

**MISSION STATEMENT: TO PROVIDE A SAFE, HEALTHFUL AND SOUND ECONOMIC ENVIRONMENT,
PROGRESSIVELY ENHANCING OUR QUALITY OF LIFE**

AGENDA
CITY COUNCIL - CITY OF ONTARIO, OREGON
Tuesday, January 20, 2015, 7:00 p.m., M.T.

1) Call to order

Roll Call: Norm Crume _____ Tessa Winebarger _____ Charlotte Fugate _____ Thomas Jost _____
Larry Tuttle _____ Betty Carter _____ Mayor Ron Verini _____

2) Pledge of Allegiance

This Agenda was posted on Wednesday, January 14, 2015. Copies of the Agenda are available at the City Hall Customer Service Counter and on the city's website at www.ontariooregon.org.

3) Motion to adopt the entire agenda

4) Consent Agenda: Motion Action Approving Consent Agenda Items

- A) Approval of Minutes of Special Meeting of 01/02/2015 1-2
- B) Approval of Minutes of Regular Meeting of 01/05/2015 3-12
- C) Application to Operate a Taxicab Service (Arrow Express, LLC) 13
- D) Approval of the Bills

5) Public Comments: Citizens may address the Council; however, Council may not be able to provide an immediate answer or response, but will direct staff to follow up. 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) Department Head Updates

7) New Business

- A) Appointments to City Boards/Committees/Commissions 14-33
- B) Security Assessment Recommendations 34-35
- C) Resolution #2015-101: Txf Funds to Hire a Fire Department Deputy Chief 36-38
- D) Resolution #2015-102: Request for Enterprise Zone Application Approval for Norm Poole Oil, Inc., and Campo Oil Company, Inc. 39-46
- E) *(Potential)* Beer Valley Brewing - Business Loan Fund

8) Discussion Items

- A) Council Orientation Update
- B) TOT Update
- C) Minutes: PWC 11/20/14; County Court 12/17/2014; SREDA 01/07/2015

9) Correspondence, Comments and Ex-Officio Reports

10) Executive Session:

- A) ORS 192.660(2)(d)
- B) ORS 192.660(2)(a)

11) Adjourn

TELEPHONIC COUNCIL MEETING MINUTES

January 2, 2015

A special telephonic meeting of the Ontario City Council was called for Friday, January 2, 2015, in the office of the City Recorder, Ontario City Hall, beginning at 10:00 a.m. Council members present were LeRoy Cammack and Ron Verini. Also present was a representative from the Argus Observer. Councilors who participated were LeRoy Cammack, Ron Verini, Norm Crume, Charlotte Fugate, Larry Tuttle, Dan Jones, and Jackson Fox.

Staff present was City Recorder/Interim City Manager Tori Barnett.

Notice of the meeting was provided to the Argus Observer on December 30, 2014.

AGENDA

Ron Verini moved, seconded by Charlotte Fugate, to adopt the Agenda as presented. Motion carried 6/1/0. Dan Jones voted no.

NEW BUSINESS

Resolution #2015-101: Authorizing the Funding of the Fire Department Deputy Fire Chief Position

Tori Barnett, MMC, City Recorder/Interim City Manager, stated due to the upcoming retirement of the Fire Chief on June 30, 2015, the Fire Department would like to hire a Deputy Fire Chief. Funding was proposed to come from the General Fund Contingency and Public Safety Reserve Fund.

The Fire Chief plans to retire effective June 30, 2015; therefore, the city needs to hire a Deputy Fire Chief now to ensure adequate training is provided so the new hire is ready to step into the position of Fire Chief following the existing Chief's retirement. Funding the Deputy Fire Chief position for the remainder of the 2014-15 fiscal year was estimated at \$54,300.

On November 4, 2013, the Council adopted Ordinance #2685-2013, allocating 26.5% of Motel Occupancy Tax to a Public Safety Fund. Currently the fund balance was approximately \$177,000, and continuously replenished each month. It would cost approximately \$2,500 to obtain the necessary uniforms and equipment for the Deputy Fire Chief, and staff would like to take that funding from the Public Safety Reserve.

The Council could decline to authorize the hiring of the Deputy Fire Chief; however, that would potentially cause detrimental department issues with the retirement of the current Chief in June and would leave the department without trained upper management leadership.

The purchase of uniforms and equipment, for \$2,500, would be taken from the Public Safety Reserve Fund, and \$54,300 would come from the General Fund Contingency.

The Public Safety Reserve has \$134,600 budgeted in contingency, which would be reduced by \$2,500, decreasing the reserve to \$132,100. The General Fund has a budgeted amount of \$997,076 in contingency, and would be reduced by \$54,300, decreasing the balance to \$942,776.

Charlotte Fugate moved, seconded by Ron Verini, to table Resolution #2015-101 until the newly elected Councilors were sworn into office [January 5, 2015]. Motion carried 6/1/0. Norm Crume voted no.

Charlotte Fugate moved, seconded by Ron Verini, that the meeting be adjourned. Motion carried 6/1/0. Dan Jones voted no.

APPROVED:

Ronald Verini, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder

ONTARIO CITY COUNCIL MEETING MINUTES
Monday, January 5, 2015

The regular meeting of the Ontario City Council was called to order by Mayor LeRoy Cammack at 7:00 p.m. on Monday, January 5, 2015, in the Council Chambers of City Hall. Council members present were LeRoy Cammack, Norm Crume, Jackson Fox, Charlotte Fugate, Dan Jones, Larry Tuttle, and Ron Verini.

Members of staff present were Tori Barnett, Larry Sullivan, Marcy Siriwardene, Al Higinbotham, Kari Ott, Mary Domby, Mark Alexander, Debbie Jeffries, Dave VanWagner, Cliff Leeper, Jerry Elliot, Anita Zink, Betsy Roberts, Pete Friedman, Lonnie Justus, Mark Saito, and Dan Cummings. The meeting was recorded, and copies are available at City Hall.

Charlotte Fugate led everyone in the Pledge of Allegiance.

AGENDA

Ron Verini 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

Jackson Fox moved, seconded by Larry Tuttle to add Western States Asphalt to Item B, Approval of the Bills. Roll call vote: Crume-yes; Fox-yes; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 7/0/0.

Charlotte Fugate moved, seconded by Ron Verini, to approve Consent Agenda Item A: Minutes of the Council Meeting of November 17, 2014; Item B: Minutes of Telephonic/Electronic Meeting of December 4, 2014 (Bill approval only); Item C: Liquor License Request – Change of Location – El Erradero; Item D: Adopt Meetings List: Jan-Jun 2015; and Item E: Approval of the Bills. Roll call vote: Crume-yes; Fox-yes; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 7/0/0.

DEPARTMENT HEAD UPDATES

Al Higinbotham, Fire Chief, stated security cameras at Station 2 were installed and fully operational, and they planned to catch whoever kept driving across the lawn. They had received a grant through the Special Districts Association through the Rural Board, with a city match, so the grant paid for half of the cameras. Through December, city EMS had 131 calls, Rural EMS had 15. The city had 12 fire calls, 3 general alarms, and 3 small structures (one being deliberate). Rural had one general call that went mutual aid to Nyssa, and one false alarm. It had been four months since the Rural had any working structure fire, which was fantastic!

Mark Alexander, Police Chief, stated he had started his annual report for the Police Department, covering 2014, and hoped to have it ready for the Council shortly. For Code Enforcement, overall activity was around a 10% increase. Weed issues had been addressed, and were about a 44% increase from the previous year. Garbage was at about a 70% increase. Those, and other numbers, would be in the report. The second phase of the Evidence Room remodel had been completed, and the project came in within budget. Council was invited to tour. The Citizens on Patrol group was going well, and there were about a dozen volunteers. At the VFW/American Legion Christmas party, both police and fire departments had received donations. This coming Saturday, the Elks would hold a Public Safety Appreciation Night, and police/fire/ambulance departments could nominate employees for Employee of the Year. He nominated LaVelle Cornwell, Evidence Technician, for support Personnel of the Year; David Worth, who handled the civil fingerprinting process, for Volunteer of the Year, and Officer Henry Filipponi as Officer of the Year. Also, graffiti was down from last year.

Cliff Leeper, CH2M Hill, Public Works Director, introduced key members of the Public Works team. They were Betsy Roberts, City Engineer; Dave VanWagner, Street Superintendent; and Jerry Elliott, Water and Wastewater Superintendent. Staff was currently addressing infrastructure issues throughout the city. At this time, everything was being addressed and taken care of.

Debbie Jeffries, Recreation Manager, stated they would be starting their basketball program on the 17th, and again thanked the Council for the purchase of the basketball hoops for the Four Rivers Community School. That was going to save the department a lot of money. There was an increase in participants this year, up by around 30 kids.

Kari Ott, CPA, Finance, stated they had applied for an extension of the audit. It was expected to be completed within the following week. There would be a qualified opinion because of fixed assets, but she had received some data from CH2, so next year, that issue would be taken care of.

Marcy Siriwardene, Planning Technician, stated she was in the Planning Department. They handled building permits, among many other things.

NEW BUSINESS

Outgoing City Councilors

Tori Barnett, MMC, City Recorder/Interim City Manager, stated following the November 4, 2014 General Election, Councilors Jackson Fox, Dan Jones, and Ron Verini would be stepping down from their seats as Councilors. Also, LeRoy Cammack would be stepping down from his seat as Mayor. Each member would receive a plaque of appreciation from the city, and offered an opportunity to say some parting words.

Dan Jones stated it had been an interesting four years. It all started with the Budget Committee. That's why he had run for office. He wanted to tell the new Councilors to stand their ground, go with what you believe, find out the information, follow the rules, obey the law, and things would be alright.

Ron Verini stated if it hadn't been for LeRoy Cammack stepping into the Mayoral position, and Tori [Barnett] taking a very serious position as City Manager and holding down two jobs for this length of time, he didn't think the city could've gotten here, this quickly and civilly. He thanked them both for everything.

LeRoy Cammack stated his thanks for the Council putting up with him, and letting him hold down this position over the past year or so. It had been interesting. He appreciated City Attorney Larry Sullivan for keeping him out of trouble numerous times, and a special thanks had to go to Tori Barnett for taking this Interim City Manager job. She must have been crazy. She had to continue doing the City Recorder job, as well as the City Manager job, which was completely new for her, and she's done a very good job, and he appreciated all the work she had done. He also appreciated the opportunity to work with all the Department Heads. They were a great bunch of people, who did a great job, and they were all valuable assets to this community. The same for all the city employees – they were a great group of people, people that he enjoyed working with, and he would miss them all. But, they'll be working for the new Council, and would be doing that same great job.

Incoming City Councilors

Tori Barnett, MMC, City Recorder/Interim City Manager, stated as a result of the November 4, 2014 General Election, the Ontario City Council would welcome and the City Recorder will swear into office Thomas Jost, Jr., Betty Carter and Tessa Winebarger, along with newly elected Mayor Ronald Verini. Following the Oath of Office, each would take their appointed seats at the Council dais.

Ms. Barnett swore into office Tessa Winebarger, Thomas Jost, Jr., Betty Carter, and Ronald Verini.

Mayor Verini stated he was thrilled to be sitting in the Mayoral position. He again thanked LeRoy and Tori for stepping in and calming the waters in extremely challenging times. He also appreciated the hearty discussions that had brought them to this point. Six years ago, he had been selected to sit on the Council, and four years ago he had been elected by this community to continue this venture. Today, he thought represented continued support of this community with his election as Mayor. He was honored, and would strive to very seriously make Ontario the safest community, one that embraced the diversity of one of the greatest strengths of our community, and a goal for an enhanced quality of life and increased economic development. He thought those goals were not as lofty as they seemed. Ontario had some challenges that were unique to a border town, having a conservative bent to it, in a liberal state. They needed to think about that as they moved forward in this community, conducting the city's business. It was incumbent upon them as the City Council, to find real solutions to the challenges they faced in Ontario. Some would seem overwhelming, but they were really opportunities to make this city even greater than what it was today. Together, with staff, and the partners, they would succeed. There would always be disagreements on the Council, and that should be viewed as a healthy way to reach the best solutions for our community. The citizens ask for safe streets, clean water, good schools, jobs, good health, and they, at the city level, might not be able to provide all of those things but what they did provide, needed to be done with the best effort possible. He thanked the community for this opportunity and he knew, moving forward on this Council, they had a tremendous amount of diversity, and they had a depth of knowledge that was overwhelming. With the old Councilors moving forward, and the new, with their new ideas, this was going to be an exciting time and a chance for them all to really move this city to a higher level.

Mayor Verini distributed to the Council a copy of the city's Mission Statement. It read: *"To Provide a Safe, Healthful, Sound Economic Environment, Progressively Enhancing our Quality of Life"*.

Appointment of Council President

Tori Barnett, MMC, City Recorder/Interim City Manager, stated following the Oaths of Office for the Mayor and City Councilors, a Council President would need to be appointed. The President would stand in for the Mayor in the Mayor's absence, or at the request of the Mayor. Any Councilor was eligible for the position.

Ms. Barnett asked if anyone specifically wanted to be considered for the position.

Councilor Crume voiced his interest.

Ms. Barnett asked if there were any members who specifically did not want to be considered. There were none. Were there any other names to be put before the Council? There were none. As only one name – Norm Crume – had been interested in the position, they could move forward with the process, and she asked for a roll call vote for the appointment: Fugate-yes; Winebarger-yes; Crume-yes; Jost-yes; Carter-yes; Tuttle-no; Verini-yes. Motion carried 6/1/0.

DISCUSSION ITEMS

- Tori Barnett stated for the Council Orientation, she was waiting on Councilor Jost to see if his days off were going to change with the new year, but they had not. Chief Alexander was out attending a training the week of January 12-16, so did the Council want to wait until Chief Alexander's return, or go ahead and move forward?

Mayor Verini stated he would like Chief Alexander present for the Orientation. What about the 23rd?

Ms. Barnett stated she would set it up for the 23rd and would contact all parties with the information once confirmed.

- Tori Barnett stated they had received 25 applications for the position of City Manager, and copies of all the applications were in the binder she had just distributed to the Council.

Mayor Verini asked each Councilor to bring back their top ten applicants to the next meeting. They would hold an Executive Session at the next work session to review and discuss each Councilor's choices.

- Councilor Crume stated he wanted to discuss the Transient Occupancy Tax (TOT) to review it, and to see where the city was financially with the collection of these dollars. He had heard that the tax coming in was better than estimated.

Ms. Barnett had distributed a chart reflecting where the city was currently with TOT funds, from the beginning of the Fiscal Year to current.

Ms. Ott stated the prior years' numbers were also on the chart.

Councilor Fugate stated that maybe for the new Councilors, the TOT needed to be explained.

Councilor Crume asked if Finance could provide the Council a short summary of what had transpired with the TOT, specifically discussing the situation where the money was inadvertently put into the wrong account. Maybe give a brief history of that, and what changes were made last year by the previous Council.

Ms. Ott stated the original resolution approved by the Council read that 52.5% would be given to street maintenance, and the rest allocated to other places such as the V&C Board, Recreation, or the Chamber of Commerce. But what happened was that the 52.5% was allocated to the General Fund, for about \$1.8M. That error was discovered by the previous Finance Director, and there was now a loan between the General Fund and Street Fund, paying back the miss-allocated money. That was the biggest issue. Then Council addressed the percentage of allocations to the different areas. They opted to split the amount going to streets, so that fund was currently receiving 26.25% of the TOT, and the Public Safety Fund was created, and that fund now received the other 26.25%. Funds from the Public Safety Fund were to be authorized by the Council prior to expenditure. The TOT was a 9% motel tax charged by all the hotels and motels to the users of their facilities. The hotels kept a small percentage for their collection, and the remainder was remitted to the city. Previously, 12.5% had been allocated to the swimming pool, but with the pool closure, \$30K had been directly allocated to the Recreation Department. The chart she had presented reflected the percentages and where the funds went.

Mayor Verini asked that this be brought back to the next work session for review, and to catch the Council up on the past history of the TOT. At that time, he'd like City Attorney to let them know what they could or could not do with regard to the TOT percentages. What was written in stone, and was could be changed.

Councilor Fugate asked Ms. Ott if the other portion of the TOT had gone into the Aquatic Center fund? They had deducted the \$30K for Recreation, but had the other amounts been going into the Aquatic fund?

