

AGENDA
ONTARIO CITY COUNCIL - CITY OF ONTARIO, OREGON
Monday, March 17, 2014, 7:00 p.m., M.T.

- 1) **Call to order**
Roll Call: Norm Crume _____ Jackson Fox _____ Charlotte Fugate _____ Dan Jones _____
Larry Tuttle _____ Ron Verini _____ LeRoy Cammack _____

2) **Pledge of Allegiance**

This Agenda was posted on Wednesday, March 12, 2014, and a study session was held Thursday, March 13, 2014. 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:**

- A) Minutes of Meeting of February 18, 2014 1-3
B) Minutes of Meeting of February 27, 2014 4-13
C) Approval of the Bills

5) **Department Head Updates: *Thursday Only***

- 6) **Public Comments:** Citizens may address the Council on items not on the Agenda. Out of respect to the Council and others in attendance, please limit your comment to three (3) minutes. This time limit will be enforced. Please state your name and city of residence for the record.

7) **New Business:**

- A) ICB Bank Account Signature Change 14
B) Resolution #2014-108: Emergency Repairs to Storm Drainage Mainline 15-16
C) Resolution #2014-109: Designate Hearings Officer 17-19
D) Resolution #2014-111: Malheur County Enterprise Zone Boundary Change 20-26
E) Ordinance #2688-2014: Amend OMC 3-6-1 re: Discharge of Weapons ^(1st Reading) 27-29
F) CH2Mhill - Proposed Operations (*Follow-Up to Thursday 10-A Presentation*)

8) **Discussion/Informational/Hand-Out Items (*Thursday Only*)**

- A) James Voight - Serve Day
B) Water/Sewer Rate Review
C) OPD Stats - February, 2014
D) Airport Minutes - 02/11/2014
E) SREDA Minutes - 03/05/2014
F) SREDA S.W.O.T. Report 03/05/2014

9) **Correspondence, Comments and Ex-Officio Reports**

10) **Presentation - 1:00 (*Thursday Only*)**

- A) CH2Mhill - Operations Presentation

11) **Executive Session: (*Thursday and Possibly Monday*)**

- A) ~~ORS 192.660(2)(i)~~
B) ORS 192.660(2)(h)

12) **Adjourn**

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

ONTARIO CITY COUNCIL MEETING MINUTES

Tuesday, February 18, 2014

The meeting of the Ontario City Council was called to order by Mayor LeRoy Cammack at 7:00 p.m. on Tuesday, February 18, 2014, in the Council Chambers of City Hall. Council members present were LeRoy Cammack, Norm Crume, Jackson Fox, Charlotte Fugate, Larry Tuttle, and Ron Verini. Dan Jones was excused.

Members of staff present were Jay Henry, Tori Barnett, Larry Sullivan, Al Higinbotham, Mark Alexander, Kari Ott, Mary Dombay, Debbie Jeffries, and Tammy Gini. The meeting was recorded, and copies are available at City Hall.

LeRoy Cammack led everyone in the Pledge of Allegiance.

AGENDA

Jackson Fox moved, seconded by Ron Verini, to adopt the Agenda as presented. Roll call vote: Crume-yes; Fox-yes; Fugate-yes; Jones-out; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 6/0/1.

CONSENT AGENDA

Charlotte Fugate moved, seconded by Larry Tuttle, to approve Consent Agenda Item A: Minutes of the Council Meeting of February 3, 2014; and Item B: Approval of the Bills. Roll call vote: Crume-yes; Fox-yes; Fugate-yes; Jones-out; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 6/0/1.

PUBLIC COMMENT

Nicki Hall, Ontario, stated: I live here in Ontario, and have for about eight years now. I am bringing a subject up of my mentally and physically disabled son, that is sitting in Ontario jail right now, under charges that was severely didn't happen except to the assault of himself, being upon himself, by an officer that took the choice to ram his head into his cop car, sustaining my son major injuries of a black eye and 18 staples to his head. And I'm asking the city to be heard about this, due to the fact that I don't think the Ontario Police Department is caring what happened to my son, but only to their officer. I really wish that somebody would investigate this more. Nobody's even gotten pictures of the staples in my son's head. I will be doing that Sunday, if I have to myself when I go to visit him, due to the fact that this is not properly being investigated by Ontario. The Chief of Police is not doing a very well, good job to be investigating this so badly that I had to go to the FBI. I feel at this point in time that this officer should be suspended for assaulting my son. He has got 18 staples because of this officer, and it's Scott Phelps that assaulted my son, and I'd appreciate if you guys would really consider that until the investigation is done, that he be suspended because once you take your badge and your gun over your job, to doing whatever you want, that's wrong, especially to a disabled, handicapped young man, as my son. He's ADHD, Bi-Polar, and we've been doing really well at trying to get him under control, but it doesn't give a right for an officer to assault him, as badly as he did, and my son's sitting in jail right now with 18 staples to his head from the Ontario City Police Department officer.

Mayor Cammack stated both Council and staff took these types of complaints seriously, and thanked her for her comments and for bringing it to the Council's attention.

NEW BUSINESS

Resolution #2014-106: Receive/Expend Donation to Recreation Department (Soccer Field Signs)

Debbie Jeffries, Recreation Supervisor, stated the Recreation Department received donations from five businesses in the community and they now wanted to expend those funds to pay for signs for the soccer fields. The Ontario Recreation Department received donations in the amount of \$440.00, and would like to utilize those funds to pay for the signs. Those making donations were Gentry Ford, St. Alphonsus Medical Center, Joe Kinney, NW Specialty Printing, and Ontario Mini-Storage.

Jackson Fox moved, seconded by Norm Crume, that the City Council adopt Resolution #2014-106, A RESOLUTION ADOPTING A SUPPLEMENTAL BUDGET FOR THE GENERAL FUND RECREATION DEPARTMENT TO RECOGNIZE DONATED FUNDS AND AUTHORIZE THE EXPENDITURE OF THOSE FUNDS FOR THE PURCHASE OF SIGNS AT THE SOCCER FIELDS. Roll call vote: Crume-yes; Fox-yes; Fugate-yes; Jones-out; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 6/0/1.

