

ONTARIO CITY COUNCIL MEETING MINUTES
Monday, April 21, 2014

The meeting of the Ontario City Council was called to order by Mayor LeRoy Cammack at 7:00 p.m. on Monday, April 21, 2014, in the Council Chambers of City Hall. Council members present were LeRoy Cammack, Norm Crume, Jackson Fox, Charlotte Fugate, Dan Jones, and Larry Tuttle. Ron Verini participated by telephone.

Members of staff present were Tori Barnett, Larry Sullivan, Al Higinbotham, Marcy Skinner, Mark Alexander, Kari Ott, Anita Zink, Cara Wilber, and Mary Domby. The meeting was recorded, and copies are available at City Hall.

Charlotte Fugate led everyone in the Pledge of Allegiance.

AGENDA

Norm Crume moved, seconded by Charlotte Fugate, to adopt the Agenda as presented. Roll call vote: Crume-yes; Fox-yes; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 7/0/0.

CONSENT AGENDA

Councilor Verini stated in the comments by Charlene Pelland, the awards celebration date read April 24th, and it should have been the 15th.

Councilor Crume recused himself as his corporation had an invoice on the bills.

Councilor Fox stated on page one, Andrews Seed, \$1,254, where were those trees?

Brad Howlett, Facilities Manager, stated he believed there were trees purchased for some parks, but there should also be a season worth of chemicals and fertilizer.

Councilor Fox stated he wanted a clear answer for that. On page five, Home Depot Credit Services for drywall, wood, nuts, bolts, etc. He didn't understand why the city wasn't using the local lumberyard. That money would stay in the community, instead of sending it somewhere else.

Mayor Cammack stated the city did promote purchasing locally, so he wanted that researched.

Councilor Tuttle stated on page four, Farwest Steel Corporation, for Skyline Valve Replacement. What was that? Farwest Steel didn't sell valves.

Mary Domby, Assistant Finance Director, indicated she would research that and let them know.

Councilor Tuttle stated on page five, John Deere Financial, was that Kinney & Keele?

Ms. Domby stated it was Kinney & Keele and Hollingsworth.

Larry Tuttle moved, seconded by Charlotte Fugate, to approve Consent Agenda Item A: Minutes of the Council Meeting of April 7, 2014; and Item B: Approval of the Bills, as amended. Roll call vote: Crume-abstain; Fox-yes; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 6/0/0/1.

PRESENTATION

Ontario Aquatic Center

Ken Hart, Aquatic Center Committee Chair, began by introducing the committee. They were Dan Cummings, Peggy Hawkins, Stan Hawkins, Jerry Jorgenson, Marty Justus, Ralph King, Charlene Pelland, Debbie Schaffeld, Matt Sorensen, and Stephanie Williams. Also, non-voting members were Councilor Charlotte Fugate and Councilor Norm Crume, along with City of Ontario Facilities Manager Brad Howlett. They had met six times since January. They had also received 20 written submissions or in-person comments from the community.

To begin with, the Committee had been tasked with two things: what should the Aquatic Center look like and how should it be funded. Tackling the second item first, they had only spent one meeting on that issue. The most important point related to the funding source was that this was a community asset. The community was defined as the Western Treasure Valley. At the end of the day, Ontario had folks coming in from Payette, Fruitland, Vale, Nyssa, etc. The community members wanted to put together a financing structure that allowed them to say that this was being supported by the overall community, not just Ontario residents. They weren't unanimous on this option. The idea was floated to do a bond, which would have only been on residents of Ontario. That failed. The overwhelming majority of the committee requested that they look to the broader public to finance this. There were discussions about maybe a way to put together a bond or a parks district that might encompass both sides of the river, but in their short period of time, they had not found a mechanism that would accomplish that goal. At the end of the day, the sales tax was a way to tap everyone who came into this community to support this asset. That was why they, as a committee, opted for that as the funding mechanism. They also looked into doing a loan, but that had been rejected. The tax would be to get the funds and the maintenance funds, to ensure the asset was there for the long term. The tax would sunset once enough money had been raised to pay for the pool and to have a fund established for maintaining it.

The recommendation was to do the pool all at one time, not to piecemeal it, for the full \$7.4M. The committee wasn't unanimous, but they held good, open discussions, and everyone was heard. In conclusion, that was the recommendation from the Aquatic Center Committee – that the Council look at a broad-based funding source, being a 1% sales tax, which would allow the city to fund the pool. There had been numbers talked about regarding how much 1% would raise, and how long it would take to raise the \$7.4M.

Moving on to what the pool should look like, they had come to the decision at the beginning that their recommendation was not going to be to just replace what was already there. They wanted the new pool to be a combination of what they already had, but also additional features to make it more family friendly, to ensure it was a year round facility, and to have an outside component. The facility needed to be enlarged; they were not interested in repairing what was there; it needed to be both family and senior friendly; it should be usable all year round; the facility should meet the needs and vision of the community; the facility should incorporate expanded dry-land fitness for a possible lease to an outside entity; and the facility should be designed in a way that would result in reduced operating subsidy from the city. They had arrived at about \$150K a year as to what the city, on average, had been using to subsidize the day-to-day operations of the pool.