Ms. Ott stated yes, the remainder had. Five months' worth of collections had resulted in \$26,185 in its account. Payments were due by the 15th of the following month [November payment due by December 15], so there were actually seven months of collections remaining.

- Tori Barnett stated there was a company that had a loan out under the Business Loan Fund umbrella who was asking for a modification or restructuring of his current loan. Therefore, they needed to call for a BLF meeting to have their review the request and to make a recommendation to the Council on how to proceed. That would be scheduled as soon as possible.
- Tori Barnett stated the issue of a possible modification to the existing Business Loan Fund resolution and/or the Economic and Development Enhancement Grant fund had been brought to her by Councilor Fugate. The discussion surrounded perhaps modifying how the split of funds was done, and maybe directing a set amount of the funds toward specific projects such as the Downtown Revitalization project, or the Clean Up Ontario project, which encompassed cleaning up and beautifying the entrance/exit cloverleaves for Ontario.

Councilor Fugate stated she was working on the revitalization of Ontario project through the Oregon Main Street program, and she was looking for maybe some funding for people who wanted to improve their buildings, similar to the revolving grant fund. She hadn't gone through the steps yet, but she wanted to know if that was a possibility, and if yes, what would they need to do if they did opt to move forward with that. Would that need to be done by resolution or ordinance? Also, the ECE funds, that was from the earned interest off the BLF payments. The rules for the ECE grant probably needed to be reviewed. The biggest issue was that if a BLF loan defaulted, the ECE grant funds had to pay back the BLF to make it whole, even if it wiped out the ECE fund.

Ms. Barnett stated because the ECE was a grant, people were more amenable to those because of the no-pay-back status. The grant was currently low due to a defaulted loan which had to be covered. In discussing some projects occurring in the city currently – the Downtown Revitalization, as well as the Cloverleaf Clean-Up – they were all looking for funding. Maybe the funds could be designated differently to provide specific funds for those type of projects.

- Ms. Barnett stated there were no more proposals for the golf course, so effective on December 31, 2014, the city was out of the golf business. The city would be leaving power on for the security system, one of the three water lines would be left on for the fire suppression system, and gas to keep the heat on, at a minimal level, to keep the pipes warm. The golf carts currently in the storage units were there until the end of February, 2015, through a contract with the previous golf course manager. Until things were completely done, and everything was removed that needed to be, nothing would be moved around or changed at the course. There was an aviation organization that was interested in utilizing one of the buildings on the golf/airport property, but it was currently housing city equipment.
- Ms. Barnett informed the Council that television Channel 11, which aired the Council meetings live, as well as the replay three times a day every day until the next meeting, was going to be removed by Cable One, effective January 6, 2015. There was no way for the city to air live, nor air replays. The city had an agreement with Ontario High School - because the channel actually belonged to the city – to replay the Council meetings in exchange for them using the channel at other times. They would now be losing the channel also, which they used for their school announcements and notices. She was working with the city's IT department to research the possibility of airing replays off the city's website through YouTube. There would be no ability to air live, for now.

Larry Sullivan, City Attorney, stated he had informed the Council at previous meetings that the Cable One franchise agreement was expired, and he had been hoping to bring the new agreement to the Council before the expiration, but he'd been having multiple back and forth communications with the Cable One representative over the franchise fee issue. That had still not been resolved. However, he had informed that representative that his plan was to present the council a new agreement with Cable One. He had not been aware of the station going away, so he would be looking into the possibility of having that franchise agreement mandate the continuation of the channel. The FCC imposed strict regulations on local municipalities and their ability to require cable franchisees to provide local programming, but he'd look into it.

CORRESPONDENCE, COMMENTS AND EX-OFFICIO REPORTS

Councilor Fugate expressed her thanks for the outgoing Councilors for their service. For Mr. Jones, he was instrumental in getting the new finance department person on board, and he also encouraged the Council to move forward with the CH2M Hill contract. She believed that turned out to be a good move. Mr. Jones also served as the Council President, and he did a wonderful job.

Councilor Crume stated his congratulations to the new Councilors, and thanked them for jumping in to represent the city and to move the city forward. Was thrilled to be working with them all, and looked forward to it.

Councilor Jost stated he was looking forward to the future of the job, working with the city's different departments, and for making some good changes, to see what they could do.

Councilor Carter stated she, too, was looking forward to working with the city and the new Councilors.

Ms. Barnett stated there was a situation that had come before them recently, and she needed some Council direction on how to proceed. She asked Betsy Roberts to come forward to explain the request for the extension of the water line for the mobile home park near the golf course.

Betsy Roberts, CH2M Hill, Public Works Department, stated they had received a request from the trailer park near the golf course. They had problems and DEQ informed the occupants and/or owner of the property, that they'd either need to find a different water source [there was Arsenic in the water], or they'd be shut down, if they didn't have a plan in place by January 9th. A lot of back-and-forth had occurred over the previous years, but when it came before CH2, they were informed that a previous Public Works employee had stated a 4-inch water line could be extended, and here are some things that could be done to help them out. First of all, this area was not even in the city limits. Secondly, that would require an extension of a 4-inch water line, which was basically just a large service, not a main, which was not something typically done. They put together, following discussions with the Public Works Committee, what appeared to be a standard process for someone who requested water service from outside of the city. They discovered that in a similar situation, everything had been requested from another mobile home park, that also asked for infrastructure, water, and sewer services. That project had to go the full gamut. Public Works personnel spoke with this potential owner, meaning that the person they'd been speaking with was someone who was potentially going to purchase the property, and let him know the steps required, including following the Water Master Plan. That would be an extension of a 12-inch main. They offered to obtain an estimate, and it turned out to be very expensive, over half a million dollars, to extend the line. The potential owner had hoped to tie on to the 4-inch line that served the golf course. That was not the way it would be done, to be done correctly, and it was not the way the precedent had been set previously. PW staff hadn't believed it was their position to make the decision on the direction this action went; it was for them to interpret the code, speak with the attorney, even research what had been done in the past, and to explain the steps and how they saw that action being done.

Mayor Verini stated to Mr. Sullivan that this action had been discussed years ago, and he believed at that time the Council agreed to not run that line.

Mr. Sullivan stated the issue that was before the Council previously, was different. It dealt with the previous owner's confrontation with DEQ. DEQ told him that his mobile home park was going to be shut down because he was unable to provide potable water to the residents. He looked into the possibility of obtaining a low-cost loan to fund the improvements necessary to provide potable water. One thing he looked at was getting an Arsenic removal system at the park, which proved to be more expensive than extending the 4-inch line from the city. DEQ had a program in which municipalities could be applicants for loans to fund the type of infrastructure water line extension that was needed there. That owner was asking the Council to apply for a loan on his behalf so he could get the water line extension funded. Because the city would be the applicant, the city would have the repayment obligation. Following Council review, found that the park wasn't even in the city limits, so questioned why they'd pledge taxpayer money to repay a loan that wasn't going to benefit anyone within the city. The Council declined to apply for the loan.

Mr. Sullivan continued with now the question became to what extent did the Council want to give its approval to extend that water line on a basis that might be precedent setting and contrary to the precedent that had been set before with other mobile home parks that had connected into city services.

Ms. Roberts stated on the Master Plan, the new waterline that would be required, was significantly more than what the owner wanted to do. What they asked was to slide down the line that went into the golf course area, as that was an existing 4-inch line. That would be the shortest route. But it was not good engineering to tie in a dead-end line to a 4-inch, and then add a 16-home facility to it. They stressed to the owner what the code outlined, and what good engineering would tell them to do, but it didn't mean there weren't other solutions possible. They had discussed getting a tank that would fill during the night, so they weren't pulling so much off the 4-inch line. That 4-inch line couldn't supply this type of facility at the right pressure. None of those would be what they'd normally do, so that was why it was before Council.

Councilor Crume asked, if the Council closed their eyes to good engineering, had anyone developed the cost to tie into the 4-inch line?

Ms. Roberts stated yes, and to get a tank would be approximately \$160K.

Councilor Crume stated he wasn't familiar with the location, but he had seen it to some degree. Was it economically viable for that owner to spend that much money on this lot? It didn't look feasible to him, even if the Council were to break their own rules.

Mr. Sullivan stated he had spoken with the potential owner, and had many discussions with the current owner, and the current owner was just stuck. He was unable to do anything with the park because he couldn't provide potable water, and didn't have the financial means to solve the problem. He was approached by the potential buyer who indicated he would solve the problem if the owner wanted to maintain the viability of the park, but he wasn't going to pay very much money for the park itself if he had to spend his own money to solve the water problem. He had tentatively cut a deal with the former owner, in the words of the potential buyer, saying he was practically being given the trailer park in order to solve the water problem. From a community standpoint, the point stated to him was that this was a low-income trailer park, the people who were living there were low-income individuals, there weren't a lot of housing in Malheur County that served that particular population, and unless the city helped with a solution, it was very likely that the 16 residents and/or families that lived in the park, were going to be homeless, and would end up being a burden either on the city or the county. If the city wanted to help be part of the solution in providing housing for the residents, that was the potential owner's pitch to the city. He had encouraged the potential owner to appear before the Council, but maybe the Council would be interested in tabling this to provide that gentleman the opportunity to appear before them.

Mayor Verini stated since he was anticipating being the new owner of the park, was he considering fronting the \$150K for the city to install the line? So the city would not be out any money.

Mr. Sullivan stated yes; he was not expecting the city to fund it. Although, he wasn't aware of the dollar amount CH2 had arrived at, and he didn't know if the gentleman knew of it or had reacted to it.

Ms. Roberts stated he hadn't reacted to either one. Following the PWC meeting, and history had been shared, the reason they had even looked at the extension of the 4-inch line and the tank, was because the previous PW Director had written a letter that offered that as a possible solution. However, the PW Committee stated no, follow the code as written, so they prepared the report which resulted in the higher numbers. The gentleman had seen both sets of numbers, and questioned why they couldn't use option one, but was told that wasn't really a viable solution anymore.

Councilor Tuttle verified the \$150K was the extension of the 4-inch line, correct?

Ms. Roberts stated yes, plus the tank, approximately.

Councilor Tuttle stated that would be poor planning. The 4-inch line that was placed there already was poor planning. The PW Director took it upon himself to do that, and it couldn't service enough people. There were residents clustered in that area. None of those residential locations had enough space, when their septic tanks went bad, to put in a new one, under Oregon State Law. If they were going to do a water line, it should be made large enough not only to service the park, but for future service for the other residents. It would be less expensive than tearing up the highway, and running down 18th. The place to start would be the replacement of the 4-inch line with a large enough line to service future needs. It was a waste of the gentleman's money and the Council's time and effort to do anything less.

Ms. Roberts stated those were good points, and they needed to begin somewhere. She agreed that the 4-inch line at the back of those properties was inadequate for servicing all those people, and was really only meant to get to the golf course. The approved Water Master Plan was where they started. That was based on good planning and grids of 12-inch lines. That was also public right-of-way, and the back of those properties was probably not. That was the reason they were usually always in the streets. However, she concurred that it was not good planning to use the 4-inch, and they should upgrade.

Councilor Tuttle stated it was a 5-lane highway they'd have to contend with if they went down 30th. The rear of the properties was city property, so there would be no issue with right-of-way. They might with the north end, but not the entire distance of the line.

Mr. Sullivan asked if they were seeking some type of consensus from the Council if CH2 should continue with discussing this action.

Ms. Barnett stated she had been contacted by the potential owner, and that's why it was before the Council. He took the information provided to him by CH2 and the PW Committee, didn't like it, didn't agree, and was asking for some type of compromise to work this out. There were rules and codes that the city was supposed to enforce and follow, and based upon the input from Public Works and the Public Works Committee, along with Mr. Sullivan's comments, it might be in everyone's best interest to ask him to plead his own case, if that was an option, or give direction to staff to let him know the city was not interested, but the city had to think of long-term planning and what was best for the city overall, not just a certain area.

Dan Cummings, CK2, LLC, Interim City Planner, stated this action had been in front of the Council for a number of years. This trailer park came to the PW Committee, and someone informed Russ Hursh, who owned the trailer park off of 4th Avenue and 30th, which had the same problem. He approached the city looking for the same solution, asked the city if he could hook into city water, and was told he'd have to annex in, provide sewer and water, and upgrade all the streets, including curbs, gutters, and sidewalks, to bring it to city standards before being allowed to connect to city services. Mr. Hursh appeared before the PW Committee, and possibly the City Council, stating it wasn't fair to let someone else connect without having to do the same thing he'd been required to do. When this issue came before the Council before, the recommendation was the same then as it was now. The city could provide the services, but they'd have to annex in, follow the codes, and bring everything up to standards. That was when they discovered that he couldn't annex because the city hadn't finished their process and annexed all their land in. That's what caused the city to get moving and got all the annexations done, so the annexation could take place, if he wanted to. The PW Committee hadn't changed their recommendation on this project. Services could be provided, but he'd need to bring it up to standard like anyone else would have to. They couldn't start playing favorites. It could be done, and it wouldn't be illegal, but did they want to do that without requiring it to be up to standards?

Mayor Verini asked if the Council should have the potential buyer, or his representative, appear before the PW Committee to state his case? Maybe with this new information, he might be willing to bring the property up to standards.

Mr. Cummings stated he could do that, but didn't know if he would. CK3 had been contracted to design a new well and osmosis system and that was what caused his confusion as to why this was on the agenda that night.

Ms. Barnett stated she had received an email from the gentleman, and she had also spoken with Ms. Roberts, and had

stated there had to be a better way to do this project.

Mr. Cummings stated it might just be to get a potential cost of that system, for comparison. He had heard rumors that part of the water problem was their septic system. There wasn't enough land, and the septic system was causing the water problem. It was only a matter of time before the septic system failed, and then they'd have to have sewer. In order to have sewer connection, under the city's code, they'd have to annex into the city. A quick fix for water was a Band-Aid for what could happen six months down the road. He agreed that the gentleman needed to plead his case instead of staff doing that for him.

Cliff Leeper, CH2M Hill, Public Works Director, stated he knew the man was proposing to purchase the property and had to present a plan to DEQ by January 9th. If no plan was brought forward, DEQ had issued a Consent Decree that they would shut the water off for this park on the 15th of January. In addressing what Mr. Cummings' brought up, there were two potential problems. First, was the Arsenic in the water. Second, they had high Nitrates, and those were coming from the failing, or failed, septic system. This was not a good situation and he wanted everyone aware of the issues. This was not new, just recently landing. It had been back-and-forth for quite a while, and it was at DEQ's breaking point because of the issues associated with water quality for those residents.

Mayor Verini asked his opinion on Mr. Cummings' plan – would that be sufficient for DEQ?

Mr. Leeper stated that was the real question. DEQ wanted a plan moving forward, because they had been continually kicking the can down the street, and they wanted action due to the issues associated with water quality. These residents living out there were not drinking proper water. Whomever purchased the property, if they intended to have their own system, they would need a certified operator to run the system that was not only addressing the Arsenic, but the high Nitrates. It was not as simple as flipping a switch and letting it run. It took someone with expertise to take care of the issue. He didn't know if the resources were there to afford that.

Mr. Sullivan stated an immediate solution would be if the Council consensus was to require this property owner to annex into the city, and the Council stated they would not do the project unless the property was annexed, then it would be the burden on the property owner to submit an annexation application and to submit all necessary paperwork to have staff research the annexation. The Council could give direction to both staff and the owner indicating this process should not move forward unless there was an application for an annexation submitted; then, they'd go through the normal process to consider the application.

Mr. Leeper stated the 4-inch line was well-undersized, and needed to be doubled in size, based on engineering, which would allow potential growth.

Mr. Sullivan stated the owner would have an opportunity to request that the city set up a Reimbursement District in that area to help pay for the cost of the 8-inch line once other property owners started connecting to that line. The cost wouldn't be born solely by him. He would have to pay the initial cost of the 8-inch line, but could be reimbursed.

Councilor Fugate stated he wouldn't have the ability to pay half a million dollars for a sewer system, so when the sewer systems started failing on the property, what then?

Councilor Crume stated that would double the expense, to annex in for both sewer and water.

Mr. Leeper believed the sewer system on the property had failed.

Councilor Tuttle stated this same thing was discussed, and turned down, two years ago.

Mr. Leeper stated this was brought forward to ensure transparency, and that everyone understood everything on the table, and a decision could be reached.

Mayor Verini stated if they applied for annexation and picked up the cost for the water and sewer, and streets...

Mr. Leeper stated it would be the entire infrastructure system, not just for water and sewer; it was all the upgrades.