Resolution #2014-107: Correction to Resolutions #2013-129 and #2014-104

Jay Henry, City Manager, stated this proposed resolution was to correct Resolution 2013-129 and Resolution 2014-104 in the 2013-2014 Annual budget, which affected the General Fund operating and equipment replacement contingency, General Fund Fire Department, and 9-1-1 Equipment Purchase. Resolution 2013-129 charged operating contingency instead of equipment replacement contingency. Resolution 2014-104 charged 9-1-1 fund equipment purchase instead of the Fire Department. The proposed resolution would correct the funds so they would be in balance.

Mr. Henry stated there were a few errors in the Staff Report that outlined the history of this action. Under Previous Council Action, it stated Resolution 2013-129 was on December 13, 2013, but it was actually approved on November 14, 2013. There was an intermediate resolution, Resolution 2014-102, which was passed on January 6, 2014, that affected this action. The history of this resolution was that the original resolution on the 14th of November, #129, took \$21,200 out of General Fund, and placed it in 9-1-1. This was for radio equipment and audio surveillance equipment for the 9-1-1 consolidation. That initial resolution was incorrect because it transferred funds between funds and it hadn't gone General Fund to General Fund or 91-1- to 9-1-1. On January 6, 2014, Resolution 2014-102, fixed the \$21,200 transfer, from 020 to 001, so that corrected the interfund transfer and put it all back into 9-1-1. Then Resolution 2014-104 fixed the \$13,081 transfer, taking the funds from Equipment Replacement and putting it into Equipment Purchase for 9-1-1. On Resolution 2014-107, the Council would see the first line item was from 001 to 001, General Fund to General Fund, \$21,200. That was correct. Next was General Fund/9-1-1, where it fixed the \$13,081, taking the \$13,081 from an 020 Fund (9-1-1) and putting it back into 001 (GF). This was one of the items the Auditors discovered that needed correction, leading to this action.

Jackson Fox moved, seconded by Charlotte Fugate, that the City Council adopt Resolution #2014-107, A RESOLUTION CORRECTING RESOLUTIONS 2013-129 AND 2014-104. Roll call vote: Crume-yes; Fox-yes; Fugate-yes; Jones-out; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 6/0/1.

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

- Mayor Cammack welcomed Kari Ott, Oster Professional Group, to the city.
- Councilor Tuttle stated at the work session for February 27th, he asked to add to the Agenda, possibly under New Business, the RFQ for the Public Works Department. RFQ's were scheduled to be opened on February 26th. He'd like the entire Council to see all the responses, and would like to see a discussion on the submittals. They could also possibly isolate out the Water Treatment Plant from the RFQ and look at those one step at a time. They might want to take action on Monday night, or the following meeting. Every Councilor should receive copies, and it should be discussed at the Work Session. If Public Works wasn't ready to discuss it...well, hopefully they would be.

Mr. Henry asked if Councilor Tuttle wanted Water only, or Water and Wastewater to be viewed separately.

Councilor Tuttle stated the RFQ would include everything, but he believed the direction from Council when this began, was to look at the Water Treatment Plan. He wanted to be able to take it one step at a time. He believed they'd be taking on too much to take the entire thing, and that's what he believed they should be discussing. That was just his opinion, but if everyone received a copy of the RFQ, they could all review it. He might be wrong, but he thought it might be too much to take on. But he definitely wanted to look at the Water Treatment plan.

- Jackson Fox stated a few weeks back, Charlotte Fugate brought up the car purchase that was made for the Airport Director or Economic Development Director, involving a trade with a Public Works truck. He would like all the information relating to that action – however the deal occurred, all the paperwork, all the information, everything.
- Larry Sullivan stated the Council had received a rough draft of the MOU between the city and Oster Professional Group; however, the ultimate contracting party would be under a different name, per Oster's request. The draft MOU had been provided at 4:40, and he, nor Kari, had had time to review it. It was a work in progress. He had distributed it just to show what had been done thus far.
- Mark Alexander stated since this meeting was televised, he wanted to respond to the comments stated by Nicki Hall earlier that evening. He had met with Ms. Hall, who presented a complaint. He was working under the departments adopted Policies and Procedures, which outlined how the department was to deal with citizen complaints, and they did look into every complaint. When the research was being done, there were a variety of resources available, such as the reports, camera feed, etc. Unfortunately, that evening Ms. Hall had named a specific officer, and she had stated inaccuracies in her comments. He would be following up on this action, so it was premature to make any type of commentary on this. Ms. Hall would receive a written report from him when the review process was completed.

ADJOURN

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

APPROVED:

ATTEST:

LeRoy Cammack, Mayor

Tori Barnett, MMC, City Recorder

**ONTARIO CITY COUNCIL MEETING MINUTES
Thursday, February 27, 2014**

Due to lack of business, the Council elected to conduct business at the Thursday, February 27, 2014 properly noticed Work Session, and to cancel the regularly scheduled Monday, March 3, 2014 Council meeting.

The meeting of the Ontario City Council was called to order by Mayor LeRoy Cammack at 12:00 p.m. on Thursday, February 27, 2014, 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 Jay Henry, Tori Barnett, Larry Sullivan, Al Higinbotham, Mark Alexander, Bob Walker, Mary Domby, Jerry Elliot, Brad Howlett, Marcy Skinner, and Mark Saito. The meeting was recorded, and copies are available at City Hall.

Mayor Cammack stated that due to the skimpy agenda, this might be the only meeting the Council would hold. As they neared the end of the meeting, unless something came up that would need Council action on Monday night, he would propose canceling the Monday night meeting. Per the Charter, the Council was required to meet at least once a month, so please be thinking about that as they continued down the Agenda. If they decided to cancel the Monday meeting, they would discuss the Consent Agenda items, for potential approval. They didn't want to delay the bills being paid.

CONSENT AGENDA

Minutes of the Regular Meeting of February 18, 2014 – any questions or corrections? None.

Approval of the Bills.

Councilor Fox stated if there was no formal meeting Monday, how would they pay the bills?

Mayor Cammack stated if at the end of this meeting they decided to not have the Monday meeting, the bills would be approved today.

Councilor Fox asked if that would be in contradiction to the Council Rules, voting on Thursday.

Mayor Cammack stated the Council had that option.

