced in its entirety and Financial Pages is amended.

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

ENERGY RESILIENCE PLAN

Commissioner Jacobs moved to adopt the Malheur County Energy Resilience Plan. Commissioner Mendiola seconded and the motion passed unanimously. See instrument # [2026-2287](#)

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

MALHEUR COUNTY DEVELOPMENT CORPORATION (MCDC) BOARD

Commissioner Jacobs moved to appoint Shay Meskill, Shawna Peterson, and Commissioner Jim Mendiola as board members of the Malheur County Development Corporation. Judge Joyce seconded and the motion passed. Commissioner Mendiola abstained.

Vote: RJ/DJ in favor. Approved.

GRASSHOPPER FUNDS

Oregon Department of Agriculture (ODA) will provide the County with an estimated cost for ODA to conduct a grasshopper survey. Other counties in the state are in need of funding to assist with grasshopper/Mormon cricket suppression efforts. Malheur County may contribute its funds to other counties if the surveillance does not indicate a need for suppression efforts this season. Commissioner Jacobs has been in contact with Representative Owens, ODA and others regarding the matter.

ENVIRONMENTAL HEALTH DIRECTOR VACANCY

The Court requested interviews be scheduled for July 8th.

COMMISSIONER COMMENTS

Commissioner Jacobs noted he recently attended the AOC Legislative Retreat, Oregon Trail Electric Cooperative's (OTEC) Power Eastern Oregon event, and Oregon Water Resources Department's rulemaking open house.

Senator Wyden is hosting a town hall on Monday, July 6th; Judge Joyce and Commissioner Jacobs plan to attend.

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.

MALHEUR COUNTY COURT MINUTES

July 8, 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 # [2026-2338](#)

AMBULANCE SERVICE DISTRICT SESSION

ASD Coordinator Keith Ishida and County Counsel Stephanie Williams met with the Court and continued discussions regarding a proposal to increase the ASD charge/assessment. Ms. Williams prepared a draft resolution referring the matter to the electors using the three-year phased increase as requested by the Court. The draft resolution includes a sample ballot title (Caption), Question and Summary. The chart depicted in the Summary will not appear on the actual ballot; rather it will be on an insert included in the voter's ballot packet. Ms. Williams also prepared a draft Explanatory Statement for the State Voter's Pamphlet. The Explanatory Statement must be submitted to the Secretary of State's Office by August 25th and the cost is approximately \$200. A notice of ballot title and right to appeal must be published in the newspaper before the Explanatory Statement is submitted to the Secretary of State's Office. The draft Explanatory Statement was sent to the City of Ontario; Mr. Ishida will also send it to Adrian QRU and the contracted providers (TVP, Jordan Valley Ambulance, and City of Vale). Ontario Fire and Rescue and Adrian QRU are non-transporting EMS agencies that can receive funding from ASD. Treasure Valley Paramedics, City of Vale and Jordan Valley Ambulance are pre-hospital ambulance providers; these providers contract directly with the County and receive funding from ASD. If the Court is going to put the matter on the November 2026 ballot, the resolution needs to be filed with the County Clerk's Office by July 15th. The Court will continue to consider the proposal at its next meeting.

CROSSING PERMITS

Commissioner Jacobs moved to approve the following Crossing Permits to Oregon Telephone Cooperative for fiber cable installation: Permit # 77-26 on 4th Avenue #754; Permit #78-26 on 5th Avenue #744; Permit #79-26 on 8th Avenue #1117; Permit #80-26 on Cemetery Road #1117; Permit #81-26 on Cole Street #741; Permit #82-26 on Harper Westfall Road #805; Permit #83-26 on Logan Road #605; Permit #84-26 on Malheur Reservoir Road #600; Permit #85-26 on Waters Lane #681; Permit #86-26 on Willis Street #739; Permit #87-26 on 13th Avenue W #734; Permit #88-26 on Hill Road #681; Permit #89-26 on Maag Road #111; Permit #90-26 on S Road J #1112; Permit #91-26 on S Road K #7311; Permit #92-26 on 12th Avenue # #736; Permit #93-26 on 12th Avenue W #731; Permit #94-26 on 14th Avenue West #516; Permit #95-26 on Bit Road #1101; Permit #96-26 on N Road K #727; and Permit #97-26 on S Road I #742. Commissioner Mendiola seconded and the motion passed unanimously. 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 July 1, 2026 as written. Commissioner Jacobs seconded and the motion passed unanimously.