Councilor Crume stated this made no sense for the city to be involved. He was sorry for those 16 families, but they had to do what was best for the entire community.

Each Councilor agreed with Councilor Crume's statement. The consensus was to not support the project.

ADJOURN

Norm Crume moved, seconded by Betty Carter, that the meeting be adjourned. Roll call vote: Crume-yes; Winebarger-yes; Fugate-yes; Jost-yes; Tuttle-yes; Carter-yes; Verini-yes. Motion carried 7/0/0.

APPROVED:

ATTEST:

Ron Verini, Mayor

Tori Barnett, MMC, City Recorder

CONSENT AGENDA

January 20, 2015

TO: Mayor and City Council

FROM: Mark Alexander, Chief of Police

THROUGH: Tori Barnett, Interim City Manager

SUBJECT: APPLICATION TO OPERATE A TAXICAB SERVICE

DATE: January 9, 2015

SUMMARY:

Arrow Express LLC - Taxi, Courier Shuttle owned by Lorrie Lehnerz, has applied for a license to operate a taxicab service within the City of Ontario. This business will operate from 686 NW First Avenue, Ontario, Oregon, 97914.

BACKGROUND:

Ontario Municipal Code Title 3, Chapter 6 requires anyone wishing to operate a taxicab business must fill out an application for a license to operate a taxicab with the City Recorder. Once an application has been approved by the City Council, a license to operate a taxicab will be issued upon payment of \$60 per vehicle per year.

Arrow Express LLC Taxi, Courier Shuttle will operate two vehicles, a 2001 Honda Odyssey and a 2004 Dodge Dakota quad cab pickup. Both vehicles have passed the initial inspection.

At this time there are three drivers for the company, including owner Lorrie Lehnerz. All drivers have passed the background check as outlined by this ordinance.

Applicant has complied with all requirements outlined in the ordinance.

RECOMMENDATION:

Staff recommends that City Council authorize the Police Chief and the City Recorder to issue a taxicab license to Arrow Express LLC Taxi, Courier Shuttle.

AGENDA REPORT
January 20, 2015

To: Ontario City Council

FROM: Tori Barnett, MMC, City Recorder/Interim City Manager

SUBJECT: APPOINTMENTS TO BOARDS, COMMITTEES, AND COMMISSIONS

DATE: January 13, 2015

SUMMARY:

Attached are the following documents:

- Letters of interest for appointment from various citizens.

It is time for the annual appointment of city committee, commission and board members. Following are the vacancies and expressions of interest in serving.

AIRPORT BOARD: 5 VACANCIES [4-YEAR TERM]

Five letters received – Shawn Coleman, Shay Myers, Dale Cruson, Gary Taylor, and Luke Keller.

Proposed motion reflects recommendations presented by the Airport Committee, following their Monday, January 12, 2015 meeting.

BUDGET BOARD: 4 VACANCIES [4-YEAR TERM]

Four letters received – Michael Braden, LeRoy Cammack, Darin Bell, and Mike Blackaby.

PLANNING COMMISSION: 3 VACANCIES [4-YEAR TERM]

Three letters received – John Hall, Max Twombly, and John Breidenbach.

PUBLIC WORKS COMMITTEE: 2 VACANCIES [3-YEAR TERM]

Two letters received – Dan Cummings and Scott Wilson.

RECREATION BOARD: 3 VACANCIES [3-YEAR TERM]

Two letters received – Shay Meskill and Haley Miller.

V&C BUREAU BOARD: 2 VACANCIES [3-YEAR TERMS]

Two letters received – John Hall and Debbie Blackaby.

RECOMMENDATION:

Staff makes no recommendation as these are appointments made by the Council.

PROPOSED MOTION 1:

I move to appoint to the Airport Committee Shawn Colman and Gary Taylor to four year terms; Luke Keller and Shay Myers to complete one-years terms due to resignations of members; and Dale Cruson to the position of Alternate member. Other than the exceptions stated above, the expiration of terms will coincide with those established by ordinance.

PROPOSED MOTION 2:

I move to appoint Michael Braden, LeRoy Cammack, Darin Bell, and Mike Blackaby to the Budget Board; John Hall, Max Twombly, and John Breidenbach to the Planning Commission; Dan Cummings and Scott Wilson to the Public Works Committee; Shay Meskill and Haley Miller to the Recreation Board; and John Hall and Debbie Blackaby to the V&C Board. Expiration of terms will coincide with those established by ordinance.

From: SHAWN COLEMAN <tcraftap@msn.com>
To: "peter.morgan@ontariooregon.org" <peter.morgan@ontariooregon.org>
Date: 10/28/2014 8:17 PM
Subject: Shawn Coleman airport committee

Tori Barnett

To whom it may concern I would like to be put on permanent status on the airport committee thank you,

Shawn Coleman is at work

Sent from my iPhone
Shawn Coleman 541-212-5405

Tom Frazier

From: Shay Myers [owyheeproduce@gmail.com]
Sent: Thursday, June 05, 2014 9:21 AM
To: tom@mvcillc.com
Subject: Airport

Tom, this email is to serve as notice that I am willing and able to serve on the Ontario airport board. If my services are needed.

Sincerely,
Shay Myers

Sent from my iPhone

Sent from my iPhone

Tori Barnett - Airport Advisory Board

From: "Dale Cruson" <dale@oregontrailhobbies.com>
To: "Tori Barnett" <Tori.Barnett@ontariooregon.org>
Date: 12/23/2014 3:28 PM
Subject: Airport Advisory Board

Hi Tori, I would like to put my name in for the Ontario Airport Board for 2015. I understand my term is up at the end of this year and so will serve another term. If you need me to be an alternate that would be ok too. Thank You, Dale Cruson

From: Gary Taylor <garytaylor1957@icloud.com>
To: "tori.barnett@ontariooregon.org" <tori.barnett@ontariooregon.org>
Date: 12/17/2014 3:33 PM
Subject: Untitled

~~Tori, my name is Gary Taylor and interested in the airport board vacancy. I am a pilot and have lived in the Ontario area my whole life and have prior airport board member experience. Let me know if I can help.~~

Gary Taylor
3640 Arabian Drive
Ontario, Oregon 97914
541-212-8741

Sent from my iPad

Airport Advisory Committee:

My Name is Luke Keller I am an active pilot with my airplane currently hangered in Ontario. As an active participant in aviation I like to be able to help show and grow public participation. My family is also involved in aviation and other community events and I think I could bring some ideas forward. My goal as a committee member would be to learn current issues and concerns and then help find solutions.

Thank you for your time,

Luke Keller

1529 hwy 20 26

Vale, OR 97918

Phone 541-212-4681

Email:

Luke.keller@simplot.com

Chopper_gasser@yahoo.com

Tori Barnett - Budget Committee Letter of Interest

From: Michael Braden <michaelbradencpa@gmail.com>
To: <tori.barnett@ontariooregon.org>
Date: 12/15/2014 11:30 AM
Subject: Budget Committee Letter of Interest

To Tori Barnett, City Recorder:

As there is no official application I would like to submit this email as a letter of interest for appointment to the City of Ontario Budget Board.

I work for the SBDC at TVCC as a small business advisor. I am also a licensed CPA in Idaho. I have been an Ontario resident since 2005.

Thank you for your consideration.

Michael Braden

715 SW 3rd St
Ontario, OR 97914
208-284-8046
michaelbradencpa@gmail.com
mbraden@tvcc.cc
City of Ontario Budget Board

January 9, 2015

Ontario City Council

Attn: Tori Barnett
444 SW 4th Street
Ontario OR 97914

Re: Request Appointment to Serve on the Budget Committee

Ms. Barnett:

Please submit my name for appointment to serve on the Ontario Budget Committee. I believe my years as a City Councilor and Mayor for Ontario allows me to provide background knowledge and insight related to governmental accounting and budgetary procedures.

I can be reached at the information provided below. Thank you for the opportunity to be considered for appointment. I look forward to hearing from you.

Sincerely,



LeRoy Cammack
1234 SW 11th Avenue
Ontario, OR 97914
541-889-3268/541-212-7620
leroycammack@gmail.com

From: Darin Bell <dbell@tvcc.cc>
To: 'Tori Barnett' <Tori.Barnett@ontariooregon.org>
Date: 12/30/2014 9:47 AM
Subject: RE: Budget Board

Hi Tori,

Yes, I would like to serve on the budget committee for a full term. I am teaching a night class this term but I can adjust my schedule if I have sufficient notice.

Jonathan Gillen the CFO at TVCC would be willing to serve on the committee. Should I have him send you an email?

Regards,

Darin

From: Tori Barnett [mailto:Tori.Barnett@ontariooregon.org]
Sent: Monday, December 29, 2014 5:31 PM
To: Darin Bell
Subject: Budget Board

Hi Darin -

I haven't heard anything back from you about a reappointment to the Budget Board. Normally, you would not need to do so quite this quickly, but as your initial appointment was to complete the term of a resigning member, your current term actually terminates 12/31/14. We here at the city are hopeful that you would like to serve another term - a full one, this time - on the Budget Board. If so, that term would end on 12/31/18.

If you could, would you please let me know either way? Thank you!

Tori Barnett, MMC
City Recorder
Interim City Manager
Ontario, Oregon
541-881-3232

BLACKABY

Insurance Agency Inc.

December 30, 2014

City of Ontario
444 SW 4th Street
Ontario, OR 97914

Attention: Mayor, City Council
Tori Barnett, Interim City Manager

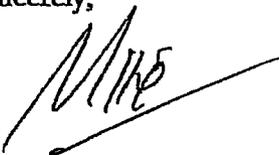
RE: Appointment to Budget Committee

I am writing to ask to be considered as a Board Member to the Budget Committee for the City of Ontario.

As a Business Owner in the City of Ontario and a long term citizen of Ontario, I feel I can bring value to this committee. In addition to this, I have served as Secretary/Treasurer for the Old Owyhee Ditch Improvement District since 1974, Treasurer for Malheur Drainage District since 1989, Treasurer for the St. Peter's School Bingo since 1984, Treasurer for St. Peter's School Foundation since 1990 and Co-founder of the Ontario High School Class of 1965 Foundation. I am also Vice Chair of the 8C School District Board of Directors.

Additional information about myself can be shared upon request. I will wait to hear from you regarding this request to be considered.

Sincerely,



Michael Blackaby

Tori Barnett - RE: Expiring Terms on Various Committees

From: "Hall, John" <John.Hall@northwestfcs.com>
To: Tori Barnett <Tori.Barnett@ontariooregon.org>
Date: 12/18/2014 8:12 AM
Subject: RE: Expiring Terms on Various Committees

Tori,

I would be willing to serve on the Planning Commission. Do you need anything other than this email to submit my name?

John

From: Tori Barnett [mailto:Tori.Barnett@ontariooregon.org]
Sent: Tuesday, December 16, 2014 2:18 PM
To: Hall, John
Subject: RE: Expiring Terms on Various Committees

Current member who will remain on the committee include Cindy McCleran, Craig Smith, Rita Kanrich and Ralph Poole. We could sure use you on that committee - you'd be a great asset.

Planning Commission meets at 7:00 p.m. the second Monday of every month, ONLY if there is action needed. They don't meet just to meet. They've gone two or three months before without having a meeting.

Tori Barnett, MMC
City Recorder
Interim City Manager
Ontario, Oregon
541-881-3232

>>> "Hall, John" <John.Hall@northwestfcs.com> 12/16/2014 8:54 AM >>>

Tori,

I am considering applying to serve on the Planning Commission.

Who are the members that will stay on that board and when do they normally meet?



John R Hall

Tori Barnett - Re: Planning Commission

From: Marcy Siriwardene
To: Jennifer Twombly
Date: 1/13/2015 10:07 AM
Subject: Re: Planning Commission
CC: Tori Barnett

Thank you :) Marcy

>>> Jennifer Twombly <maxandjen@twomblys.com> 1/13/2015 9:52 AM >>>
Marcy,

Sorry about being slow getting this to you.

I would like to serve another term on the Planning Commission for the City of Ontario.

Let me know if there is more that you need from me.\\

Thanks,
Max

On Jan 13, 2015, at 8:13 AM, "Marcy Siriwardene" <Marcy.Siriwardene@ontariooregon.org> wrote:

Max,

Please send me an email stating that you would like to be reappointed to the Planning Commission. Otherwise we will have another vacancy in the Planning Commission, and we don't want that!!

Thank you,
Marcy

From: <ceo@ontariochamber.com>
To: "Tori Barnett" <Tori.Barnett@ontariooregon.org>
Date: 1/7/2015 2:16 PM
Subject: RE: Planning Commission

Yes. I would I think that my interest in the city and at future I would be a good asset to that to the planning commission. John Breidenbach 907 sw 4th st Ontario or. 208 739 1640 email ceo@ontariochamber.com

From: Tori Barnett [mailto:Tori.Barnett@ontariooregon.org]
Sent: Wednesday, January 07, 2015 12:09 PM
To: John Breidenbach
Subject: Planning Commission

Hi John -

I heard a little rumor that you might be interested in serving on the Planning Commission. If that is fact true, please reply to this email stating that ARE interested, and provide me with your personal information that you would like used if selected. That would mean your address, phone, email, and anything you would like to say that shows why you would like to be on this Commission. Thanks!

Tori Barnett, MMC
City Recorder
Interim City Manager
Ontario, Oregon
541-881-3232

Tori Barnett - RE: Expiring Terms on Various Committees

From: "Dan Cummings" <dan@ck3llc.net>
To: "Tori Barnett" <Tori.Barnett@ontariooregon.org>
Date: 12/11/2014 7:40 AM
Subject: RE: Expiring Terms on Various Committees
CC: "Scott Wilson" <swilson@srvinet.com>

Good Morning Tori,

I see my term on the Ontario Public Works Committee (OPWC) is due to expire at the end of this year. I would like to request that I be considered to be appointed to another term of the Public works committee. Our next meeting of the Committee is on January 13, 2015.

It is our hope to have the new appointments done by the January 5th, 2015 Council meeting so as not to have any gaps in the membership. (That's the Chairman in me talking, LOL).

I Thank you and the City Council in advance for their consideration and I hope you have a fantastic day.

Dan K. Cummings

Dan K. Cummings, PLS

Oregon PLS 2316

Idaho PLS 6605

CK3, LLC

Website: www.CK3LLC.net

From: Tori Barnett [mailto:Tori.Barnett@ontariooregon.org]
Sent: Wednesday, December 10, 2014 6:19 PM
To: Bob Quinn; Suzanne.Mulvany@ch2m.com; Charlotte Fugate; Greg Herrera; Larry Tuttle; Ronald Verini; John Breidenbach; Debbie Jeffries; Marcy Siriwardene; Mary Domy; Pete Friedman; Peter Morgan; dbell@tvcc.cc; Norm Crume
Cc: hart@cableone.net; kmrudd@cableone.net; othob@cableone.net; Dan Cummings; John Hall; dcruson@fmtc.com; hannadins@gmail.com; meskillsj@gmail.com; paulabentz@gmail.com;

Tori Barnett - Ontario Public Works Committee

From: <scottywilson1958@gmail.com>
To: "Tori.Barnett@ontariooregon.org" <Tori.Barnett@ontariooregon.org>
Date: 12/11/2014 10:12 AM
Subject: Ontario Public Works Committee
CC: Dan Cummings<dan@ck3llc.net>

December 11, 2014

Dear Tori,

It is my understanding that my term on the Ontario Public Works Committee expires at the end of 2014. I would like to request the I be considered for appointment of another term on the Public Works Committee. I would like to thank you and the City Council in advance for your consideration.

Sincerely,

Scott Wilson
1406 NW 5th ave
Ontario OR 97914

Sent from Windows Mail

Tori Barnett - Re: Expiring Terms on Various Committees

From: Shay Meskill <meskillsj@gmail.com>
To: Tori Barnett <Tori.Barnett@ontariooregon.org>
Date: 12/10/2014 7:04 PM
Subject: Re: Expiring Terms on Various Committees

Tori,
I would like to continue serving with the rec board. I was under the impression that the term was three + years. Will I need to recommit every year? Thanks

Sincerely,
Shay

On Wednesday, December 10, 2014, Tori Barnett <Tori.Barnett@ontariooregon.org> wrote:

Good morning -

As the Chairman of a particular committee, or the City Councilor appointed as Liaison, or a member with a term expiring, you are being notified that the below listed individuals have their current term of service on a particular committee expiring at the end of 2014. If you, or any of them, wish to serve another term, a letter/email needs to be submitted to me requesting reappointment. If you know of anyone who might be interested, please let them know of these vacancies. This ad has also been running in the Argus Observer. Also, if you, or a member, do not wish to complete their term, please remit a letter of resignation so that position can be filled. Thank you.