Larry Sullivan, City Attorney, stated the Council Rules preserved the Council's right to vote on Thursdays, but he believed the Rules stated it needed to be an emergency. If it was the only Agenda item, and the Council was going to do that because there was nothing else on the Agenda, and the Council voted to do that, the Council did have that authority.

Mayor Cammack stated if it met the criteria, it should be done that way.

Councilor Fox stated he was okay with declaring an emergency, to get it done. He just wanted to point out what the Rules stated, so that the public was informed.

Mayor Cammack stated if that was the way the Council went, it would be handled at the end of the meeting.

Both Councilor Fugate and Crume stated they hadn't received the bills yet. They were the only two who received the bills via e-mail.

DEPARTMENT HEAD UPDATES

Jay Henry, City Manager, stated the President of the Oregon City/County Manager's Association appointed him to various committees at the state level, those being the State Ethics Committee, the Manager Coaching and Mentoring Committee, and Chair of the Liaison with the International City Manager's Association. He did not believe it would take more time from work, and was pleased about the appointment. He thanked the Council for their support as he moved forward.

AGENDA ITEM

This report was handed out at the Work Session.

Emergency 24" Storm Drainage Repair

Bob Walker, Operations and Projects Director, stated Public Works Operations was requesting funding to hire a contractor to perform emergency repairs to the 24" Storm Drainage Mainline on SW 7th Street, between SW 4th Avenue and SW 5th Avenue. The contractor would be required to perform all work for this pipe line replacement, including the excavation, dewatering, 24" pipe placement, pipeline bedding, backfilling and compaction, base rock gravel and asphalt repair.

The existing storm drain line that ran from the TVCC campus had been in place since the 1960s. This line served a large drainage area and was vital for the storm water disposal for much of the southwest portion of the City of Ontario. The line also functioned as a farm irrigation drainage system for the area south and west of town.

This failing storm drain line was found when a sink hole was discovered in the street above the 24" storm drain line. The storm drainage line was located in SW 7th Street just east of the Rite-Aid store and north of the Four Rivers Cultural Center. Through CCTV work, it was discovered that the existing 24" clay pipe storm drain line has failed for about 162 feet. Project costs would include contractor performed 24" pipeline replacement and restoration work. City staff investigated the storm drain piping systems adjacent to this problem area and found additional segments of this 24" storm drain pipe that were nearing failure.

Staff estimates a cost in the amount of \$30,000 to hire a contractor to make emergency repairs to this section of 24" Storm Drainage Mainline on SW 7th Street, between SW 4th Avenue and SW 5th Avenue. There's no operating contingency available in the Storm Sewer Fund to finance this project. Funds would have to be appropriated from either street fund contingencies or sewer fund contingencies.

The Council could choose not to approve this work, although doing nothing might result in the street over this section of failing pipe to collapse more and cause the storm drainage system to backup and cause additional traffic hazards. This would place the city in a position of liability for the repairs of citizen's property (vehicles) and/or personal injury.

Councilor Jones asked if this would be put out for bid.

Mr. Walker stated it would be.

Councilor Jones asked how long that would take.

Mr. Walker stated not long. They'd use a short-form bid on it, and have at least three local contractors who would give pricing.

Mayor Cammack asked how far they'd looked at this pipe.

Mr. Walker stated everything back towards the college was good. They'd make this repair and that would get them to 4th. On 4th, they'd looked all the way across, by the Aquatic Center. The line continued north, eventually to the Dork Canal or a different canal, but then it hit the river. It also picked up irrigation water going south.

Councilor Tuttle asked how frequent the manholes were.

Mr. Walker stated there was a manhole close to 4th, and there was another one on the other side of the park.

Councilor Tuttle asked what type of pipe would be put in.

Mr. Walker stated he couldn't state for sure, but believed it would be some type of PVC piping, and it would be a 24" line.

Charlotte Fugate moved, seconded by Ron Verini, to declare this action as an emergency. 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, that the City Council approve this emergency project funding to bid out to contractors for the repair of the 24" storm drain pipeline. 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

***Bob Walker**, Operations and Projects Director, stated regarding the septage facility, the wiring would be completed that day, and they planned to be operational in two weeks.

***Mark Alexander**, Police Chief, introduced Tristan Rodriguez, an Ontario High School student who was job shadowing the Chief. He was the son of Officer Ramon Rodriguez and Fire Department Secretary Julia Rodriguez.

***Chief Alexander** continued with an update on the 9-1-1 update. Tomorrow, they would be transferring staff to work at the county. The move was because he was down to four staff members in the 9-1-1 center, and it was difficult to operate 24/7/365, so tomorrow would begin the new schedule. Three staff members would be working for Malheur County while they continued with the consolidation process. The Sheriff was willing to help by providing his staff to cover the hours when Ontario's staff wasn't there. The Ontario window would be open Monday thru Friday, 8:00-5:00, with a 30 minute closure for lunch. He would only have one staff member, so those hours were subject to that person being at work. They needed to account for vacation and/or sick time. After hours there would not be anyone to buzz open the doors. If someone used the phone in the lobby, that call would go to Vale. For those committees holding after-hours meetings, there would be no one to open the doors to allow access. He was creating a spreadsheet which would outline the costs so far with this consolidation. One issue, regarding finances, was that staff was guaranteed the same wage for the first year when they transferred over. Once they became employees of Malheur County, there were differences in their benefits. They would take a pay-cut. He would be coming back to the Council in the future to see if the Council wanted to cover that to make them whole that first year. The cameras to monitor prisoners in the holding cells were completed, for less than budgeted. The budget was for \$10K, and it came in at around \$1,500. It wasn't the system he wanted, but it worked, and it could have upgrades. Chief Alexander reminded the Council that he had Telecommunicators with over 15 years of experience, and they truly cared about the dispatch center.

***Chief Alexander** stated the newly hired Police Officer would be here Monday, and would be going to the Academy in June. He would have him at the next Work Session for introducing and swearing in.

*Chief Alexander stated another issue consuming police time was transients. In their consumption of alcohol, they became public nuisances. Several individuals were responded to 10-15 times per person over one week-end. Some were taken to jail, but that wasn't the place for individuals with alcohol or mental issues. There was no detox center, no mental health hold facility, and no homeless shelters in Malheur County.