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

COUNTY POLICY 209

Commissioner Jacobs moved to approve County Policy 209 – Supplemental Pay for Non-Union Employees. Commissioner Mendiola seconded and the motion passed unanimously. See instrument # [2026-2339](#)

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

AGREEMENT - DR SMITH

Acting as the governing body of the Ambulance Service District, Commissioner Jacobs moved to approve First Amendment to Professional Service Agreement Supervising Physician to Emergency Medical Service Providers within Malheur County Recorded with the Malheur County Clerk as Instrument Number 2025-2273 with Morris H. Smith, MD. Commissioner Mendiola seconded and the motion passed unanimously. The agreement expires June 2027; compensation is \$500 per month. See instrument # [2026-2340](#)

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

AMENDMENT – IGA #185822

Commissioner Jacobs moved to approve Amended & Restated 2025-2027 Intergovernmental Agreement for the Financing of Public Health Services, Agreement #185822-9. Commissioner Mendiola seconded and the motion passed unanimously. The amendment awards funding for various program elements for the 2026-2027 fiscal year.

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

MALHEUR COUNTY DEVELOPMENT CORPORATION (MCDC) – BOARD

Commissioner Jacobs clarified that the intent of the Court last week was to appoint three new MCDC board members to replace the existing board members. Commissioner Jacobs moved to appoint Shawna Peterson, Shay Meskill, and Commissioner Jim Mendiola as board members of Malheur County Development Corporation and to remove Kay Riley, Jason Pearson, Mike Walker, Corey Maag, Grant Murakami and Ralph Poole from the MCDC Board. Judge Joyce seconded and the motion passed.

Commissioner Mendiola abstained.

Vote: RJ/DJ in favor. Approved.

PUBLIC COMMENTS

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

Judge Joyce announced the Court would recess until 2:00 p.m. at which time an Executive Session would be held.

EXECUTIVE SESSION

Executive Session was held in accordance with ORS 192.660(2)(a) employment of public officer, employee, staff member, or individual agent with Judge Joyce presiding and Commissioner Jacobs and Commissioner Mendiola present. Also present were Administrative Officer Lorinda DuBois, Health Department Director Rebecca Stricker, and Richmond Petty.

Mr. Petty left the Executive Session; Amanda Church joined the Executive Session. No decisions were made during the session.

ENVIRONMENTAL HEALTH DIRECTOR VACANCY

Consensus of the Court was to authorize Ms. DuBois to make a conditional offer of employment for the Environmental Health Director to the committee's number one candidate.

COURT ADJOURNMENT

Judge Joyce adjourned the meeting.