Airport: Dale Cruson, plus one current vacancy

Budget Board: Darin Bell, Paul Bentz, plus one current vacancy

Planning Commission: Michael Rudd, Max Twombly, plus one current vacancy

Public Works Committee: Scott Wilson, Dan Cummings

Recreation Board: Sheila Hart, Shay Meskill, Hanna Swanson

V&C Board: Debbie Blackaby, John Hall

Tori Barnett, MMC

City Recorder

Interim City Manager

Ontario, Oregon

541-881-3232

From: Haley Miller <hceann@gmail.com>
To: <tori.barnett@ontariooregon.org>
Date: 1/6/2015 8:36 PM
Subject: Boards and Committees Letter of Interest

Hello,

My name is Haley Miller and I was curious if any of the positions were still available. I would be most interested in the Recreation Board and the Visitors and Conventions Board. My address is 1007 Fortner St. Ontario, OR 97914, my telephone number is (208)806-1485 and I can be reached at this email address as well.

Thank you for your time,
Haley Miller

Tori Barnett - RE: Expiring Terms on Various Committees

From: "Hall, John" <John.Hall@northwestfcs.com>
To: Tori Barnett <Tori.Barnett@ontariooregon.org>
Date: 12/12/2014 8:40 AM
Subject: RE: Expiring Terms on Various Committees

Tori,

I would like to serve another term on the V&C Board.

John

John R Hall
 91 Lauren Dr.
 Ontario, OR 97914

541-889-7369

From: Tori Barnett [mailto:Tori.Barnett@ontariooregon.org]
Sent: Wednesday, December 10, 2014 6:19 PM
To: Bob Quinn; Suzanne.Mulvany@ch2m.com; Charlotte Fugate; Greg Herrera; Larry Tuttle; Ronald Verini; John Breidenbach; Debbie Jeffries; Marcy Siriwardene; Mary Dombly; Pete Friedman; Peter Morgan; dbell@tvcc.cc; Norm Crume
Cc: hart@cableone.net; kmrudd@cableone.net; othob@cableone.net; Dan Cummings; Hall, John; dcruson@fmtc.com; hannadins@gmail.com; meskillsj@gmail.com; paulabentz@gmail.com; swilson@srvinet.com; maxandjen@twomblys.com; Debbie Blackaby
Subject: Expiring Terms on Various Committees

Good morning -

As the Chairman of a particular committee, or the City Councilor appointed as Liaison, or a member with a term expiring, you are being notified that the below listed individuals have their current term of service on a particular committee expiring at the end of 2014. If you, or any of them, wish to serve another term, a letter/email needs to be submitted to me requesting reappointment. If you know of anyone who might be interested, please let them know of these vacancies. This ad has also been running in the Argus Observer. Also, if you, or a member, do not wish to complete their term, please remit a letter of resignation so that position can be filled. Thank you.

Airport: Dale Cruson, plus one current vacancy
 Budget Board: Darin Bell, Paul Bentz, plus one current vacancy
 Planning Commission: Michael Rudd, Max Twombly, plus one current vacancy
 Public Works Committee: Scott Wilson, Dan Cummings

Debbie J. Blackaby
PO Box 280
Ontario, OR 97914

December 29, 2014

City of Ontario
444 SW 4th Ave.
Ontario, OR 97914

Attention: Tori Barnett
Interim City Manager

Re: Re-Appointment - V&C Board

It has been a pleasure to serve on the V&C Board for the past few years. I have enjoyed working with the other Board Members as we review the applications that are presented for consideration of possibly grant funding for events and beautification projects.

At this time, I would like to request re-appointment of this Board Position.

I will anxiously await the response of the Mayor and City Council Members along with Tori Barnett.

Best Regards,

Debbie J. Blackaby

AGENDA REPORT
January 20, 2015

To: Mayor and Council

FROM: Dan Shepard, Engineering Technician III

THROUGH: Tori Barnett, City Manager Pro Tem

SUBJECT: **SECURITY ASSESSMENT RECOMMENDATIONS**

DATE: January 12, 2015

SUMMARY:

In October of 2014, CH2M HILL conducted a security assessment of the water and sewer systems for the City of Ontario. Based on the findings of that assessment a confidential report was developed that provided a summary list of recommendations for the Water Treatment Plant and the Wastewater Treatment Plant. This report has not yet been presented to the City Council because of the security aspect; we do not wish to share detailed information on system vulnerabilities. In working with the City's attorney, and reviewing other methods in which similar security assessments have been presented, it was determined that providing a bullet item list the top priority recommendations for improvement would provide adequate information to the Council without divulging extra information regarding vulnerabilities. Based on previous discussions with the Council regarding available budget for potential improvements, staff analyzed the prioritized recommendations within the report and has provided those items of top priority that fit within the current budget.

PREVIOUS COUNCIL ACTION:

Council has not taken formal action on this project but has been updated by Public Works staff regarding the process, budget and expectations.

BACKGROUND:

The security assessment was conducted in an effort to determine areas of vulnerability for the water and wastewater systems. Vulnerabilities can include matters such as access and intrusion issues associated with the Water Treatment Plant, water storage facilities, pump stations and Wastewater Treatment plant. Based on an on-site assessment, CH2M HILL prepared a report with recommendations and cost estimates for both policy and procedures and physical improvements to the individual facilities. Local Public Works staff then conducted a review of the recommended protective measures and now makes the following recommendations for adoption from Section 4 of the assessment:

- | | |
|--|---------------|
| • Recommended Modified Policies and Procedures | \$ 0 |
| • Install additional perimeter fencing at WTP | \$65,000 |
| • Upgrade/replace mandoor at Pump Station | <u>\$ 500</u> |
| • Total Budget: | \$65,500 |

Further improvements will be included in the 2015 Capital Improvements Plan recommendations.

FINANCIAL IMPLICATIONS

Estimated cost of the above recommendations is \$65,500. This amount has been budgeted for in water line item 105-160-719280, \$67,000.

RECOMMENDATIONS:

Staff recommends that the City Council authorize CH2M Hill to proceed to solicit bids for ~~implementation of the identified improvements from the City of Ontario Public Works Department Security Vulnerability Assessment for \$65,500.~~

PROPOSED MOTION:

I move the Mayor and City Council authorize CH2M HILL to solicit bids for the construction of the above mentioned improvements.

AGENDA REPORT
January 20, 2015

TO: Mayor and City Council

FROM: Kari Ott, CPA

THROUGH: Tori Barnett, Interim City Manager

SUBJECT: RESOLUTION NO. 2015-101: A RESOLUTION AUTHORIZING THE FUNDING OF THE FIRE DEPARTMENT DEPUTY FIRE CHIEF POSITION

DATE: December 29, 2014

SUMMARY:

Attached is the following document:

- Resolution 2015-101

Due to the upcoming retirement of the Fire Chief on June 30, 2015, the Fire Department would like to hire a Deputy Fire Chief. Funding is proposed to come from the General Fund Contingency, the Public Safety Reserve Fund, or a combination of both. Staff has created a resolution with no line item designated. If Council moves forward, giving staff direction on which funds to utilize, a completed resolution will be brought back to Council for action on Tuesday.

PREVIOUS COUNCIL ACTION:

11-04-2013 Council adopted Ordinance #2685-2013, allocating 26.5% of Motel Occupancy Tax to a Public Safety Fund.

01-05-2015 Council tabled this action pending the seating of the incoming City Council members.

BACKGROUND:

The Fire Chief plans to retire effective June 30, 2015; therefore, the city needs to hire a Deputy Fire Chief as soon as possible to receive adequate training to step into the position of Fire Chief following the existing Chief's retirement. Funding the Deputy Fire Chief position for the remainder of the 2014-15 fiscal year is estimated at \$54,300, with \$2,500 for uniforms and equipment.

Currently the Public Safety Reserve, established by Ordinance #2685-2013, receives its funding from a portion of the Motel Occupancy Tax, not through the General Fund. Currently the fund has a balance of approximately \$177,000, and continuously replenishes each month.

ALTERNATIVE:

The Council could decline to authorize the hiring of the Deputy Fire Chief; however, that will potentially cause detrimental department issues with the retirement of the current Chief in June and would leave the department without trained upper management leadership.

FINANCIAL IMPLICATIONS:

A total of \$56,800 is needed to fund the position for the remainder of the fiscal year, and to purchase uniforms and equipment. The amount of funding necessary for wages could potentially be less, depending on the actual hire/start date of the employee.

The General Fund has a budgeted amount of \$997,076 in contingency and the Public Safety Reserve has \$134,600 budgeted in contingency.

RECOMMENDATION:

Staff recommends the Council adopt Resolution 2015-101, following direction of the Council related to which line to transfer the necessary funding from.

PROPOSED MOTION:

I move that the Council adopt **Resolution 2015-101, A RESOLUTION AUTHORIZING THE FUNDING OF THE DEPUTY FIRE CHIEF POSITION.**

RESOLUTION #2015-101

**A RESOLUTION AUTHORIZING THE FUNDING OF THE FIRE DEPARTMENT
DEPUTY FIRE CHIEF POSITION**

WHEREAS, The current Fire Chief is going to be retiring effective June 30, 2015; and

WHEREAS, The city would like to hire a Deputy Fire Chief to be trained by the current Chief to enable the employee to step into the position of Fire Chief following the retirement of the current Chief; and

WHEREAS, A resolution is necessary to appropriate funds for the expenditure from operating contingency within the General Fund and/or the Public Safety Reserve to fund the payroll expenses and to equip the employee with the required uniforms and equipment.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council, to approve the following adjustments to the fiscal year 2014-2015 budget:

Line Item	Item Description	FY 2014-2015 Budget	Amount of Change	Adjusted Budget
GENERAL FUND				
001-004-871000	Operating Contingency	\$997,076		
001-016-511000	Wages & Salaries			
RESERVE FUND				
055-131-871000	Safety Reserve Contingency	\$134,600		
055-131-618200	Uniforms			

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this ____ day of _____ 2015, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this ____ day of _____, 2015.

ATTEST:

Ronald Verini, Mayor

Tori Barnett, MMC, City Recorder

AGENDA REPORT
January 20, 2015

TO: Mayor and City Council

FROM: Greg Smith, Malheur County Economic Development Director

THROUGH: Tori Barnett, MMC, Interim City Manager

SUBJECT: RESOLUTION #2015-102: A RESOLUTION APPROVING THE ENTERPRISE ZONE AUTHORIZATION APPLICATIONS OF NORM POOLE OIL, INC., AND CAMPO OIL COMPANY, INC.

DATE: October 17, 2014

SUMMARY:

Attached are the following documents:

- Resolution #2015-102
- Enterprise Zone Authorization Application: Campo Oil Co., Inc.
- Enterprise Zone Authorization Application: Norm Poole Oil, Inc.
- Property Map: Lot #3982 and Lot #3983

Campo Oil Co., Inc. and Norm Poole Oil, Inc. are developing property along the Union Pacific Railroad. The site was home to several dilapidated structures, which have been removed. Further development would include new structures, rail sidings, storage tanks and loading racks. The project would provide a facility that will help process/blend product and load rail cars for a company that owns new natural gas wells in Idaho. The facility is anticipated to create seven new jobs, paying at least the county average annual wage of \$31,145.

Project development will be located at SE 6th Ave. & SE 1st St. in Ontario. *(Attached: Map #184710 BC Lot# 3982 Ref# 16057 and Map #184710 BC Lot# 3983 Ref# 16442)*

The two companies have submitted authorization applications to utilize the Malheur County Enterprise Zone. Two applications are required as the project encompasses two tax lots, owned by two business entities. The applicants are requesting an extended abatement. Total abatement would equal five years. An extended abatement requires each zone sponsor (Ontario, Vale, Nyssa, and Malheur County) to pass a resolution approving the extended abatement.

BACKGROUND:

Malheur County Economic Development has been working with Ralph Poole on a business development project. The development would include additional structures, including rail sidings, storage tanks and loading racks. In addition, Union Pacific is working closely with Ralph and Malheur County Economic Development to do rail siding improvements, which will benefit all local industry utilizing rail transport.

It is important to note that Greg Smith, Malheur County Enterprise Zone Manager, has held the required pre-authorization conference with Ralph Poole and the Malheur County Assessor. During the meeting, it was explained that for an extended abatement, the companies would have to meet job creation requirements (which the project does), and each job would have to pay at least the county average annual wage, which is \$31,145 (determined by Business Oregon). The companies have agreed to do so.

FINANCIAL IMPLICATIONS:

- The extended abatement would allow Campo Oil Co, Inc. and Norm Poole Oil, Inc. a five-year property tax abatement *on new investments only*. The property/equipment will be filed with the county assessor, and the company would be required to submit documentation each year of the abatement.
- The project would create seven jobs, paying at least the county average wage of \$31,145.

RECOMMENDATION:

Passage of Resolution 2015-102.

PROPOSED MOTION:

I move the City Council pass **Resolution 2015-102, A RESOLUTION APPROVING THE ENTERPRISE ZONE AUTHORIZATION APPLICATIONS OF NORM POOLE OIL, INC., AND CAMPO OIL COMPANY, INC.**

RESOLUTION 2015-102

**A RESOLUTION APPROVING THE
ENTERPRISE ZONE AUTHORIZATION APPLICATIONS OF
~~NORM POOLE OIL, INC., AND CAMPO OIL COMPANY, INC.~~**

- WHEREAS,** The City of Ontario is a sponsor of an Oregon Enterprise Zone pursuant to Chapter 285C of the Oregon Revised Statutes; and
- WHEREAS,** On August 22, 2014, Norm Poole Oil, Inc., an Oregon corporation, and Campo Oil Company, Inc., an Oregon corporation, submitted Enterprise Zone Authorization Applications to claim certain ad valorem property tax exemptions for five years pursuant to ORS 285C.140; and
- WHEREAS,** The pre-authorization conference required under ORS 285C.140(6) has been conducted to determine the eligibility of Norm Poole Oil, Inc., and Campo Oil Company, Inc., for the requested tax exemptions; and
- WHEREAS,** The City Council finds that the proposed operations of both businesses in the enterprise zone result in each business firm being eligible under ORS 285C.135; and that each firm has made the commitments and provided the other information required under ORS 285C.140(2).

NOW, THEREFORE, BE IT RESOLVED by the Ontario City Council that the City of Ontario approves the Enterprise Zone Authorization Applications submitted by Norm Poole Oil, Inc., and Campo Oil Company, Inc., on August 22, 2014.

EFFECTIVE DATE: Immediately upon passage.

PASSED AND ADOPTED by the Ontario City Council this _____ day of _____, 2015.

Ayes:

Nays:

Absent:

APPROVED by the Mayor this _____ day of _____, 2015.

ATTEST:

Ronald Verini, Mayor

Tori Barnett, MMC, City Recorder

OREGON ENTERPRISE ZONE AUTHORIZATION APPLICATION

• Complete form and submit to the local enterprise zone manager before breaking ground or beginning work at the site. • Please type or print neatly.

APPLICANT

Enterprise Zone or Rural Renewal Energy Development Zone (where business firm and property will be located) Ontario		County Malheur	
Name of Business Firm Campo Oil Co., Inc.		Telephone Number (541) 889-3128	
Mailing Address P O Box 316	City Fruitland	State ID	ZIP Code 83619
Location of Property (street address if different from above) S E 6th Ave & S E 1st ST	City Ontario	State OR	ZIP Code 9914
Map and Tax Lot Number of Site Map 184710 BC Lot #3982 ref #16057	Contact Person Dennis Campo	Title President	

My firm expects to first claim the standard property tax exemption in the following year(s): 2015-2016

- Check here if your firm has or has had another exemption in this enterprise zone. Note the first year of such exemption: _____
- Check here that your firm commits to renew this authorization application. Renew this application on or before April 1 every two calendar years, until the tax exemption on qualified property is claimed.
- Check here if you are requesting an **extended abatement** of one or two additional years of exemption. This is subject to minimum average annual "compensation" for employees and written agreement with local zone sponsor. Sponsor may request additional requirements.