Councilor Fugate stated, referring back to the Telecommunicators wages, he was asking to cover the reduction in salary for year one or year two?

Chief Alexander stated the statute read that when staff became employees of Malheur County, they were guaranteed to have the same wage they currently had, and that was the only requirement that was statutorily required. But, once they became employees of Malheur County, the insurance and PERS, and new travel costs, none of that was covered by statute. He knew they couldn't do anything about travel costs, but they might explore, for the first year, a way to offset the costs for their reduction. He would provide numbers to them for that. After the first year, they would fall under the pay scale established by the County.

*Al Higinbotham, Fire Chief, stated they had been testing the pagers, and it had been a complete failure until that morning. There had been some programming issues on the County level, but that had been corrected. The duty staff was receiving the duty page. When they got the repeater moved, they'd be in better shape, especially for the portables. There were some issues still, such as the Ontario dispatch center would call the firefighter to the window, for several reasons. When they received a call for service to a residence that was locked, they would get key information on where the key was hidden or the combination to the Knox Box. They didn't want to put that out over the radio. They were looking into the cost of a hot line, which would be a phone at the station and on the dispatch desk, and information could be traded both ways. Dispatch controlled all the doors, along with the firefighters. For security reasons, when a truck rolled, dispatch closed the door. There would no longer be that capability. Some stations had tone control, where the doors opened on a general alarm. But unfortunately, they all opened on a test page also. They might end up purchasing individual door controls for each piece of equipment.

*Chief Higinbotham stated with regard to the repeater, the antenna, cabinet, and extension on the antenna itself was here. They planned to install that Saturday. When the repeater was received, it would be placed and tested.

*Chief Higinbotham stated for secondary dispatching, some Councilors had asked about what capability Station Two would have. They were looking at the cable that went into the Station for multiple phones and trying to determine how many lines they had. There was a large enough cable installed in the ground that they could go from the street and pull another cable in if they needed additional pairs. The County had a dispatch trailer; Ontario had 14B, which had a dispatch capability, and Station Two also had dispatch capability for the Ontario frequency, so they could dispatch Treasure Valley Paramedics. As of today, the phone company was looking into how many pairs for 9-1-1 transfer calls. Everyone believed Station Two was a good location for emergency operations, if City Hall was out, as it was out of the flood plain and there was an emergency generator on site. There was currently a single line at Station Two, but there were more pairs than that. Plugs were in. They only had to put the trailers in and plug in the wires.

Councilor Fugate asked when they anticipated receiving the repeater.

Chief Higinbotham estimated two to three weeks.

NEW BUSINESS

MOU - City/Oster Professional Group for Finance Department Services

Larry Sullivan, City Attorney, stated the latest draft had been sent to Oster, and he believed it was with Oster's attorney for review. It would probably be the next Council session before a draft was back for Council review.

Kari Ott, Oster, confirmed their attorney had it.

DISCUSSION/INFORMATIONAL/HAND-OUT ITEMS (THURSDAY ONLY)

Public Works Committee Update

Dan Cummings, PWC Chair, stated Ken Hart had presented to the Public Works Committee a request and/or recommendation to see if the Public Works Committee would want to be the oversight committee when and/or if the Aquatic Center was reopened. There would be the oversight committee to help guarantee to the community that someone was watching out to ensure that the maintenance of the new facility didn't fall into disrepair like the existing facility had over the past 20 years. Also, they'd have a committee to assist. Previously, there was one person in charge of the facility, and to appear before the Budget Committee to ask for funding. Having an oversight committee would assist in that sense. The conclusion, at this time, the City Manager put that facility under the Public Works Department, so by the PWC ordinance, the Public Works Committee was already kind of the oversight committee for the city on that. The PWC told the Aquatic Center Committee that there was a committee in place until such time the Council or City Manger restructured that. They could tell the community there was an oversight committee to help out staff and watch out for the new pool, if it was funded. Under the ordinance, it would basically cover capital improvements, maintenance, etc. The committee would have nothing to do with rates or scheduling. That would be up to the Council and/or City Manager.

Councilor Crume asked for an update on the angle parking issue.

Mr. Cummings stated he had been put in charge of writing it up for the city, and he hoped to have it back before the Public Works Committee by their next meeting and would be looking for a recommendation for the Council.

Councilor Fox stated he had received information from the county on job titles and comparisons; he wanted to prepare a comparison for the Council, but it was over his head. He wanted Council permission to hand that off to the Public Works Committee as they would know which jobs in the city were equal to those in the county.

Council consensus to do so.

Councilor Fox asked what the City Manager's intent was by putting the Aquatic Center in the Public Works Department. Why were they not following the Auditor's recommendation to make the Golf Course and the Aquatic Center Enterprise Departments.

Mr. Henry stated they could still be made Enterprise Departments. Being under Public Works didn't affect the Enterprise Funds. They could still be Enterprise Funds under Public Works. His intent in putting Parks and Aquatic under PW was in wanting to streamline the chain of command and make it so there were efficiencies there. In a previous job, Parks was under PW, and it worked well. Equipment needs were met, and PW would just bill the department, and it worked better than contracting out. Here, it was in the experimental stage, and the jury was still out on whether it would be successful or not.

Mr. Cummings voiced his agreement with Mr. Henry. Many years ago, Parks, Recreation, and Golf, were under Public Works. He believed they should all be under PW. He could see a financial savings in doing that.

Mayor Cammack stated it was his understanding the Public Works Committee held officer elections. The results were?

Mr. Cumming stated they had; he was elected Chairman again, Scott Wilson was elected Vice-Chairman, and Bernie Babcock was elected Secretary. They were working on a plan for protocol for the Committee, and hoped to have a representative attend each Council meeting.

Mr. Sullivan stated there was an issue that Mr. Cummings had raised following his hiring in another capacity, as the local consultant for planning. Mr. Cummings had done a review of some of the planning ordinances, and one issue of note, in some circumstances, a Hearings Officer was supposed to be named to have a hearing and to make a determination if some type of zoning or planning issue should proceed. That role had traditionally been filled by a third-party that the city hired. That wasn't the usual way the Hearings Officer was designated. Usually, the Planning Official for the municipality acted as the Hearings Officer. Mr. Cummings' recommendation was that it made sense to do that, to have the Planning Official also act as the Hearings Official. It would take an ordinance amendment.