Accounts Payable

Checks by Date - Summary by Check Date

User: kari.ott
Printed: 7/22/2026 12:22 PM



Check No	Vendor No	Vendor Name	Check Date	Check Amount
134786	879678	All Traffic Solutions, Inc.	06/01/2026	468.03
134787	0143466	Amazon Capital Services	06/01/2026	906.78
134788	032000	Andrews Seed Co., Inc.	06/01/2026	631.87
134789	637830	Century Link	06/01/2026	742.89
134790	216000	D & B Supply Company	06/01/2026	644.34
134791	376000	Idaho Power	06/01/2026	8.46
134792	UB*12340	MARTHA LOOPER	06/01/2026	56.10
134793	880136	Jessica McKinney	06/01/2026	215.00
134794	602320	NAPA Auto Parts	06/01/2026	69.96
134795	500400	Norco, Inc.	06/01/2026	280.00
134796	583450	State of Oregon Dept of Corrections	06/01/2026	3,280.00
134797	282601	Oregon State Police	06/01/2026	645.40
134798	879226	PortaPros	06/01/2026	627.00
134799	642093	Red's Automotive Repair, Inc.	06/01/2026	933.30
134800	880012	Ridgecrest Products, Inc.	06/01/2026	398.55
134801	879145	Silver Signet, LLC	06/01/2026	965.12
134802	702008	Staples Business Credit	06/01/2026	367.79
134803	880003	T-Mobile	06/01/2026	32.20
134804	879720	Total Package Enterprises, LLC	06/01/2026	18.17
134805	879742	Trinity Health Epic - PP	06/01/2026	50.00
134806	288897	Verizon	06/01/2026	338.28
134807	879635	Western Building Maintenance, Inc.	06/01/2026	700.00
134808	005000	A-1 Key and Lock Service	06/01/2026	3,417.00
134809	033300	Independent Enterprise Argus Observer	06/01/2026	674.11
134810	152005	Century West Engineering Corp	06/01/2026	4,500.00
134811	408200	J-U-B Engineers, Inc.	06/01/2026	3,280.00
134812	644110	Riverside, Inc.	06/01/2026	4,602.00
134813	644110	Riverside, Inc.	06/01/2026	9,849.65
Total for 6/1/2026:				38,702.00
ACH	879899	Estech Systems, Inc	06/02/2026	1,244.07
Total for 6/2/2026:				1,244.07
134816	037600	AT&T	06/05/2026	1.92
134817	130624	B & W Car Wash	06/05/2026	20.00
134818	180798	CIS Trust	06/05/2026	35.00
134819	879736	Desert Sage Event Center	06/05/2026	3,102.13
134820	&260	Four Rivers Cultural Center	06/05/2026	25,526.28
134821	333811	Government Finance Officers Association	06/05/2026	500.00
134822	360015	Home Depot Credit Services	06/05/2026	279.98
134823	376000	Idaho Power	06/05/2026	1,740.76
134824	461607	MicroTechnology Systems, Inc.	06/05/2026	11,269.75
134825	539200	Ontario Area Chamber of Commerce	06/05/2026	21,032.21
134826	879551	Painter Holdings & Business Ventures, Inc.	06/05/2026	25.75
134827	UB*12341	DANIEL RODRIGUEZ	06/05/2026	54.35

Check No	Vendor No	Vendor Name	Check Date	Check Amount
134828	879469	SBRK Finance Holdings, Inc.	06/05/2026	1,764.00
134829	642125	Steve's Hometown Toyota	06/05/2026	388.60
134830	879747	Teton Radiology Caldwell	06/05/2026	450.00
134831	879553	Training & Employment Consortium	06/05/2026	637.20
134832	788402	TransUnion Risk & Alternative Data Soluti	06/05/2026	100.00
134833	879212	Uniforms 2 Gear	06/05/2026	1,071.00
134834	879733	Waste Connections of Oregon, Inc.	06/05/2026	473.42
134835	879898	Avidity Solutionz	06/05/2026	2,417.80
134836	333895	Grant Mechanical, Inc.	06/05/2026	1,100.00
134837	879339	PSI Water Technologies, Inc.	06/05/2026	44,522.40
134838	879627	State of Oregon Department of Environmen	06/05/2026	1,110.72
134839	879469	SBRK Finance Holdings, Inc.	06/05/2026	31,300.51
Total for 6/5/2026:				148,923.78
ACH	880033	GreenWorks P.C.	06/18/2026	21,398.49
134840	0143466	Amazon Capital Services	06/18/2026	207.41
134841	880138	American Promotional Events, Inc.-West	06/18/2026	205.00
134842	032000	Andrews Seed Co., Inc.	06/18/2026	7,297.03
134843	626400	Campo & Poole Distributing, LLC	06/18/2026	15,361.01
134844	880000	CASPR Rescue	06/18/2026	900.00
134845	637830	Century Link	06/18/2026	531.37
134846	284000	Farmers Supply Co-Op	06/18/2026	13,776.36
134847	382005	Interpath Laboratory, Inc.	06/18/2026	115.00
134848	440000	L.N. Curtis and Sons	06/18/2026	140.00
134849	879417	LightSpeed Networks, Inc.	06/18/2026	1,377.88
134850	441140	Looks Nu, Inc.	06/18/2026	357.00
134851	456402	Malheur County Clerk	06/18/2026	239.00
134852	610100	Malheur Memorial Health Clinic	06/18/2026	460.00
134853	461607	MicroTechnology Systems, Inc.	06/18/2026	925.00
134854	602320	NAPA Auto Parts	06/18/2026	31.99
134855	481416	National Business Furniture	06/18/2026	530.67
134856	879301	Net Assets Corporation	06/18/2026	195.00
134857	582200	Oregon Association Chiefs of Police	06/18/2026	25.00
134858	242083	State of Oregon Department of Transportati	06/18/2026	2.10
134859	516494	State of Oregon Department of Transportati	06/18/2026	989.67
134860	880133	Oregon Rifleworks	06/18/2026	6,280.50
134861	528405	Oster Professional Group, CPA's PC	06/18/2026	28,301.53
134862	642093	Red's Automotive Repair, Inc.	06/18/2026	1,543.87
134863	666051	San Diego Police Equipment Company, Inc	06/18/2026	2,164.50
134864	130950	Sparklight Business	06/18/2026	140.62
134865	738002	Symbol Arts, LLC	06/18/2026	82.50
134866	879212	Uniforms 2 Gear	06/18/2026	975.42
134867	879733	Waste Connections of Oregon, Inc.	06/18/2026	1,331.31
134868	190549	Wienhoff Drug Testing	06/18/2026	150.00
134869	879240	Advanced Control Systems, LLC	06/18/2026	10,762.80
134870	0143466	Amazon Capital Services	06/18/2026	44.99
134871	028000	Anderson Perry & Associates, Inc.	06/18/2026	4,671.25
134872	22427	Conсор North America, Inc.	06/18/2026	12,916.50
134873	880009	Kimtek Corporation	06/18/2026	19,995.00
134874	516494	State of Oregon Department of Transportati	06/18/2026	42,552.25
134875	880109	Schlager Zimmerman Architects, LLC	06/18/2026	27,000.00
134876	270201	Emergency Services Marketing Corp., Inc.	06/18/2026	1,227.00
134877	880139	Oregon Airport Management Association	06/18/2026	250.00
134878	666052	SAIF Corporation	06/18/2026	113,753.17
134879	802400	Union Pacific Railroad Company	06/18/2026	589.14