Zone Manager Use Only (after written agreement but before authorizing firm):

County Average Annual Wage: \$ 31,145 For Year 2014 Total Exemption Period: 4 or 5 Consecutive Years (check one)

BUSINESS ELIGIBILITY

Eligible Activity—Check all activities that apply to proposed investment within the enterprise zone:

- Manufacturing Fabrication Bulk Printing Shipping Agricultural Production Energy Generation
- Assembly Processing Software Publishing Storage Back-office Systems
- Other—describe the activities that provide goods, products, or services to other businesses (or to other operations of your firm): _____

- Check here if your business firm does or will engage in **ineligible activities** within the enterprise zone (such as retail sales, health care, professional services, or construction). Describe below (or in an attachment) these activities and their physical separation from "eligible activities" checked above: _____

Special Cases—Check all that apply:

- Check here if a **hotel, motel, or destination resort** in an applicable enterprise zone.
- Check here if a **retail/financial call center**. Indicate expected percent of customers in local calling area: _____%.
- Check here if a **"headquarters" facility**. (Zone sponsor must find that operations are statewide or regional in scope and locally significant.)
- Check here if an **electronic commerce investment** in an e-commerce enterprise zone. (This also provides for an income tax credit.)

EMPLOYMENT IN THE ENTERPRISE ZONE (see worksheets on last page)

Do **not** count temporary, seasonal, construction, FTE, part-time jobs (32 hours or less per week), or employees working at ineligible operations.

Existing Employment—My business firm's average employment in the zone over the past 12 months is 0 jobs.

New Employees—

- Hiring is expected to begin on (date or month and year): January 2015
- Hiring is expected to be completed by (month and year): December 2016
- Estimated total number of new employees to be hired with this investment is: 2

Commitments—By checking all boxes below, you agree to the following commitments as required by law for authorization:

- By April 1 of the first year of exemption on the proposed investment in qualified property, I will increase existing employment within the zone by one new employee or by 10 percent, whichever is greater.
- My firm will maintain at least the above minimum level as an annual average employment during the exemption period.
- When the exemption claim is also filed by April 1 following each calendar year of exemption, total employment in the zone will not have shrunk by 85 percent at one time or by 50 percent twice in a row, compared to any previous year's figure.
- My firm will comply with local additional requirements as contained in: (1) a written agreement for an extended agreement, (2) zone sponsor resolution(s) waiving required employment increase, or (3) an **urban** enterprise zone's adopted policy, if applicable.
- My firm will verify compliance with these commitments, as requested by the local zone sponsor, the county assessor or their representative, or as directed by state forms or administrative rules.
- My firm will enter into a **first-source hiring agreement** before hiring new eligible employees. (This **mandatory** agreement entails an obligation to consider referrals from local job training providers for eligible job openings within the zone during at least the exemption period.)

OREGON EMPLOYMENT OUTSIDE THE ENTERPRISE ZONE

Check only those that apply:

- Check here if your firm or a commonly controlled firm is, or will be, closing or curtailing operations in the state **beyond 30 miles of the zone's boundary**. Indicate timing, location, number of any job losses, and relationship to the proposed enterprise zone investment:

- Check here if you are transferring any operations into the zone from site(s) **within 30 miles of the zone boundary** (existing businesses only): My firm's average employment at the site(s) over the past 12 months is _____ jobs.
- Check here if your firm commits to increase the combined employment at the site(s) (within 30 miles) and in the zone to 110 percent of the existing combined level by April 1 and on average during the first year of exemption.

PROPOSED INVESTMENT IN QUALIFIED PROPERTY

Anticipated Timing—Enter dates or months/years

Action	Site and Building & Structures			Machinery and Equipment		
	Preparation	Construction*	Placed in Service	Procurement**	Installation	Placed in Service
To commence or begin on		October 2014	March 2015	October 2014	January 2015	March 2015
To be completed on	August 2014	March 2015		February 2015	March 2015	

* And/or new reconstruction, additions to, or modifications of existing building(s) or structure(s).

** May precede application by up to three months.

Special Issues:

- Check here for building/structure acquired/leased for which construction, reconstruction, additions, or modifications began prior to this application (attach executed lease or closing documents).
- Check here for **Work-in-Progress** tax exemption for qualified property that is not yet placed in service and is located on site as of January 1. (Attach description and list of such probable property. See "Special Issues Worksheet," on the last page.)

Qualifying Property: Estimates of cost (please attach a preliminary list of machinery and equipment).

Type of Property		Number of Each/Item	Expected Estimated Value	Check if any Item will be Leased
Real Property	Building or structure to be newly constructed		\$ 400,000	<input type="checkbox"/>
	New addition to or modification of an existing building/structure		\$	<input type="checkbox"/>
	Heavy or affixed machinery and equipment		\$ 250,000	<input type="checkbox"/>
Personal Property Item(s) Costing:	\$50,000 or more		\$	<input type="checkbox"/>
	\$1,000 or more (E-commerce zone or used exclusively for tangible production)		\$	<input type="checkbox"/>
Total Estimated Value of Investment			\$ 650,000	

Additional Description: In addition to what is explained elsewhere, briefly comment below (or in an attachment) on the scope of your investment, the particular operations and output that are planned, and the intended uses of the qualifying property.

DECLARATION

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge, they are true, correct, and complete. If any information changes, I will notify the zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the tax exemption for property in the enterprise zone, only if my firm satisfies statutory requirements (ORS Chapter 285C) and complies with all local, Oregon, and federal laws that are applicable to my business.

MUST BE SIGNED BY AN OWNER, COMPANY EXECUTIVE, OR AUTHORIZED REPRESENTATIVE OF THE BUSINESS FIRM

Signature: X *James M. Smith Resident* Date: 8-22-2014
 Title (if not an owner or executive, attach letter attesting to appropriate contractual authority): _____

Local enterprise zone manager and county assessor must approve this application (with *Enterprise Zone Authorization Approval*, form 150-303-082)

OREGON ENTERPRISE ZONE AUTHORIZATION APPLICATION

• Complete form and submit to the local enterprise zone manager before breaking ground or beginning work at the site. • Please type or print neatly.

APPLICANT

Enterprise Zone or Rural Renewal Energy Development Zone (where business firm and property will be located) Ontario		County Malheur	
Name of Business Firm Norm Poole Oil, Inc		Telephone Number (541) 889-3128	
Mailing Address P O Box 309	City Ontario	State OR	ZIP Code 97914
Location of Property (street address if different from above) S E 8th Ave & S E 1st ST	City Ontario	State OR	ZIP Code 97914
Map and Tax Lot Number of Site Map 184710 BC Lot #3983 ref #16442	Contact Person Ralph Poole	Title President	

My firm expects to first claim the standard property tax exemption in the following year(s): 2015-2016

- Check here if your firm has or has had another exemption in this enterprise zone. Note the first year of such exemption: _____
- Check here that your firm commits to renew this authorization application. Renew this application on or before April 1 every two calendar years, until the tax exemption on qualified property is claimed.
- Check here if you are requesting an **extended abatement** of one or two additional years of exemption. This is subject to minimum average annual "compensation" for employees and written agreement with local zone sponsor. Sponsor may request additional requirements.

Zone Manager Use Only (after written agreement but before authorizing firm):

County Average Annual Wage: \$ 31,145 For Year 2014 Total Exemption Period: 4 or 5 Consecutive Years (check one)

BUSINESS ELIGIBILITY

Eligible Activity—Check all activities that apply to proposed investment within the enterprise zone:

- Manufacturing Fabrication Bulk Printing Shipping Agricultural Production Energy Generation
- Assembly Processing Software Publishing Storage Back-office Systems
- Other—describe the activities that provide goods, products, or services to other businesses (or to other operations of your firm): _____

- Check here if your business firm does or will engage in **ineligible activities** within the enterprise zone (such as retail sales, health care, professional services, or construction). Describe below (or in an attachment) these activities and their physical separation from "eligible activities" checked above: _____

Special Cases—Check all that apply:

- Check here if a **hotel, motel, or destination resort** in an applicable enterprise zone.
- Check here if a **retail/financial call center**. Indicate expected percent of customers in local calling area: _____ %.
- Check here if a **"headquarters" facility**. (Zone sponsor must find that operations are statewide or regional in scope and locally significant.)
- Check here if an **electronic commerce investment** in an e-commerce enterprise zone. (This also provides for an income tax credit.)

EMPLOYMENT IN THE ENTERPRISE ZONE (see worksheets on last page)

Do **not** count temporary, seasonal, construction, FTE, part-time jobs (32 hours or less per week), or employees working at ineligible operations.

Existing Employment—My business firm's average employment in the zone over the past 12 months is 0 jobs.

New Employees—

- Hiring is expected to begin on (date or month and year): October 2014
- Hiring is expected to be completed by (month and year): December 2017
- Estimated total number of new employees to be hired with this investment is: 5

Commitments—By checking all boxes below, you agree to the following commitments as required by law for authorization:

- By April 1 of the first year of exemption on the proposed investment in qualified property, I will increase existing employment within the zone by one new employee or by 10 percent, whichever is greater.
- My firm will maintain at least the above minimum level as an annual average employment during the exemption period.
- When the exemption claim is also filed by April 1 following each calendar year of exemption, total employment in the zone will not have shrunk by 85 percent at one time or by 50 percent twice in a row, compared to any previous year's figure.
- My firm will comply with local additional requirements as contained in: (1) a written agreement for an extended agreement, (2) zone sponsor resolution(s) waiving required employment increase, or (3) an urban enterprise zone's adopted policy, if applicable.
- My firm will verify compliance with these commitments, as requested by the local zone sponsor, the county assessor or their representative, or as directed by state forms or administrative rules.
- My firm will enter into a **first-source hiring agreement** before hiring new eligible employees. (This **mandatory** agreement entails an obligation to consider referrals from local job training providers for eligible job openings within the zone during at least the exemption period.)

OREGON EMPLOYMENT OUTSIDE THE ENTERPRISE ZONE

Check only those that apply:

- Check here if your firm or a commonly controlled firm is, or will be, closing or curtailing operations in the state **beyond 30 miles of the zone's boundary**. Indicate timing, location, number of any job losses, and relationship to the proposed enterprise zone investment:

- Check here if you are transferring any operations into the zone from site(s) **within 30 miles of the zone boundary** (existing businesses only): My firm's average employment at the site(s) over the past 12 months is _____ jobs.
- Check here if your firm commits to increase the combined employment at the site(s) (within 30 miles) and in the zone to 110 percent of the existing combined level by April 1 and on average during the first year of exemption.

PROPOSED INVESTMENT IN QUALIFIED PROPERTY

Anticipated Timing—Enter dates or months/years

Action	Site and Building & Structures			Machinery and Equipment		
	Preparation	Construction*	Placed in Service	Procurement**	Installation	Placed in Service
To commence or begin on		October 2014	November 2015	October 2014	January 2015	December 2015
To be completed on	August 2014	October 2015		November 2014	December 2015	

* And/or new reconstruction, additions to, or modifications of existing building(s) or structure(s).

** May precede application by up to three months.

Special Issues:

- Check here for building/structure acquired/leased for which construction, reconstruction, additions, or modifications began prior to this application (attach executed lease or closing documents).
- Check here for **Work-in-Progress** tax exemption for qualified property that is not yet placed in service and is located on site as of January 1. (Attach description and list of such probable property. See "Special Issues Worksheet," on the last page.)

Qualifying Property: Estimates of cost (please attach a preliminary list of machinery and equipment).

Type of Property		Number of Each/Item	Expected Estimated Value	Check if any Item will be Leased
Real Property	Building or structure to be newly constructed		\$ 700,000	<input type="checkbox"/>
	New addition to or modification of an existing building/structure		\$	<input type="checkbox"/>
	Heavy or affixed machinery and equipment		\$	<input type="checkbox"/>
Personal Property Item(s) Costing:	\$50,000 or more		\$	<input type="checkbox"/>
	\$1,000 or more (E-commerce zone or used exclusively for tangible production)		\$	<input type="checkbox"/>
Total Estimated Value of Investment			\$ 700,000	

Additional Description: In addition to what is explained elsewhere, briefly comment below (or in an attachment) on the scope of your investment, the particular operations and output that are planned, and the intended uses of the qualifying property.

New structure will be a rail spur

DECLARATION

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge, they are true, correct, and complete. If any information changes, I will notify the zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the tax exemption for property in the enterprise zone, only if my firm satisfies statutory requirements (ORS Chapter 285C) and complies with all local, Oregon, and federal laws that are applicable to my business.

MUST BE SIGNED BY AN OWNER, COMPANY EXECUTIVE, OR AUTHORIZED REPRESENTATIVE OF THE BUSINESS FIRM

Signature: X Ralph Steele Date: 8/22/2014
 Title (if not an owner or executive, attach letter attesting to appropriate contractual authority): President

Local enterprise zone manager and county assessor must approve this application (with *Enterprise Zone Authorization Approval*, form 150-303-082)

Enterprise Zone Consideration

Proposed project development is located along the Union Pacific Mainline in Ontario, Oregon.

Campo Oil Co, Inc.

SE 6th Ave. & SE 1st St., Ontario, OR 97914

Map# 184710 BC Lot# 3982 Ref# 16057

Norm Poole Oil, Inc.

SE 8th Ave. & SE 1st St., Ontario, OR 97914

Map# 184710 BC Lot# 3983 Ref# 16442



Discussion/Information /Hand-Out Items

City Council Meeting
January 20, 2015

PUBLIC WORKS COMMITTEE MEETING MINUTES
Thursday, November 20, 2014, 3 P.M. M.T.
**** PUBLIC WORKS HEADQUARTERS ****

Meeting called to order at 3:00 p.m. by Dan Cummings, Public Works Committee Chairman.

Committee members present included Mr. Dan Cummings, Mr. Bernie Babcock, Mr. Ken Hart, Mr. Ron Cornmesser, Mr. Mike Miller and Mr. Riley Hill (Mr. Scott Wilson – excused).

Others present included Suzanne Mulvany, Dave Van Wagoner, Dan Shepard, Councilor Ron Verini, City Attorney, Larry Sullivan, Grant Kitamura, and via phone - Betsy Roberts.

The press was notified; this meeting was recorded (the tape is available at the Public Works Headquarters); the minutes are on file at City Hall and on the city's website at www.ontariooregon.org.

ADOPTION OF MINUTES - AUGUST 21, 2014

RESOLUTION, ACTION &/OR MOTION:

The motion was made by Mr. Hill, seconded by Mr. Babcock to adopt the minutes of the previous meeting, August 21, 2014; Motion passed unanimously (Wilson – excused).

NEW BUSINESS

KITAMURA INVESTMENTS, LLC – PROPOSED DRIVEWAY CUT

GENERAL DISCUSSION:

- Dan Shepard presented the case on Mr. Grant Kitamura's behalf for the proposed driveway cut.
- This can be allowed where proposed, however the only contention is whether they do just a cut of the curb opening without having to follow through with the rest of the specifications of a driveway cut or putting in the wrap-around sidewalk portion at the back of the curb cut plus a 10' surface section at the back to prevent gravel and rock from being brought out into the sidewalk and street.
- They're proposing not doing the basis basically, the sidewalk's not necessary as there's very little pedestrian traffic out there.
- Also indicating they are only going to use this for an entry because the trucks will be using an exit at the other end of the property.
- Expect to use it for only about a week using approximately 200 farm trucks, unload into about 3,000 bins, and then at a later date will haul them out with Semi's. They plan to use that entrance, loop around to the south, then east and out another gate because the property is only large enough to go through. You can't really turn a truck around.
- Public Works doesn't have a problem with the circulation or routing, it's just that the specifications call for when you do a driveway or a new entrance to the street that you are required to meet the full specifications, which is to put in the wrap-around sidewalk at the back and the 10' area. There is in the code a provision to not allow sidewalk, but that only applies to a "Heavy Industrial" area. And this piece of property, although it is basically a small piece up against "Heavy Industrial" is actually zoned "General Commercial". So that strictly out of Ordinance is not allowed.
- Basically what we are bringing here is a question: Would this be allowed by to the PWC or maybe have a PWC recommendation be just have the curb opening cut and no other provisions made or go to the specifications as in the city code.
- If he is willing to sign a deferred agreement in case that area develops that would be a reasonable solution to this area.