Council consensus to move forward on an ordinance amendment to make it happen.

Aquatic Center Committee Update

Ken Hart, Aquatic Center Committee Chair, distributed a document which outlined the history of where the Committee was, and the timeline for things coming up. The first few meetings were spent gathering community input and touring the facility. At the last meeting, they prioritized the list of what they would like to see in the facility. They had now asked staff to look into costs for each of the tasks – such as renovation of the existing pool, adding a spray park, or whatever, but to also look at the on-going maintenance costs, including how it would be staffed. A pool required a certain number of lifeguards depending on square footage and depth of the pool. They were also looking to get revenue numbers associated with each item. They hoped to have a phasing strategy for what they'd like the pool to look like. There were two deliverables for this – what would the Aquatic Center look like, and how should it be funded. He hoped to have recommendations ready for Council in early April.

Mr. Hart stated on a side-note, he wanted to thank the Chief and all of his officers. As noted earlier by Chief Alexander, the lack of having a hold room in this community had a significant impact on officers and the hospital. They were trying to work together and coordinate that. It was definitely a community need, and he appreciated their working relationship.

Extension of OSCAR Swim Coach Pay

Mr. Hart stated he had previously approached the Council as a parent of a member of the OSCAR Swim Team, asking the city, who had agreed, to continue to fund the swim coach, as the team moved to Payette pending the decision relating to the Ontario pool. The original six-month period was nearing expiration, and he was now asking that the Council continue to support Peggy in her role as the coach, and to continue paying her for her hours.

Mr. Sullivan stated it was within the City Manager's authority, with Council consensus, to continue funding that. It wouldn't take a formal motion; just knowledge that the Council supported it.

Mayor Cammack asked when the original agreement expired.

Mr. Hart believed it would end at the end of March.

Councilor Fox asked how much it was.

Brad Howlett stated he believed it was about \$325 a month.

Council consensus to give authority to the City Manager to continue the payment.

Mr. Henry asked if there would be a time limit imposed on this action.

Council consensus to continue until they made a decision on the Aquatic Center.

RFQ Results - Contract Operations

Jay Henry, City Manager, stated the city opened the RFQs yesterday, with only one company, CH2MHill, responding. They put together a great proposal. They stated they'd be willing to bid on all of the facets of the operations. Some Councilors believed they should do water first, and that was a Council decision. He asked the City Engineer for a timeline for just water versus proposals on all aspects, and he didn't believe it would be a large difference. Mr. Henry believed they should get a bid proposal from CH2MHill on all items. That would provide a benchmark by which the city could look at each operation against actual costs. The city would be under no obligation to accept any of the proposals.

Councilor Jones stated if CH2MHill was bid ready, and had their RFP near completion, was there a reason they wouldn't accept that immediately?

Jerry Elliot, City Engineer, stated the city was in charge. They could accept their RFP, and take whatever time was needed for review.

Councilor Jones stated if there was only one response, he suggested contacting CH2MHill to see when they could get an RFP out. There was no reason to stall this process.

Mr. Elliot agreed, but also suggested the Council understood the terms going in, that the city describe to CH2MHill what elements they wanted looked into. That could be for all engineering, administrative, billing, processing, customer relations, or give them only operations and the city would retain billing and customer relations? There were many different dividing lines.

Councilor Jones stated six months ago, the Council gave direction to the City Manager to pursue an RFQ on water and wastewater. Now, there was an RFQ on Public Works. Now, he was seeing another situation where staff had to analyze on what would be given, or allowed, to CH2MHill. He suggested that since they had a complete RFQ, that phase one of the RFP would be to go back to the original consent of the Council and restart with an RFP for water and wastewater, so they could begin to analyze that process. Then start phase two. That would give time to define the proposal requirements for the remainder of the department. He was seeing another six months out on this situation, and there was no need for it.

Mayor Cammack stated it didn't appear they'd be able to do it all at once. He was in agreement with Council Jones. Prioritize how the information was required from CH2MHill. If water and wastewater was the Council's hot item, provide the information to CH2MHill for those areas first, and then work down the priority list. They'd still end up with all the information.

Councilor Fox asked where the billing issue even come from? That was not directed by Council. They directed staff to send an RFQ out for the water treatment and septic. That was all. He had no interest in giving a private company those other items.

Mayor Cammack stated they needed to restrict them to the activities the Council wanted them to perform.

Councilor Tuttle stated there was obviously a misunderstanding; otherwise they wouldn't have the proposal they had. They received every phase of Public Works, and that wasn't what they gave direction to do.

Mayor Cammack stated there was a misunderstanding in that. The original meeting with CH2MHill, it started with water treatment, but as the meeting progressed, they also got into the other areas. But like they expressed earlier, the city was under no obligation to do any of them. They could do one, two, none, all, whatever the Council wanted. He did like the City Manager's idea of looking at all of them to compare how efficient the city was running a department to how efficient CH2MHill might run it.

Councilor Fox stated one problem was with the entire thing, the process had been slowed down. With only one qualified company applying, he had the feeling there could have been other qualified companies out there that would have bid only the water, or only the sewer, but weren't capable of bidding the entire thing.

Mr. Elliot stated that option had been there. It was specifically stated for each proposal or responder, to offer in any specific area they felt qualified.

Councilor Fox asked where the billing come from?

Mr. Elliot stated that came from as part of the operation of running utilities.

Councilor Fox asked, in the original ask for proposal the city sent out, was that asked for by the city?

Mr. Elliot stated it read all operations.

Councilor Fox requested the minutes from the meeting when the Council voted to send out that RFQ.

Mr. Elliot stated it might be his fault. When he looked at operations of a facility, he looked at the entire operations. He believed, as he drafted the first draft, that they should get a whole operations proposal. The city could retain whatever pieces they wanted.

Councilor Fox stated they would see what the minutes said. It might not be Mr. Elliot's fault, because they gave direction to Jay Henry.