They also had a committee member design a graphic of the possible outlay of the pool. It was just an idea for the Council to see. There was the existing pool, for \$2.3M to renovate. Those numbers were received from a report done a few years earlier by HSA. Brad [Howlett] provided them with the general idea of new construction being "x" dollars per square foot, a pool would be "x" dollars, etc. The city would need to hire an outside entity to fine-tune the numbers. In renovating the existing facility, much of the money was related to the equipment, which had deteriorated. They wanted to expand the building to add an additional building, to put in an additional pool. That pool would be related to a waterpark and family friendly area. The existing pool was more designed for lane-lines, lap swims, etc. The additional pool would be an indoor, year-round activity section, with the addition of a spray park on that inside piece, plus an outdoor spray park. The \$20K was for acquiring equipment, replacing lane lines, redoing bathrooms and lockers, and expanding those to accommodate the expanded dry-land fitness, which was \$262K. The idea was to look for an outside vendor to lease that space. This would also eliminate the city having to get involved in the day-to-day running of a gym. They also briefly touched on having the day-to-day management

of the pool done by someone from the private sector. There were many options available. On the outside, there would be the addition of the spray park, with a concession stand and a covered patio area, lockers, and access to the bathroom. They would also need to add additional parking, estimated at 36 more stalls. Lastly, about \$100K was for the city having to hire an outside firm to take these ideas and put some real details to them. They also strongly suggested the city look into grant funding for some of the additions, specifically the outside area appeared to be open to grant funding. It was harder since this was a municipality, but it was a possibility. They would need something in more detail to go to an entity that might provide grant funds.

In conclusion, the strong recommendation from the committee was to do this all at one time. That way, the pool which had been closed for many months, would begin construction and ensure that funding was in place. In trying to structure something to make this pool a destination spot for the community, including the surrounding areas, there was the recommendation to impose the 1% sales tax.

Councilor Crume asked what the members thought of the existing pool, and as to why it was currently closed, and why they didn't believe it was worth repairing instead of a rebuild.

Mr. Hart stated most of the committee had the chance to tour the facility, which included the equipment room, and they saw, among other things, the metal tanks that had been eaten away from the inside out and were springing leaks. Much of the funds were related to the equipment in the facility. The perception in the community was that the pool was limited, and only appealed to seniors doing water aerobics, or a swim team, and it didn't have appeal to families in the community. The belief to spend the money and walk away, and to only have what they had before, was not something the committee supported. Having an outdoor component, having additional space to be used year round, was a very important piece, and they didn't believe the existing pool could provide that.

Councilor Tuttle asked about the diagram of the new pool outlay, and the colors represented.

Mr. Hart stated the blue was water, the light blue were the lockers. The red space was existing space. The orange space was the equipment room. The blue at the bottom was taken from the original HSA study, and it was just a general rendering of the idea of adding an additional building and pool, and having an outdoor spray park. Also, a spray park didn't require additional staff, but a pool would. They wanted to add features that would bring in people, but wouldn't increase staffing costs. They also had the open alleyway enclosed to get more space.

Councilor Verini suggested that the item be added to the next agenda and that Brad Howlett give a report for the Aquatic Center.

Mr. Hart thanked the Council and the committee members.

NEW BUSINESS

Resolution #2014-114: Adopt City's Representation in the Updates to the Malheur County Multi-Jurisdictional Natural Hazards Mitigation Plan

Al Higinbotham, Fire Chief, stated the City of Ontario fully participated in the FEMA prescribed mitigation planning process to prepare the Malheur County, Multi-Jurisdictional Natural Hazards Mitigation Plan, which established a comprehensive, coordinated planning process to eliminate or minimize these vulnerabilities. The Oregon Office of Emergency Management and Federal Emergency Management Agency, Region X officials reviewed the Plan and pre-approved it (dated April 1, 2014) contingent upon official adoption of the participating governments. The city would submit this resolution to the Oregon Office of Emergency Management and Federal Emergency Management Agency, Region X officials to enable final approval of the Plan. Expected future costs depended on the physical durability and potential economic obsolescence of the investment. Also, adoption made the city eligible for future FEMA and state project grants.

Charlotte Fugate moved, seconded by Jackson Fox, that the City Council approve Resolution #2014-114, A RESOLUTION ADOPTING THE CITY OF ONTARIO'S REPRESENTATION IN THE UPDATES TO THE MALHEUR COUNTY MULTI-JURISDICTIONAL NATURAL HAZARDS MITIGATION PLAN. Roll call vote: Crume-yes; Fox-yes; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 7/0/0.