- Public Works is actually recommending against approving the proposal.
- Public Works recommends that they put the driveway cut and driveway in as per specifications, which would be the 20' long section of sidewalk across the back of their entrance plus the 10' section.
- Preferred over the deferred agreement? Yes, because you are setting precedence for others that just want to open up a curb cut into to street.
- Only entering there, not exiting and it's not increasing any traffic.
- Also, a deferment would be recorded against the land, therefore, it would be against Rodriguez and not Kitamura (Kitamura is leasing/renting land, property was once one owner, Ontario Produce.)
- PWC make recommendation to PW; if disagrees may go to Council.
- DS - In other cases like this we have them extend that sidewalk in the back area there from the landing just across the actual width of the driveway itself, we don't require them to wrap it all the way around back to the full extent; actually the area is only going to be 4' wide and 20' long.

RESOLUTION, ACTION &/OR MOTION:

The motion was made by Mr. Hart, seconded by Mr. Miller, the Public Works Committee recommends to Public Works to accept the Curb Cut proposal made by Kitamura Investments, sign the deferred performance agreement and not require the sidewalk and 10' section; Mr. Dan Cummings - Abstain; Mr. Bernie Babcock - yes; Mr. Ken Hart - yes; Mr. Ron Cornmesser - yes; Mr. Mike Miller - yes; Mr. Riley Hill - yes; 5-0-2 (Mr. Scott Wilson - excused).

OLD BUSINESS

SEWER / WATER CONNECTION COST FORMULA (N. REGIONAL LIFT STATION)

GENERAL DISCUSSION:

- LS - Does not remember direction from the council to write an ordinance.
- DC - "Aug 8, 2013 PWC recommended for payment options to recapture costs that have already been incurred." This was presented this to the council and they directed attorney to work with staff.
- BR - Indicated that this sounded like this has a good basis and CH2M could help Larry. Get some ideas on the table and go from there.

RESOLUTION, ACTION &/OR MOTION:

The motion was made by Mr. Hill, seconded by Mr. Hart the Public Works Committee asks CH2M HILL to bring some recommendations back to the PWC for review: Motion passed unanimously (Wilson - excused).

- **PW staff to provide several options for payment; work with Larry Sullivan also for legal input.**
- **Consider different means of paying and the impacts - pros & cons.**
- **Updates Due - February 2015 meeting.**
- **Alternatives Due - March 2015 meeting.**

CITY OF ONTARIO UTILITY BILLING POLICY 2014

GENERAL DISCUSSION:

BR - Reviewed the billing policy; also tried to figure out how this came about and why ... In situations where neighbors start talking and try to figure out why they are being billed slightly different.

- Minor cleanup to both Water & Sewer
- No increases to rates since 2005
- Sewer side - new user -vs- vacant lot, etc.

RC – the Policy is an attempt to take into account what our existing ordinances specified and combine that with what was actually being done in the office. That was in talking to the different people involved in preparing these charges. There was nothing written down in how they were to go about it and so as management changed the people doing the actual work kept getting different instructions. So what we have here is an attempt to say this is what currently exists. We need to address if this is something that we are going to take on a little bit differently then we need to go back and look at the ordinance and say okay is this going to have to take a change in the ordinance or is this a discretionary activity and then we just want to write down what that discretionary direction should be. I like the idea of you going thru with the track changes.

BR – Standard Operating Procedure? – No Keep the term POLICY... because if this is a policy and the City Council is aware of what that policy is & how the policy is being implemented then the user will be less likely to rake our employees over the coals.

RESOLUTION, ACTION &/OR MOTION:

- **Keep document as a Policy.**
- **Betsy to go thru the document with Track Changes.**
- **Work with Ron C. and he will review it first.**

SEPTAGE RECEIVING STATION

GENERAL DISCUSSION:

DC – Asked for this to be on the agenda for an update if any.

BR – We did share with Council and at the last meeting, so long ago, that there was potentially another service in town; They indicated to put ours “On Hold” for right now, bring it back up in the new year. And start to tackle some options with it then. Get some ideas of how the other facility might be working, does it look like it is going to be successful, have they met all their permit requirements, etc. Therefore, I think this will be more like a February check in again.

RH – At some point if it were to be put in use, how much will it cost to finish it?

BR – I do not know, but those are some of the things to look at.

- Do nothing with it, mothball the whole thing.
- Consider dismantling it, selling parts and pieces, etc.
- Putting into use with the understanding that we have competition, but have a different user group that we could cater to; could we get a little bit back on it and it's not a huge impact to our staff labor or to the treatment plant itself.
- And what would those costs be.

RESOLUTION, ACTION &/OR MOTION:

- **CH2MHILL to Update this in March 2015.**
 - (To present alternatives)

MEETING DATE CHANGE

GENERAL DISCUSSION:

Dan Cummings asked for this to be put on the agenda due to the number of conflict in meetings. Tuesdays works well for a number of members.



RESOLUTION, ACTION &/OR MOTION:

The motion was made by Mr. Cornmesser, seconded by Mr. Babcock the Public Works Committee move the Public Works Committee Meetings to the Second Tuesdays of every month at 3:00 p.m.: Motion passed unanimously (Wilson – excused).

UPDATES ONLY – NO MOTIONS

- Sand Shed -- Getting mapping done – will be constructed over the winter.
- Streets --
 - All Chip sealing, fog coat, & pavement marking - done as it was supposed to.
 - Working on the snow plowing. Few mechanical problems however have them under control other than the mag truck – it is dead in the water; it is so old that we cannot get parts for that truck anymore. What we are looking to do is to take the tank off and put it on the other 5 yard. Been in touch with ODOT ... and told us we could borrow theirs for the rest of the winter so it gets us out of a bind.
- Parks and Cemeteries –
 - Pond froze over
 - CIP - in-ground irrigations lines for a couple of the parks that currently have above ground hand lines. That will be a huge safety and time savings for all - next summer.
- Waste Water --
 - Aerators not working - fixed and running.
 - SRCI Pipeline Rehabilitation Completed this Fall – two of the manholes replaced - been spray coated
 - Rehab of some of the manholes along the dykes – that will happen in the spring.
- Water Treatment –
 - Jerry has been very busy keeping filters running.
 - Also been able to get through the Council Murray Smith and Associates online to do some preliminary engineering for about four (4) of the projects off of the WTP Audit that was put together by MSA this past summer.
 - To remove the large, very old pipe out from under the old treatment plant, which the fear is that it could collapse at some point.
 - Did get the Security assessment and trying to figure out how to present it to council (in an Executive Session)
- Sanitary Sewer Replacement Project -- Currently working with Anderson Perry in which they had pretty well completed the design over the summer; hoping to get it out for bid in February, construction done in early spring/summer.
- CIP List -- to get list to Suzanne to send out to committee.
- NW Washington – Sean Maloney should know by mid-January 2015 as to what is left over to apply to N. Park Blvd. * There has been design work done that has been put on the shelf.
- Manholes will go out for bid in the spring – These are past 5 feet and deeper than that is a safety issue and needs training.

Comment:

Ken Hart has a statement (e-mail) he wanted to read. This is a statement from our architect, LCA, who met with staff going over some issues related to the redevelopment of the Ontario Health Plaza (Park Center). I had sent a quick note to the architect saying "How did the meeting go with the City/CH2MHill?"

Tom Schofield, LCA Architects, Boise - "In so far as the City processes concerned, I am speaking for myself alone. I found the experience a breath of fresh air. In fact as I got out of the car I think I said "Wow that was a breath of fresh air". All the players are present well versed in their areas of concern as it applied to the project they came to the job. They were candid, honest and up front. In terms of comparing the process with other jurisdictions they are light on paperwork and process documentation, which is both good and bad. Good in that the process is fairly straight forward, a one stop shop if you will. The down side is that much of the knowledge and information is conveyed orally and subject to misinterpretation. We are a bit surprised that the City has not adopted the design review ordinance. This is different from a building permit. But more of a conceptual and aesthetic review to insure the City has the continuity of design standards. The up-shot frankly is that development is quicker and easier. The downside is that the City doesn't have a mechanism to enforce minimum quality standards and can give rise to low end developments. It's a balancing act but I would imagine that Ontario's getting close to the point where this type of entitlement and oversight will be needed as the economy ramps back up. I can go on and on but to summarize I'd love to do more work in Ontario."

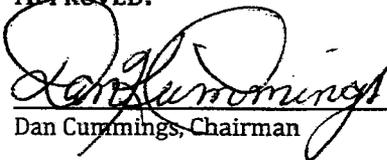
Reminder that our next meeting is:

Tuesday December 9th, 2014 @ 3:00pm

ADJOURN

The motion was made by Mr. Hart, seconded by Mr. Babcock to Adjourn: Motion passed unanimously (Wilson - excused).

APPROVED:



Dan Cummings, Chairman

MALHEUR COUNTY COURT MINUTES

DECEMBER 17, 2014

County Court met with Judge Dan Joyce presiding with Commissioner Don Hodge and Commissioner Larry Wilson present. Staff present was Administrative Officer Lorinda DuBois and County Counsel Stephanie Williams.

Also present was Larry Meyer of the Argus Observer and Jon Braese of the Malheur Enterprise.

POVERTY TO PROSPERITY (P2)

Poverty to Prosperity representatives Riley Hill, Elaine Taylor and Cathy Yasuda met with the Court regarding an application for a federal grant through the Performance Partnership Pilots (P3) program through the US Department of Education Office of Career, Technical and Adult Education. Also present was Juvenile Department Director Linda Cummings.

The grant is designed to improve outcomes for disconnected youth; its purpose is to increase the rate at which individuals between the ages of 14 and 24 (who are low-income, and either homeless, in foster care, involved in the juvenile justice system, unemployed, or not enrolled in or at risk of dropping out of an educational institution) achieve success in meeting educational, employment or other key goals. Ten grant awards will be given and will range from \$400,000 to \$700,000.

Mr. Hill requested the County Court submit a letter of intent to apply for the grant as the lead applicant; P2P will write the grant with the assistance of a grant writer. The letter of intent is due January 9, 2015. Mr. Hill further explained that it may be possible for the Malheur Educational Service District (ESD) to be the lead applicant; if it is determined that ESD is eligible to be the lead applicant then the Court will be asked to submit a letter of support for the grant application.

Ms. Cummings explained how the grant could tie into the youth that are involved in the Juvenile Department.

The Court agreed to submit a letter of intent to apply for the grant; and in the event that ESD is the lead applicant the Court will submit a letter of support.

COURT MINUTES

Commissioner Hodge moved to approve Court Minutes of December 10, 2014 as written. Commissioner Wilson seconded and the motion passed unanimously.

VECTOR DISTRICT

Commissioner Wilson moved to reappoint Kelly Peterson to the Vector Board of Trustees. Commissioner Hodge seconded and the motion passed unanimously.

WEED BOARD

Commissioner Hodge moved to reappoint Jerry Erstrom and Clayton Kramer to the Weed Advisory Board. Commissioner Wilson seconded and the motion passed unanimously.

AMENDMENT - IGA #141420

Commissioner Wilson moved to approve Twentieth Amendment to Oregon Health Authority 2013-2015 Intergovernmental Agreement for the Financing of Community Addictions and Mental Health Services Agreement #141420. Commissioner Hodge seconded and the motion passed unanimously. A copy will be returned electronically for recording.

DEBRIS MANAGEMENT PLAN

Commissioner Hodge moved to approve the Malheur County Debris Management Plan. Commissioner Wilson seconded and the motion passed unanimously. See instrument #2014-4004

CONTRACT - MATERIALS TESTING & INSPECTION

Commissioner Hodge moved to approve Professional Services Contract with Materials Testing & Inspection (MTI) for a limited subsurface investigation of the proposed elevator site. Commissioner Wilson seconded and the motion passed unanimously. See instrument # *****

EXECUTIVE SESSION

Executive Session was called in accordance with ORS 192.660(2)(h) Legal Counsel with Judge Joyce presiding and Commissioner Hodge and Commissioner Wilson present. Also present was County Counsel Stephanie Williams, Administrative Officer Lorinda DuBois, Larry Meyer of the Argus Observer, and Jon Braese of the Malheur Enterprise. No decisions were made during or following the session.

COURT ADJOURNMENT

Court was adjourned.



SREDA Board Meeting
January 7, 2015
Farmers Mutual Telephone Company, Fruitland, Idaho

Members and guests present: Patrick Nauman, Torie Ramirez, Ronald Verini, Harry Flock, Rick LaHuis, Ken Hart, Ed Susman, Charlotte Fugate, Tom Anderson, Alan Massey, Andy Oyervides, Kyle McCauley, Bruce Jensen, Jeff Hafer, Layna Hafer, Andrea Testi, Randy Griffin, Mike Hanigan, Ken Bishop, Doug Lamm, Dan Greig, Ryan Kerby, Jeff Williams, Nancy Dale, Kevin Coats, Jim Smith, Barry Carlman, Kyla Dickerson, Wil Overgaard, Reece Hrizuk, Brian Parker, Bob Thomason and Sandy Hemenway.

Staff: Kit Kamo

1. Call meeting to order: Chairman Patrick Nauman called the meeting to order at 7:05 a.m.
2. Introduction of Attendees: Chairman Nauman thanked everyone for coming today as it was extremely foggy, and yet a great attendance. Patrick then asked if everyone present would please introduce themselves and what entity they are representing. We then took a few minutes so everyone could do this. A large group was in attendance today. See members and guests present above.
3. Approval of December 3, 2014 minutes: Chairman Nauman asked if everyone had a chance to read and review the board minutes that Kit had emailed out to everyone. Patrick then asked if anyone had any questions or corrections to the minutes. Hearing none, Chairman Nauman asked for a motion to approve the minutes as printed and presented. Doug Lamm made a motion to approve the minutes as printed, seconded by Jim Smith. The motion passed unanimously.
4. Financial Update: Treasurer Sandy Hemenway provided the financial update. Sandy went over in detail the financial handouts discussing balances at the end of the month in the checking and savings accounts, as well as totals for the month. She reviewed budget items both over and under the projected budget. A round of applause was given for new member Rick LaHuis, Eckhardt Company. Chairman Nauman asked if there were any questions for clarification or discussion, there were none, so Patrick asked for a motion to approve the financial report as printed and presented. Mike Hanigan explained the special projects budget number and explained why it was so high and that it would only be spent if revenue funds are received in to match it. Mike then made a motion to approve the minutes as printed, seconded by Doug Lamm. The motion passed unanimously.
5. Review of and Approval of the 2015 SREDA Budget: Before this Patrick pointed out the article in the Argus yesterday regarding Fry Foods and the Select Onion facility. He further stated that it was great to have Fry Foods be able to expand and still keep them in our area. Patrick reviewed the enclosed SREDA operating draft budget for the 2015 calendar year. Discussion ensued and Patrick stated he hopes everyone is working on their high five folks to discuss joining



SREDA. After a question and answer period, Chairman Nauman asked for a motion to approve the 2015 SREDA Budget. Doug Lamm made a motion to approve the budget as printed, seconded by Jeff Williams. The motion passed unanimously.

6. Review of and Approval of the 2015 SREDA Work Plan: Kit next reviewed the enclosed SREDA work plan for the 2015 calendar year and the amount of dollars SREDA has to attend trade shows and perform the other functions necessary for SREDA to operate and promote the area. Discussion then took place and after a question and answer period, Chairman Nauman asked for a motion to approve the 2015 Work Plan as printed. Mike Hanigan made a motion to approve the work plan as printed, seconded by Bruce Jensen. The motion passed unanimously.

7. Community Highlights:

a. Nyssa - Council member Harry Flock said Dr. Monk's office is getting ready to open and the city has one more small business looking at them. All good news.

b. Vale - No report.

c. Ontario - Mayor Ron Verini reported the city is proud to be a member of SREDA. Councilwomen Charlotte Fugate has taken on the task with downtown main street revitalization. The City is alive and well and the new council members are now in place. Charlotte then discussed more details of the downtown project. Mayor Verini said he hopes the revitalization of the old mall space will benefit the entire area. Mayor Verini stated the city has been working with the Oregon Department of Transportation to help improve the clover leaf exits off of Interstate 84 to improve them. He is hopeful this can be accomplished in the future.

d. Payette - Councilwoman Nancy Dale said the city is excited for 2015. The Salsa Grill is doing well at their new location moving into town and they have some new housing going too. Also this spring the boat ramp project will begin, which is the only one in Payette County.

e. Weiser - Tom Anderson gave an update on the city. Tom stated the city has several businesses looking at them right now. He also mentioned that highway 95 from Payette to Weiser is in real need of repair. Councilwomen Layna Hafer said the city's mayor has appointed a committee at the local level to start discussing strategic planning which the city has needed for a long time. This is good news for Weiser with a lot of new leadership in place change should occur.

f. New Plymouth - Ryan Kirby said the new subdivision is moving along nicely and that maybe this year they will have another one starting too - with homes in the \$220,000 price range. The natural gas project is also moving along nicely. Ryan then discussed the highway 95 project and the challenges with this but wanted all to know he is aware and working on it. He said the highway really needs to have a turn or passing lane installed because right now you cannot pass for approximately thirteen miles.



g. Fruitland - Mayor Ken Bishop stated the city is continuing working on the parks and trails project. They have seven undeveloped acres they are adding to this project. The city is also working on an industrial park project and the infrastructure needs for this to happen. They have a few new businesses looking at Fruitland and the mayor is very happy to see activity on the old Howard Nursery property which has been vacant now for some time. Overall, things in Fruitland are going very well.