Mr. Henry stated something the Council might want to consider during deliberations was that this company was offering free managerial data points that could be used by the city. It cost the city nothing. The city was not tied to anything to get the proposals and review them.

Mr. Walker stated it was beneficial to Public Works.

Councilor Jones stated that was all good, but here was another government analyzation. They analyzed and compared, repeatedly. They began this process in June of 2013, maybe May, and they hadn't even gotten anywhere. His goal with this project was to at least get something in front of the Council that they could analyze, to see numbers and hard facts, so they could make a decision and give direction to staff on how to run this place. The city was still producing water without qualified personnel. He was going to get pushed to the edge. Time was of the essence. Get something done! Get an RFP for the Council to analyze. There was no agenda to take over. They wanted to analyze a proposal from a company willing to give a proposal to run water and wastewater. He was tired of analyzing page after page, and a year goes by, and he was running out of time. He wanted a proposal to the Council for analyzing, discussion, and direction for proceeding.

Councilor Fox stated on his records request, the reason he spoke on some of this, because really fresh on his mind was the City Manager's evaluation, and this really went towards that. He'd like those minutes before they went into however the discussion went on the Manager's performance.

Councilor Tuttle asked how soon CH2MHill could provide an RFP on water and wastewater.

Mr. Elliot stated he would contact CH2MHill that afternoon. He believed it might be about two or three weeks out. They'd probably want a site visit, they'd want to review financial information, and they might want to interview staff.

Councilor Tuttle stated when the request was made, and he had seen a copy of the memorandum, he made the statement to Alan Daniels that it was going to take six to eight weeks for staff to review these, and that it might take another two or three weeks to prepare the RFP. The memorandum he saw, it seemed to be three months before an RFP could be sent out.

Mr. Elliot stated it was more like six weeks. He thought that might've been based upon thinking they would have more than one responder. Now it would be more like three weeks to get a written response.

Marijuana Dispensaries Update

Larry Sullivan stated on the measures before the state legislature for marijuana dispensaries, the Senate approved one version of the law that would ban cities from imposing any absolute restrictions or prohibitions on locations of marijuana dispensaries within the city limits. The Senate allowed some regulation with respect to hours and location. That has moved to the House side, who voted to reinstate the right of the cities to do an outright ban. This was a short legislative session, and had to, constitutionally, be completed by March 9th. Any ordinance that the City Council would consider would have to take into account any new legislation that might be implemented. He would guess there would not be any new legislation because of the wide difference between the House and the Senate Measures, but they'd know for sure by March 9th. If there was no legislation approved for this, they'd be dealing with the 2013 medical marijuana dispensary laws, which left some open questions as to what the legislature intended, such as the imposition of bans and/or restrictions. Many cities were moving forward with outright bans. Chief Alexander had provided an ordinance from Beaverton, Oregon, which imposed a licensing requirement just on medical marijuana dispensaries. The approach taken should survive legal challenge. He proposed taking the Beaverton ordinance and bringing it back to Council, following the legislature adjournment. If there was legislation passed, it might have to wait. If nothing passed, he'd like to bring a draft to Council. Beaverton's ordinance required any licensed medical marijuana dispensary to be in compliance with federal law and if a marijuana dispensary was otherwise qualified under Oregon law but was not in compliance with federal law it would not be able to operate within the city limits. The effect of that type of ordinance would be to prevent any medical marijuana dispensaries from operating that were violating the federal controlled substances laws.

Councilor Crume stated Chief Alexander had expressed concern that one or more people were looking at the ability to put in some dispensaries March 3rd. Was that still a concern?

Chief Alexander stated he knew there would be some applications submitted. Those would be reviewed by the Health Authority, followed by inspections in the spring.

City Manager Evaluation

Mayor Cammack reminded the Council they needed to submit their copies of the City Manager evaluation to him that day. The next step would be to get them all to HR, who would make a compilation of the data, and that would be delivered to the Council, along with a copy of every Councilor's evaluation.

Public Works Meeting Agenda (02/20/14); Minutes 01/16/2014

Informational – no comments.

Recreation Board Minutes 01/15/2014

Informational – no comments.

Councilor Jones stated with regard to the City Manager evaluation, what was the next step following receipt of the information from HR.

Mayor Cammack stated following receipt and review, it would be time for the next Study Session, the 13th, and he proposed setting the date and time for the special meeting to conduct the evaluation.

Councilor Jones suggested doing the evaluation on the 13th.

Mayor Cammack asked if they wanted a separate meeting on the 13th, separate from the Work Session.

Councilor Fox asked when they would discuss the Manager's evaluation. Number 4 on the evaluation outline read that *the Mayor and Council would meet in Executive Session with the City Manager to discuss his self-evaluation.*

Mayor Cammack stated he didn't think that was the intent.

Councilor Fox asked why there were two meetings. Number 5 read that *the HR Manager will tabulate the results of evaluation forms and complete a compiled evaluation.* Number 6 read that *the Mayor and Council members will meet and discuss the results of the combined application.*

Mayor Cammack stated that was an error. Number 4 was the same as Number 6. They never intended to meet in Executive Session just to discuss Mr. Henry's self-evaluation. The intent was that after the compilation, and the Council was in receipt of that and all the individual ones, the Council would meet with the City Manager, as a group.

Councilor Jones asked if it would be an open meeting or an Executive Session.

Mr. Henry stated he requested an open meeting.

Mayor Cammack stated it would be done on the 13th.

Mayor Cammack asked if anyone believed they needed to have the Monday night Council meeting. They would need to have a motion to declare an emergency so they could adopt the bills, and another motion to actually adopt the bills.

Councilor Crume recused himself from voting, as his business had an invoice in the bills for approval.

Jackson Fox moved, seconded by Ron Verini, to declare an emergency to pay the bills. Roll call vote: Crume-recuse; Fox-yes; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 6/0/0/1.

Charlotte Fugate moved, seconded by Jackson Fox, to approve the bills as presented. Roll call vote: Crume-recuse; Fox-yes; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 6/0/0/1.

SREDA Presentation

ADJOURN

Meeting adjourned at 2:07 p.m.