Check No	Vendor No	Vendor Name	Check Date	Check Amount
Total for 6/18/2026:				339,797.33
ACH	832852	Wells Fargo Signify Business Elite Masterc	06/22/2026	5,250.44
134880	642081	CASH	06/22/2026	3,000.00
Total for 6/22/2026:				8,250.44
134882	UB*12284	LUIS VILLEGAS	06/23/2026	13.86
134883	879113	Municipal Emergency Services, Inc. -Acqui	06/23/2026	9,495.39
134884	0143466	Amazon Capital Services	06/23/2026	214.47
134885	033300	Independent Enterprise Argus Observer	06/23/2026	755.19
134886	879745	AT&T Mobility, LLC	06/23/2026	2,066.05
134887	879898	Avidity Solutionz	06/23/2026	3,398.70
134888	879583	Benson's Trophies & Plaques, Inc.	06/23/2026	154.51
134889	879637	Bryant Lovlien & Jarvis PC Attorneys at La	06/23/2026	25,525.00
134890	144000	Cascade Natural Gas Corporation	06/23/2026	104.64
134891	UB*12344	TOM GRIM	06/23/2026	103.32
134892	880140	Grocery Outlet - Independence From Hungi	06/23/2026	500.00
134893	UB*12343	LALANA GROVES	06/23/2026	47.97
134894	UB*12342	ARMIDA HERNANDEZ	06/23/2026	88.25
134895	376000	Idaho Power	06/23/2026	257.42
134896	440000	L.N. Curtis and Sons	06/23/2026	490.67
134897	&509	Matsy's Restaurant & Catering	06/23/2026	15.00
134898	500400	Norco, Inc.	06/23/2026	560.00
134899	573001	Ontario Sister Cities, Inc.	06/23/2026	395.25
134900	582200	Oregon Association Chiefs of Police	06/23/2026	228.76
134901	626654	The Police and Sheriffs Press, Inc.	06/23/2026	20.00
134902	738001	James Swank	06/23/2026	60.00
134903	879680	U.S. Bank Equipment Finance	06/23/2026	1,497.00
134904	880137	Stephen Anzaldua	06/23/2026	15,000.00
134905	879898	Avidity Solutionz	06/23/2026	4,983.00
134906	22427	Conсор North America, Inc.	06/23/2026	56,541.19
134907	461607	MicroTechnology Systems, Inc.	06/23/2026	16,885.00
134908	879896	RH2 Engineering, Inc.	06/23/2026	3,632.35
134909	879873	Tonkin-Chrysler, Dodge, Jeep	06/23/2026	82,606.44
134910	428195	Leads Online, LLC	06/23/2026	2,773.00
134911	879576	Trio Systems, LLC	06/23/2026	591.00
Total for 6/23/2026:				229,003.43
134912	879778	Andrew Wood	06/24/2026	52.50
Total for 6/24/2026:				52.50
134913	0143466	Amazon Capital Services	06/29/2026	796.29
134914	637830	Century Link	06/29/2026	740.61
134915	303800	Frank's Extinguisher Service	06/29/2026	192.43
134916	376000	Idaho Power	06/29/2026	2,816.18
134917	UB*12347	RHEA JACKMAN	06/29/2026	199.00
134918	UB*12346	LISA & TREVOR NICHOLSON/WILLIAI	06/29/2026	6.94
134919	879226	PortaPros	06/29/2026	639.00
134920	642093	Red's Automotive Repair, Inc.	06/29/2026	133.41
134921	UB*12345	RYWEST HOMES INC	06/29/2026	58.79
134922	UB*12336	TERRY SIZELOVE	06/29/2026	36.24
134923	879997	Tanner Smith	06/29/2026	143.56