8. County Highlights:

a. Payette County - Kevin Coates said Pizza Hut and Eye Master are new businesses recently to Payette and believes they will see continued growth and prosperity.

b. Washington County - Commissioner Tom Anderson said the county is hiring an IT person which will really help them move forward in the future. They have needed this for a long time.

c. Malheur County - No report from county folks but Ken Hart was asked to give a brief update on the Partners To Prosperity's CTE project. Ken updated the group discussing the current welding classes, the new CNA class, and said that several of the committee members are currently in Portland attending a statewide meeting with the governor. Plans are to begin the CNA classes for 20 new students this fall. This will begin as a project with St. Alphonsus in their old Park Center building.

9. Executive Director Report:

Kit thanked everyone for coming and thanked Dan Greig for the use of the FMTC facility today and providing the refreshments.

Project Updates:

Project Stanton: As of January 1st, Fry Foods is expanding into the old vacant Select Onion facility on Stanton Blvd. just north of Ontario. This will allow them to have room to grow. State officials from the Governor's office, Governor's Regional Solutions Team, and regional, county and city folks all helped to make this project happen.

Project Natural – this is a new value added agriculture project that is in the very early stages. More to come later on what value added process they are looking at.

Project Jim – EP Minerals in Vale, OR is starting a trucking company with 27 employees and a large monetary investment this spring in the Vale area with great potential for future expansion.

Project Steelhead – this is a boat manufacturing company from the East coast referred to us by an Idaho & SREDA member contact. They were scheduled to be in town the end of this week following the Pacific NW Boat Show in Portland, OR, however, they have cancelled that and are only looking at the Seattle area due to the cost of shipping their materials from the Port to the Treasure Valley.

Project Retail – this is a consulting company also from back East looking at the Ontario retail area (Ontario Chamber lead). We believe it to be linked to the activities at the Ontario Mall.



Project 78 – City of Fruitland Engineers are working up cost estimates and plans for Union Pacific and Idaho Northern for shipping finished goods out of the area. The Fruitland site is contingent on the reduction of shipping costs to major metropolitan areas.

Project Pumpkin – SREDA had a follow up conference call with SunSeedz from California and have arranged for a face to face meeting at the Fancy Food show in San Francisco, CA. Also, we have followed up with the Seed Scientist from University of New Hampshire in an effort to match the smaller Chinese seeds that this company uses. We are also we are working with the Oregon State Extension office and other area seed scientists, plus local growers interested in raising naked-seeded pumpkins. We are also encouraging the California company to market our bigger seeds under a “Treasure Valley” package similar to what the Willamette Valley does.

Kit talked about an issue the region is facing with some manufacturing projects - that is the high cost of transportation to and from the metro areas out west, as well as the ports. She said that we are currently working with a local company that would like to build a trans-loading facility to accommodate rail to truck and truck to rail for our area. This project is very likely and feasible but will depend on Union Pacific’s ability to be responsive which is proving to be difficult.

SREDA had two new projects this week – one needing approximately twenty-five acres near rail for manufacturing in Ontario and the second one was for the consultant of a group of investors looking to purchase gas stations, motels, apartments, grocery stores, etc. within 100 miles of Boise, Idaho. If anyone has any knowledge of these types of available properties, please e-mail them to Kit.

Ed Susman reminded everyone that Oregon’s minimum wage went to \$9.25 per hour on January 1st.

Other Activities:

Upcoming Trade shows for the month are: Fancy Food Show in San Francisco, CA with Team Oregon; Shot Show in Las Vegas, NV with Idaho Commerce; Treasure Valley Ag Show in Ontario where Kit will be giving a presentation on value added Ag in our economy; and the Western Ag Expo in Caldwell. In preparation, Kit has been in meetings with Team Oregon (via phone) and had had a sit down meeting with Laura Johnson, Idaho Ag Bureau Chief for Marketing.

The Ontario Chamber and SREDA are in the works of putting together the 2015 Economic Breakfast to be held on February 27th, at 7:00 a.m. with the location to be announced. The guest speaker will be focusing on Downtown’s and Local Economic Development. We have several cities regionally that are focused on revitalizing and renewing their downtown corridors, so we took the opportunity to utilize Oregon’s Main Street Guru to present at the Breakfast.

10. Round Table Discussion:

Bruce Jensen commented on the officers of SREDA and the outstanding job they have done. Bruce also acknowledged the exceptional commitment of everyone attending the meeting today,



fog and all! We have been having outstanding attendance no matter what community SREDA meets which speaks volumes about our local region.

Kit mentioned that she has framed certificates of appreciation for the members of SREDA. Please pick yours up on the way out today.

Chairman Nauman thanked everyone for attending.

11. Adjournment: Chairman Nauman adjourned the meeting at 8:05 a.m.

Event Calendar Information:

January 11-13, 2015 Fancy Food Show with Team Oregon - San Francisco, CA
January 14-15, 2015 Western Ag Show – Four Rivers Cultural Center, Ontario, OR
January 9, 2015 Martin Luther King observance
January 20-23, 2015 Shot Show with Idaho Commerce - Las Vegas, NV
February 4, 2015 SREDA Monthly Meeting 7 am - Vale City Hall, Vale, OR
February 6-8, 2015 Pacific NW Sportsman Show - Portland, OR
February 27, 2015 Western Treasure Valley Economic Breakfast - Ontario, OR
February 16, 2015 Presidents Day observance
March 4, 2015 SREDA Monthly Meeting 7 am – Payette City Fire Department, Payette
March 6-8, 2015 Natural Products Show Team Oregon - Anaheim, CA

Minutes prepared by Randy Griffin, SREDA Secretary

Chapter 3

PARKING REGULATIONS

Sections:

- 9-3-1 Method of parking.
- 9-3-2 Prohibited parking and stopping.
- 9-3-3 Parking restrictions.
- 9-3-4 Parking for certain purposes restricted.
- 9-3-5 Use of loading zone.
- 9-3-6 Unattended vehicles.
- 9-3-7 Lights on parked vehicle.
- 9-3-8 Extension of parking time.
- 9-3-9 Exemptions.
- 9-3-10 Penalties and fees.

9-3-1 Method of parking.

(A) Where parking space markings are placed on a street, no person shall stand or park a vehicle other than in the indicated direction and, unless the size or shape of the vehicle makes compliance impossible, within a single marked space.

(B) The operator who first begins maneuvering his motor vehicle into a vacant parking space on a street shall have priority to park in that space, and no other vehicle operator shall attempt to deprive him of his priority or block his access.

(C) Whenever the operator of a vehicle discovers that his vehicle is parked close to a building to which the Fire Department has been summoned, he shall immediately remove the vehicle from the area, unless otherwise directed by police or fire officers. (Ord. 1850, 6-6-77)

9-3-2 Prohibited parking and stopping.

(A) In addition to the State motor vehicle laws prohibiting parking, no person shall park or stop, as defined in ORS Chapter 801:

(1) A vehicle in any alley other than for the expeditious loading or unloading of persons or materials, but in no case for a period of more than thirty (30) consecutive minutes,

(2) A motor truck as defined by ORS 801.355 on a street between the hours of nine o'clock (9:00) P.M. and seven o'clock (7:00) A.M. of the following day in front of or adjacent to a residence, motel, apartment house, hotel, or other sleeping accommodation,

(3) A vehicle upon a parkway or freeway, except as authorized,

(4) A vehicle in a manner such that the front of the vehicle is facing the oncoming traffic on that side of the street, avenue, parkway, freeway or highway,

(5) On a sidewalk,

(6) Within an intersection,

(7) Alongside or opposite a street excavation or obstruction when stopping, standing or parking would obstruct traffic,

(8) Upon a bridge or other elevated structure upon a highway,

(9) In the area between roadways of a divided highway, including crossovers,

(10) At any place where traffic control devices prohibit stopping,

(11) In front of a public or private driveway,

(12) Within ten feet (10') of a fire hydrant,

(13) Within twenty feet (20') of a crosswalk at an intersection,

(14) Within fifty feet (50') upon the approach to an official flashing signal, stop sign, yield sign or traffic control device located at the side of the roadway if the stand-

ing or parking of a vehicle will obstruct the view of any traffic control device located at the side of the roadway,

(15) Within fifteen feet (15') of the driveway entrance to a fire station and on the side of a street opposite the entrance to a fire station within seventy-five feet (75') of the entrance,

(16) At any place where traffic control devices prohibit standing,

(17) Within fifty feet (50') of the nearest rail of a railroad,

(18) At any place where traffic control devices prohibit parking,

(19) On a bicycle lane,

(20) On a bicycle path,

(21) More than twelve inches (12") from the curb,

(22) On any public highway at a time the vehicle registration is not current, or

(23) Within a parking by permit only zone and the vehicle does not have a valid visible permit.

(B) A motor vehicle may be parked temporarily on the lawn in the front yard of a dwelling unit solely for loading, unloading, or washing. With that exception, a motor vehicle may be parked in the front yard of a single or multi-family dwelling unit only on a driveway directly connected to a curb cut on the street, or in a parking space that is adjacent to the driveway, and that is located behind the public sidewalk or sidewalk area. The driveway and any adjacent parking space shall be on a prepared surface consisting of concrete, gravel, brick, asphalt or their equivalent, but not dirt or vegetation. The front yard is that portion of the front yard setback extending from the sides of the principal dwelling unit to the street in front of the dwelling unit.

(C) When signs are erected in each block giving notice thereof, no person shall park a vehicle for longer than the designated time between the hours of eight o'clock

(8:00) A.M. and eight o'clock (8:00) P.M. of any day except Sundays and legal holidays upon any of the streets or sections thereof described in Exhibit "A."

(D) A special construction parking zone may be established when in the judgment of the City Manager or his designee a street must be vacated during a short period of time in order to complete a City sponsored construction project. This designation will allow the Police Department to impound vehicles or other objects, which are parked within the construction area interfering with the progress of a City sponsored construction project.

(1) Prior to the impounding of any vehicle from a special construction parking zone, the Public Works Department will:

a. Place door hangers on all residences and commercial buildings in the area to be vacated at least thirty-six (36) hours prior to the required vacation of the street, informing occupants of the date of vacation; and

b. Place street signs conspicuously within the project boundaries, on the day of vacation informing residents and visitors that no parking is allowed on the street. Prior to the impounding of any vehicle from a special construction parking zone, the Police Department will:

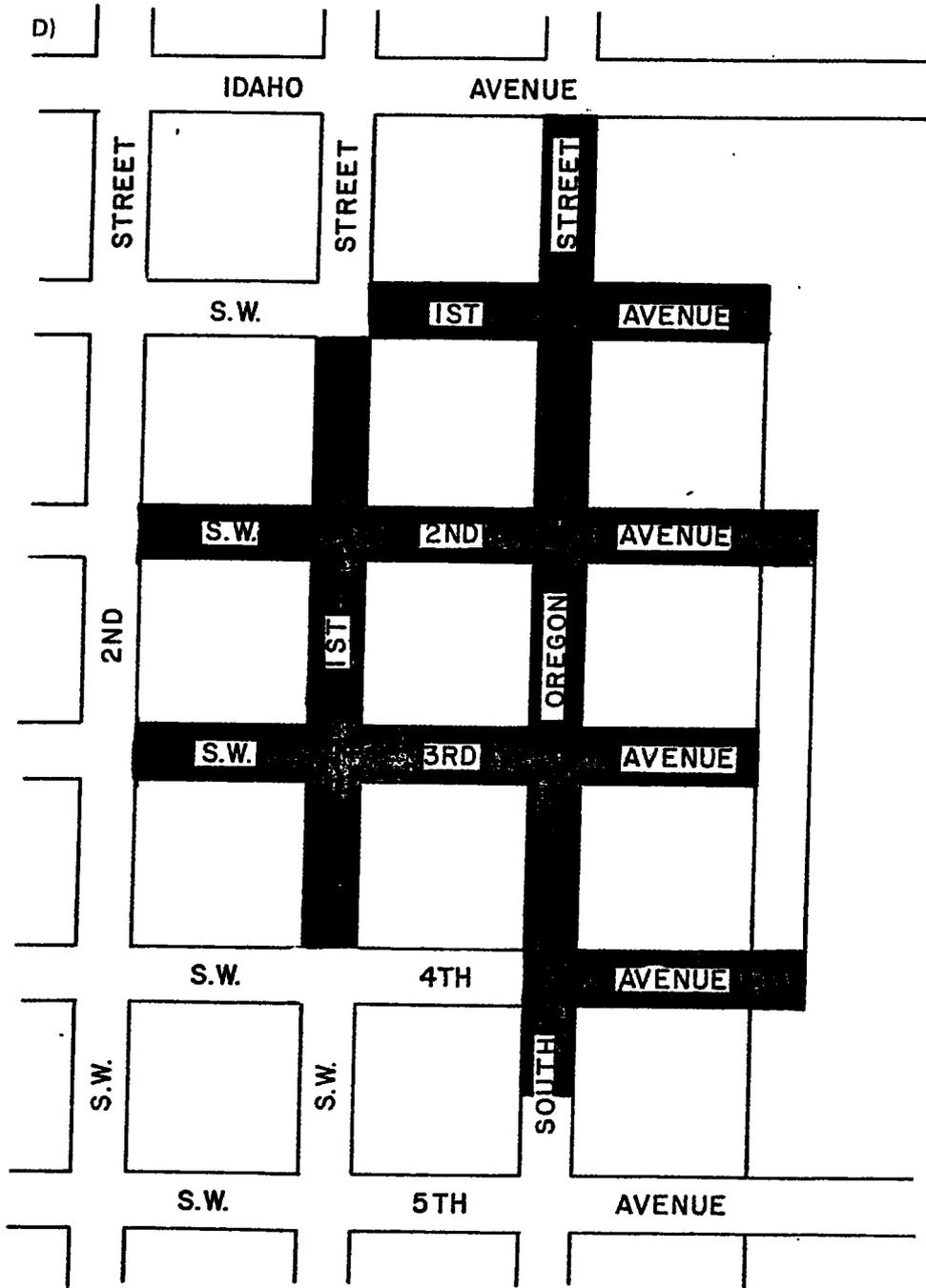
1) Request police dispatch to contact the registered owner by telephone if a telephone number is available, in order to have the vehicle moved; and

2) Attempt to contact residences in the immediate area of a vehicle in danger of impound for the purpose of notifying the vehicles' owner.

(2) When a vehicle is impounded from a special construction parking zone, the Police Department will send notice to the registered owner within forty-eight (48) hours of the impound. The notice will comply with Ontario Municipal Code 9-4-5(2). The

registered owner of the impounded vehicle will have the ability to appeal the impound. The City will waive all administrative costs for vehicles impounded from a special construction parking zone. (Ord. 2622 § 1, 2008; Ord. 2573 § 1, 2005; Ord. 2502 § 1, 2003; Ord. 2288, 2-19-91)
(Ord. No. 2646-2010, § 2, 4-5-10)

EXHIBIT "A"



9-3-3 Parking restrictions.

(A) It shall be unlawful for any person to park any motor vehicle, conveyance, or thing, on both sides of West Idaho Avenue between Southwest Oregon Street and Southwest Second Street, and parking, other than parallel parking, on both sides of Southwest Second Street between West Idaho Avenue and Southwest 4th Avenue. (Ord. 1695, 1-3-72)

(B) It shall be unlawful for any person to park any motor vehicle, conveyance or thing, on the east side of Southwest 2nd Street for a distance of one hundred feet (100') north of the center line of Southwest 2nd Avenue. (Ord. 1712, 7-10-72)

(C) It shall be unlawful for any person to park any motor vehicle, conveyance or thing, on that portion of Southwest 2nd Street located between Southwest 4th Avenue and Idaho Avenue, except emergency parking in that portion of Southwest 2nd Street immediately west and abutting the Ontario Clinic property which has an indented parking and curb cuts adjacent to that certain property described as:

Land in the Original Townsite to the City of Ontario, Malheur County Oregon, as follows:

In Block 23: The S. 12 feet of Lot 5; and all of Lots 6, 7, 8, 9 and 10.