APPROVED:

ATTEST:

LeRoy Cammack, Mayor

Tori Barnett, MMC, City Recorder

AGENDA REPORT

March 17, 2014

TO: Mayor and City Council

FROM: Mary Domby, Assistant Finance Director

THROUGH: City Manager

SUBJECT: ICB BANK ACCOUNT SIGNATORIES

DATE: March 3, 2014

SUMMARY:

The city needs to make changes to the signatories on the ICB bank accounts. Currently they are: Michael Long, Dan Jones, and Jay Henry. Financial Policy states that the Mayor or City Manager and the Finance Director shall be the authorized signors on the bank accounts.

PREVIOUS COUNCIL ACTION:

July 1, 2013 Council approved adding Council President Dan Jones to have signing authority while the mayor's position was vacant.

BACKGROUND:

The bank requires minutes of a meeting stating approval of the changes to signatories.

RECOMMENDATION:

Staff recommends we replace Dan Jones and Mike Long with LeRoy Cammack, Mayor, and Mary Domby, Assistant Finance Director, as signatories on the ICB accounts.

PROPOSED MOTION:

I move that the City Council approve the removal of Dan Jones and Michael (Mike) Long from the ICB banking accounts, replacing them with LeRoy Cammack and Mary Domby as signatories for the city.

AGENDA REPORT

March 17, 2014

TO: Mayor and City Council

FROM: Kari Ott, CPA, Finance Department

THROUGH: Jay Henry, City Manager

SUBJECT: RESOLUTION #2014-108: AUTHORIZING THE EMERGENCY REPAIRS TO THE STORM DRAINAGE MAINLINE

DATE: March 10, 2014

SUMMARY:

Attached is the following document:

- Resolution # 2014-108

The purpose of this agenda item is to transfer \$30,000 from the Sewer Fund to the Storm Sewer Fund to cover the necessary emergency repairs to the storm drainage mainline.

PREVIOUS COUNCIL ACTION:

02-27-2014 Council approved these expenditures at the work session.

BACKGROUND:

Public works provided a report on this emergency repair at the February 27, 2014 work session.

FINANCIAL IMPLICATIONS:

The financial implication is reducing the Sewer Fund contingency by \$30,000 and increasing the Storm Sewer Fund by \$30,000 to cover the expense of these repairs.

RECOMMENDATION:

Staff recommends the City Council adopt Resolution #2014-108.

PROPOSED MOTION:

I move the City Council adopt Resolution #2014-108, A RESOLUTION AUTHORIZING THE EMERGENCY REPAIRS TO THE STORM DRAINAGE MAINLINE.

**RESOLUTION #2014-108
A RESOLUTION AUTHORIZING THE EMERGENCY REPAIRS
TO THE STORM DRAINAGE MAINLINE**

WHEREAS, the public works department found an immediate need to hire a contractor to perform emergency repairs to the 24" storm drainage mainline on SW 7th Street, between SW 4th Ave. and SW 5th Ave. It was discovered that the existing 24" clay pipe storm drain line failed for approximately 162 feet; and

WHEREAS, it is estimated that this repair will cost \$30,000 and the Storm Sewer Fund has no operating contingency budget available to finance this project; and

WHEREAS, the City desires to transfer \$30,000 from 110-165-871000 Sewer Operating Contingency to 115-170-719301 Storm Drainage Mainline Repairs.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council, to approve the following adjustments to the fiscal year 2013-2014 budget:

Line Item	Item Description	FY 2013-2014 Budget	Amount of Change	Adjusted Budget
SEWER FUND				
Expenses				
110-165-871000	Operating Contingency	\$654,400.00	(\$30,000.00)	\$624,400.00
110-165-833900	Transfer to Storm Fund	\$0.00	\$30,000.00	\$30,000.00
STORM SEWER				
115-000-458130	Sewer Fund Rev	\$0.00	\$30,000.00	\$30,000.00
115-170-719301	Storm Drainage Mainline Repairs	\$0.00	\$30,000.00	\$30,000.00

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this ____ day of _____ 2014, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this ____ day of _____, 2014.

ATTEST:

LeRoy Cammack, Mayor

Tori Barnett, MMC, City Recorder

AGENDA REPORT

March 17, 2014

TO: Mayor and City Council

FROM: Larry Sullivan, City Attorney

THROUGH: Jay Henry, City Manager

SUBJECT: RESOLUTION #2014-109 DESIGNATING HEARINGS OFFICER FOR CERTAIN LAND USE PLANNING MATTERS

DATE: March 10, 2014

SUMMARY:

Attached is the following document:

- Resolution #2014-109

BACKGROUND:

City Code Sections 10B-1-20 and 10B-04-05 require that certain land use proceedings be conducted by a hearings officer. Section 10B-1-25 authorizes the hearings officer to make the final decision in the following land use actions: conditional uses; variances; temporary use permits; non-conforming use exceptions; development permits; partitions; and subdivisions. The hearings officer's decisions on these matters are subject to appeal to the Planning Commission.

The City Code requires the hearings officer to be designated by resolution of the City Council. The Council has never formally appointed a hearings officer by resolution. Generally the City has hired a hearings officer as an independent contractor. Mike Pratt has been used in the past. An alternative would be to use a member of City staff to act as hearings officer. Typically that would be the person designated as the City's Planning Official or Planning Director (the City Code uses both titles interchangeably). This is what most Oregon cities do.

In some cases under the City Code, no formal hearing is required before the hearings officer makes an administrative decision. The Code authorizes the hearings officer to make administrative decisions based upon the materials submitted by the applicant, subject to appeal to the Planning Commission.

The City has a current contract with Dan Cummings to act as the City's local Planning Official. If the Council adopts Resolution #2014-109, Dan Cummings, as Planning Official, would also act as hearings officer unless he had a conflict or was otherwise disqualified. In that case, Resolution #2014-109 authorizes the City Manager to select a hearings officer for a particular case, with the consent of the City Council. Unless the Council designates an alternate hearings officer, the Planning Commission would have to make the final decision.

RECOMMENDATION:

Staff recommends the City Council approve Resolution #2014-109.

PROPOSED MOTION:

I move that the City Council approve Resolution #2014-109, A RESOLUTION DESIGNATING HEARINGS OFFICER FOR CERTAIN LAND USE PLANNING MATTERS.