Check No	Vendor No	Vendor Name	Check Date	Check Amount
134924	702008	Staples Business Credit	06/29/2026	117.63
134925	288897	Verizon	06/29/2026	338.28
134926	879635	Western Building Maintenance, Inc.	06/29/2026	4,441.47
134927	0143466	Amazon Capital Services	06/29/2026	68.58
134928	879653	FileOnQ, Inc	06/29/2026	650.00
Total for 6/29/2026:				11,378.41
ACH	PRAFLAC	AMERICAN FAMILY LIFE ASSURANCE	06/30/2026	534.37
ACH	PRAMERF	AMERICAN FUNDS GROUP	06/30/2026	300.00
ACH	PRCCIS	E B S TRUST	06/30/2026	97,473.67
ACH	PRCOLONI	COLONIAL LIFE	06/30/2026	688.02
ACH	PRFED	PAYROLL TAXES	06/30/2026	91,833.16
ACH	PRNATW	NATIONWIDE RETIREMENT SOLUTION	06/30/2026	1,850.00
ACH	PRORJU	OREGON DEPARTMENT OF JUSTICE	06/30/2026	737.01
ACH	PRORTAX2	OREGON DEPARTMENT OF REVENUE	06/30/2026	4,176.40
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	06/30/2026	26,647.71
ACH	PROSGP	OREGON SAVINGS & GROWTH PLAN	06/30/2026	4,040.85
ACH	PRPERS	OREGON PERS	06/30/2026	129,011.14
ACH	PRFED	PAYROLL TAXES	06/30/2026	210.16
ACH	PRORTAX2	OREGON DEPARTMENT OF REVENUE	06/30/2026	15.10
ACH	PRORTAXE	OREGON DEPARTMENT OF REVENUE	06/30/2026	77.30
ACH	PRPERS	OREGON PERS	06/30/2026	372.96
ACH	880050	Linsay Norman, DVM	06/30/2026	500.00
134929	005000	A-1 Key and Lock Service	06/30/2026	11,217.00
134930	880142	Alpine Construction Management	06/30/2026	55,194.21
134931	028000	Anderson Perry & Associates, Inc.	06/30/2026	5,983.75
134932	880134	Daniel Keffer	06/30/2026	8,333.52
134933	880141	Stroth General, LLC	06/30/2026	93,750.00
134934	PRSFIRE	UMPQUA BANK	06/30/2026	825.00
134935	PRUTCH	UTAH, OFFICE OF RECOVERY SERVICES	06/30/2026	716.00
134936	UB*12349	DANIEL PADGETT	06/30/2026	50.27
134937	UB*12348	JEANNINE STRANGE	06/30/2026	3.16
Total for 6/30/2026:				534,540.76
Report Total (168 checks):				1,311,892.72