The emergency parking referred to in this subsection shall include such portion of said indentation and curb cut area as may be designated by appropriate paint and parking meters will be available for use by medical doctors and all emergency patients in connection with the use of said Ontario Clinic property. (Ord. 1721, 3-5-73)

(D) Prohibited Extended Parking.

1. No persons shall park a vehicle upon any street described in Exhibit "B" for a period

of more than twenty four (24) consecutive hours. (See end of Section for Exhibit "B").

2. No persons shall park a vehicle upon any street or municipally owned parking lot described in Exhibit "C" for a period of more than forty eight (48) consecutive hours. (See end of Section for Exhibit "C").

3. Except as described in subsections 1 and 2, no persons shall park a vehicle upon any street or upon a municipally or privately owned, leased or controlled parking lot for a period of more than seventy two (72) consecutive hours. (Ord. 1750, 4-1-74)

EXHIBIT "B"

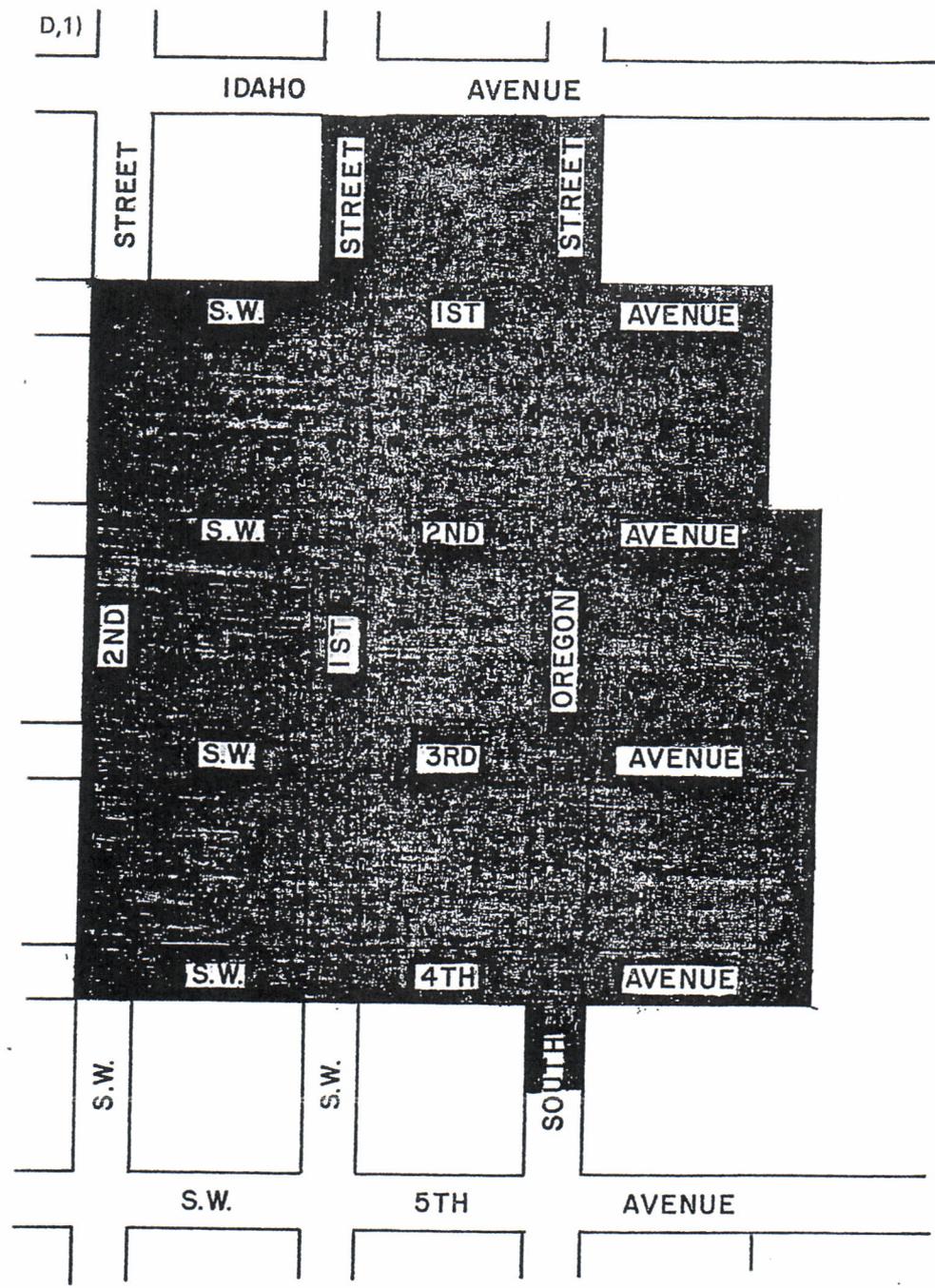
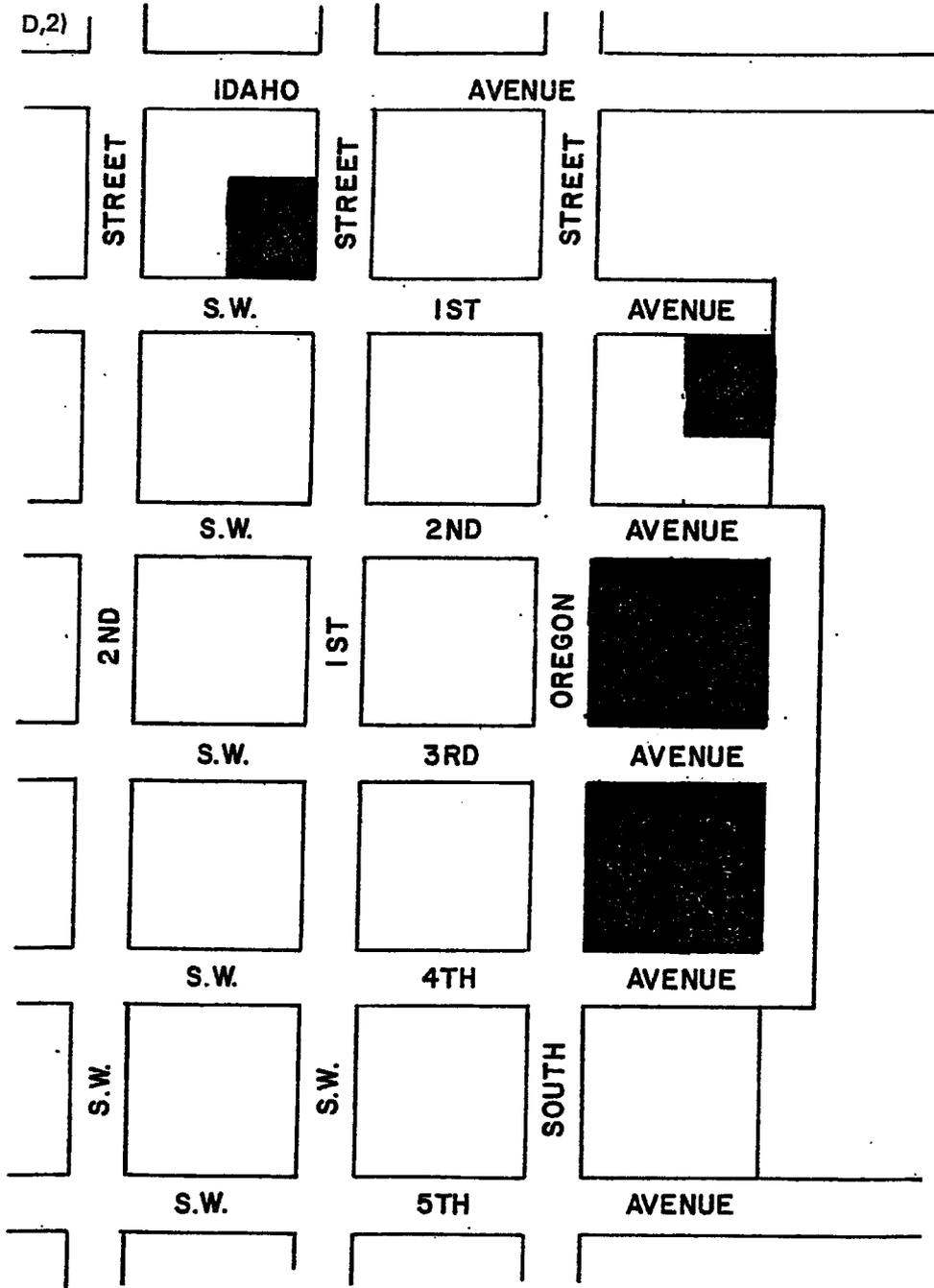


EXHIBIT "C"



9-3-4 Parking for certain purposes restricted.

No operator shall park and no owner shall allow a vehicle to be parked upon a street for the principal purpose of:

- (A) Displaying the vehicle for sale.
- (B) Repairing or servicing the vehicle, except repairs necessitated by an emergency.
- (C) Displaying advertising from the vehicle.
- (D) Selling merchandise from the vehicle, except when authorized.

9-3-5 Use of loading zone.

No person shall stand or park a vehicle for any purpose or length of time, other than for the expeditious loading or unloading of persons or materials, in a place designated as a loading zone when the hours applicable to the loading zone are in effect shall the stop for loading and unloading of materials exceed the time limits posted. If no time limits are posted, then the use of the zone shall not exceed thirty (30) minutes.

9-3-6 Unattended vehicles.

Whenever a police officer shall find a motor vehicle parked unattended with the ignition key in the vehicle, the police officer is authorized to remove the key from the vehicle and deliver the key to the person in charge of the police station.

9-3-7 Lights on parked vehicle.

No lights need be displayed upon a vehicle that is parked in accordance with this Chapter upon a street where there is sufficient light to reveal a person or object at a distance of at least five hundred feet (500') from the vehicle.

9-3-8 Extension of parking time.

If a vehicle has been parked in an area on any street where parking is limited or

restricted to a specified maximum period of time by official signs posted at that location, it is prohibited and a violation of this Section to re-park said vehicle within three hundred feet (300') of the location where it was first parked within the following four (4) hour period. (Ord. 2502 § 2, 2003)

9-3-9 Exemptions.

The provisions of this Chapter regulating the parking or standing of vehicles shall not apply when:

- (A) The vehicle is owned by a City, County, or State or public utility, while necessarily in use for construction or repair work on a street.
- (B) The vehicle is owned by the United States and is being used for the collection, transportation or delivery of mail.
- (C) When applicable, this Section exempts school buses or worker transport buses stopped on a roadway to load or unload workers or children, providing that the flashing school bus safety lights on the bus are operating.
- (D) When applicable, this Section exempts vehicles stopped, standing or parked momentarily to pick up or discharge a passenger.
- (E) When applicable, this Section exempts vehicles stopped, standing, or parked momentarily for the purpose of and while actually engaged in loading or unloading property or passengers.

(F) When applicable, this Section exempts vehicles from the prohibitions and penalties when the driver's disregard of the prohibitions is necessary to avoid conflict with other traffic.

(G) When applicable, this Section exempts vehicles acting in compliance with law or at the direction of a police officer or a traffic control device.

(H) When applicable, this Section exempts the driver of a vehicle that is disabled

in such manner and to such extent that the driver cannot avoid stopping or temporarily leaving the disabled vehicle in a prohibited position.

(I) When applicable, this Section exempts vehicles momentarily stopped to allow oncoming traffic to pass before making a right-hand or left-hand turn or momentarily stopped in preparation for or while negotiating an exit from the road. (Ord. 2502 § 3, 2003: Ord. 1850, 6-6-77)

9-3-10 Penalties and fees.

The Ontario City Council shall set by resolution the penalties and fees for any violations of this Chapter.

(Ord. No. 2646-2010, § 2, 4-5-10)

Chapter 4

PARKING VIOLATIONS, CITATIONS

Sections:

- 9-4-1 Citation on illegally parked vehicle.
- 9-4-2 Response to notice violation, review and hearing.
- 9-4-3 Owner responsibility.
- 9-4-4 Registered owner presumption.
- 9-4-5 Impoundment of vehicle.

9-4-1 Citation on illegally parked vehicle.

Whenever a vehicle without an operator is found parked in violation of any restrictions imposed by this Title, the officer finding the vehicle shall take its license number and any other information displayed on the vehicle which may identify its owner, and shall conspicuously affix to the vehicle a traffic citation stating that the operator is to answer the charge against him or pay the penalty imposed within fifteen (15) calendar days during the hours and at a place specified in the citation. (Ord. 2502 § 4, 2003; Ord. 1850, 6-6-77)

9-4-2 Response to notice violation, review and hearing.

Whenever a citation is issued to an illegally parked, the person or persons liable for the parking violation shall respond to the notice by:

(A) Paying the civil sanction prescribed for the violation to the Ontario Municipal Court by the date directed by the citation, or;

(B) Appear in the Ontario Municipal Court on the date directed by the citation, in order to

contest the violation. (Ord. 2502 § 5, 2003; 1978 Code)

9-4-3 Owner responsibility.

The owner of a vehicle placed in violation of a parking restriction shall be responsible for the offense, except where the use of the vehicle was secured by the operator without the owner's consent.

9-4-4 Registered owner presumption.

In a prosecution of a vehicle owner charging a violation of a restriction on parking, proof that the vehicle, at the time of the violation, was registered to the defendant shall constitute a presumption that he was then the owner in fact.

9-4-5 Impoundment of vehicle.

(A) Whenever a vehicle is placed in a manner or location that constitutes an obstruction to traffic or a hazard to public safety, a police officer shall order the owner or operator of the vehicle to remove it. If the vehicle is unattended, the officer may cause the vehicle to be towed and stored at the owner's expense. The owner shall be liable for the costs of towing and storing, notwithstanding that the vehicle was parked by another or that the vehicle was initially parked in a safe manner, but subsequently became an obstruction or hazard.

(B) The impoundment of a vehicle will not preclude the issuance of a citation for violation of a provision of this Title.

(C) Stolen vehicles may be towed from public or private property and stored at the expense of the vehicle owner.

(D) Whenever a police officer observes a vehicle parked in violation of a provision of

this Title, if the vehicle has three (3) or more unpaid parking violations outstanding against it, or after notice has been provided as required by Section 9-4-5(E), the officer may, in addition to issuing a citation, cause the vehicle to be impounded. A vehicle so impounded shall not be released until all outstanding fines and charges have been paid.

(E) If any authority proposes to take custody of a vehicle under the provisions of this Section, the authority shall provide notice before the proposed removal and custody and shall provide an explanation of procedures available for obtaining a hearing as provided in ORS 819.190. Except as otherwise provided under Section 9-4-5(A) and (C), notice required under this Section shall comply with all of the following:

1. Notice shall be given by affixing a notice to the vehicle with the required information. The notice shall be affixed to the vehicle at least seventy-two (72) hours before taking the vehicle into custody. The seventy-two (72) hour period under this subsection includes holidays, Saturdays and Sundays.

2. Notice shall state all of the following:

(a) That the vehicle will be subject to being taken into custody and removed by the appropriate authority if the vehicle is not removed before the time set by the appropriate authority.

(b) The statute, ordinance or rule violated by the vehicle and under which the vehicle will be removed.

(c) The place where the vehicle will be held in custody or the telephone number and address of the appropriate authority that will provide the information.

(d) That the vehicle, if taken custody and removed by the appropriate authority, will be subject to towing and storage charges and that a lien will attach to the vehicle and its contents.

(e) That the vehicle will be sold to satisfy the cost of towing and storage if the charges are not paid.

(f) That the owner, possessor, or person having an interest in the vehicle is entitled to a hearing, before the vehicle is impounded, to contest the proposed custody and removal if a hearing is timely requested.

(g) That the owner, possessor, or person having an interest in vehicle may also challenge the reasonableness of any towing and storage charges at the hearing.

(h) The time within which a hearing must be requested and the method for requesting a hearing. (Ord. 2502 § 6, 2003; Ord. 2288, 2-19-91)