DISCUSSION ITEMS

Stelling Property

Larry Sullivan, City Attorney, stated the Stelling property was declared surplus in 2006, therefore it was not necessary to "re-declare" it as surplus. The current issue before the Council was what to do with the portion of the original resolution that put it on the market for \$20K an acre. The county currently had the real market value at \$24,500, but that wasn't necessarily an accurate picture of what it might bring on the market.

Mayor Cammack stated they needed to determine the value.

Mr. Sullivan stated if they wanted to determine that value, in the private sector a person would meet with a realtor to establish a fair price in today's market, and that was an asking price, not a fixed price, which would be non-negotiable. There was nothing preventing the Council from doing the same thing.

Councilor Fox stated he believed they should repeal the \$20K price tag. They should direct the City Manager to put it in front of the Economic Development Director and have him come back with a presentation as to where they might be marketing the property.

Councilor Crume agreed, as did Councilor Fugate.

Mr. Sullivan stated if the Council consensus was to adopt a resolution that repealed that \$20K price tag, he would bring that back for action at the next meeting.

Mayor Cammack agreed, and also wanted not only the city's Economic Development Director involved, but the County Economic Director as well.

Councilor Crume stated they needed to determine where the money collected on that property should be, and what it could be spent on. Some had been spent already for economic development.

Councilor Fox believed the money had been "borrowed". It was purchased with part of the sewer property.

Councilor Crume stated he thought the original purchase had been done through some portion of Public Works. The money received from CDH Consulting had been deposited and used for putting that property into Industrial.

PUBLIC COMMENT

Macie Saito, stated: *Hi, my name is Macie, and I go to the Treasure Valley Christian School. We're having a baked potato dinner and auction, April 26th, at the Cultural Center at 5:00. Tickets for grown-ups are \$10, and children are \$5. I hope you all will attend.*

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

- Mark Alexander, Police Chief, stated following Thursday's discussion about 9-1-1 consolidation, he had put together some documents. One was a timeline of events that had occurred since the beginning of the process. Secondly, there was a summary of costs. There were known costs for expenses to date, and some projected, potential future costs. He compared that to the proposed contract by the County, and also the identification of what the 9-1-1 budget was currently.
- Chief Alexander stated this coming Saturday, the Ontario Police Department, along with other law enforcement agencies in the county and area, would be participating in the DEA's Prescription Drug Take-back Program. That would run from 10:00-2:00. Households could bring in their unused, expired prescription medications, specifically those subject to abuse. Those would be disposed of properly. There was also a permanent drop off container in the lobby of City Hall.
- Councilor Crume stated he was pleasantly surprised to see the ODOT paint crew doing the street striping. He had asked last fall to have it done twice a year, but had been told it couldn't be done. It was great to see it being done.
- Mayor Cammack asked what the Councilors thought about reinstating the Ex-Officio appointments.

Councilor Fox stated he wanted them put back into place.

Councilor Tuttle agreed with Jackson Fox.

Councilor Jones stated he would go with whatever the group wanted; however, his opinion was that every Councilor should have access to all Department Heads. That's why he somewhat disagreed with an ex-officio because it singled out one Councilor for a specific department. But, he would be in support of whatever the group wanted to do, as long as every Councilor had access to everybody.

Mayor Cammack agreed. He liked the idea of the ex-officio because every Councilor should, and would, have access, while ensuring every department had a specific person.

Councilor Crume stated when the City Manager explained the reason for the change, he thought it made sense. But, in practice, it hadn't turned out that way. It made things too pushed apart, and there wasn't any personal contact when necessary. Everyone needed to be able to speak freely and to not be afraid.

Councilor Fugate agreed they needed to put the ex-officios back in place. It would help with understanding.

Mayor Cammack stated before, in his previous run as Mayor, he made the appointments. If anyone had a specific department they wanted to be assigned to, let him know.

Councilor Fox wanted Finance.

- Tori Barnett explained that the Chicago Title settlement payment had been received, and would be placed in reserve for the extension of Dorian Drive. She also spoke with John Bishop about the septage receiving plant, who indicated the shelter was necessary at the facility, and had been budgeted for. Also, they had been speaking with Brian Davidson, owner of Anytime Septic, and he was working with staff in developing a contract/agreement for the use of the facility. Those contracts would be submitted to the City Attorney for review. They were shooting for May 1st as open for business.

The Council wanted to see the contract template before it was put into use.

EXECUTIVE SESSION

Executive Session: ORS 192.660(2)(d)

An executive session was called at 8:02 p.m. under provisions of ORS 192.660(2)(d) regarding labor negotiations. The Council reconvened into regular session at 8:39 p.m.

ADJOURN

Jackson Fox moved, seconded by Norm Crume, that the meeting be adjourned. Roll call vote: Crume-yes; Fox-yes; Fugate-yes; Jones-yes; Tuttle-yes; Verini-out; Cammack-yes. Motion carried 6/0/1.

APPROVED:



LeRoy Cammack, Mayor

ATTEST:



Tori Barnett, MMC, City Recorder