**RESOLUTION #2014-109
DESIGNATING HEARINGS OFFICER FOR
CERTAIN LAND USE PLANNING MATTERS**

WHEREAS, The Planning and Zoning Development Standards of the Ontario City Code require that public hearings be held before a hearings officer for certain land use actions; and

WHEREAS, City Code Sections 10B-1-20 and 10B-04-05 require the hearings officer to be designated by resolution of the City Council.

NOW, THEREFORE, BE IT RESOLVED as follows:

- 1) The City Council hereby designates the City's Planning Official as Hearings Officer pursuant to City Code Sections 10B-1-20 and 10B-04-05.
- 2) If the City does not have a designated Planning Official, or the Planning Official is unable to serve as Hearings Officer, the City Manager shall designate an individual to act as Hearings Officer with the consent of the City Council.
- 3) The Hearings Officer may be either an employee of the City or an independent contractor.

PASSED AND ADOPTED by the Ontario City Council this _____ day of _____, 2014, by the following vote:

Ayes:

Nays:

Absent:

APPROVED by the Mayor this _____ day of _____, 2014.

LeRoy Cammack, Mayor

Attest:

Tori Barnett, MMC, City Recorder

AGENDA REPORT

March 17, 2014

TO: Mayor and City Council

FROM: Alan Daniels, Public Works Director

THROUGH: Jay Henry, City Manager

SUBJECT: RESOLUTION #2014-111: A RESOLUTION REQUESTING A CHANGE IN THE BOUNDARY OF THE MALHEUR COUNTY ENTERPRISE ZONE

DATE: March 11, 2014

SUMMARY:

Attached are the following documents:

- Resolution #2014-111
- Exhibit A – Map (Updated Ontario Enterprise Zones)
- Letter from Malheur County Economic Development: Notice to Local Taxing District about Enterprise Zone Boundary Change

BACKGROUND:

In 2010, the County of Malheur, the City of Ontario, the City of Vale, and the City of Nyssa successfully applied for an enterprise zone, which was designated as the Malheur County Enterprise Zone by the Director of the Oregon Economic and Community Development Department on July 1, 2010. The designation of an enterprise zone does not grant or imply permission to develop land within the zone without complying with all prevailing zoning, regulatory and permitting processes and restrictions of any and all local jurisdictions; nor does it indicate any public intent to modify those processes or restrictions, unless otherwise in agreement with applicable comprehensive land use plans. This Enterprise Zone and the tax exemption that it offers for new investments in plant and equipment by eligible business firms are critical elements of local efforts to increase employment opportunities, to raise local incomes, to attract investments by new and existing businesses and to secure and diversify the local economic base.

Officials of the County of Malheur, the City of Ontario, the City of Vale, and the City of Nyssa are requesting a change in the boundary of the Malheur County Enterprise Zone that would add the area indicated in the attached map (Exhibit A). Public notice of the change in the boundary of the enterprise zone appeared in the Argus Observer newspaper and a public meeting was held by the Malheur County on March 12, 2014, in conjunction with the adoption of the resolution, to hear the response of the citizenry to the proposed change in the Malheur County Enterprise Zone requested herein and no written or oral testimony from the public was made; special notification was sent to affected taxing districts about the Malheur County Enterprise Zone expansion at least 21 days prior to the hearing on March 12, 2014.

FINANCIAL IMPLICATIONS:

The change in the boundary of the Malheur County Enterprise Zone would allow the property described in Exhibit A, to be eligible for certain tax benefits, which may be necessary to attract large businesses to the local area.

RECOMMENDATION:

Staff recommends the City Council adopt Resolution #2014-111.

PROPOSED MOTION:

I move the City Council adopt Resolution #2014-111, A RESOLUTION REQUESTING A CHANGE IN THE BOUNDARY OF THE MALHEUR COUNTY ENTERPRISE ZONE.

RESOLUTION #2014-111

**A RESOLUTION REQUESTING A CHANGE IN THE BOUNDARY
OF THE MALHEUR COUNTY ENTERPRISE ZONE**

- WHEREAS,** in 2010, the County of Malheur, the City of Ontario, the City of Vale, and the City of Nyssa successfully applied for an enterprise zone, which was designated as the Malheur County Enterprise Zone by the Director of the Oregon Economic and Community Development Department on July 1, 2010; and
- WHEREAS,** the designation of an enterprise zone does not grant or imply permission to develop land within the zone without complying with all prevailing zoning, regulatory and permitting processes and restrictions of any and all local jurisdictions; nor does it indicate any public intent to modify those processes or restrictions, unless otherwise in agreement with applicable comprehensive land use plans; and
- WHEREAS,** this Enterprise Zone and the tax exemption that it offers for new investments in plant and equipment by eligible business firms are critical elements of local efforts to increase employment opportunities, to raise local incomes, to attract investments by new and existing businesses and to secure and diversify the local economic base; and
- WHEREAS,** officials of the County of Malheur, the City of Ontario, the City of Vale, and the City of Nyssa are requesting a change in the boundary of the Malheur County Enterprise Zone that would add the area indicated in the attached map (Exhibit A) and the following legal description; and
- WHEREAS,** public notice of the change in the boundary of the enterprise zone appeared in the Argus Observer newspaper and a public meeting was held by the Malheur County on March 12, 2014, in conjunction with the adoption of this resolution, to hear the response of the citizenry to the proposed change in the Malheur County Enterprise Zone requested herein and no written or oral testimony from the public was made; and
- WHEREAS,** special notification was sent to affected taxing districts about the Malheur County Enterprise Zone expansion at least 21 days prior to the hearing on March 12, 2014; and
- WHEREAS,** the change in the boundary of the Malheur County Enterprise Zone would allow the property described in Exhibit A, to be eligible for certain tax benefits, which may be necessary to attract large businesses to the local area.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council to approve the following:

The Ontario City Council requests a change in the boundary of the Malheur County Enterprise Zone by adding to its boundaries the property shown in the attached map.

Greg Smith, Local Zone Manager, is hereby authorized to prepare and submit technical memoranda to the Oregon Economic and Community Development Department, along with this resolution and other necessary documents, verifying that the requested boundary change to the Malheur County Enterprise Zone complies with the requirements of ORS 285C.115, so that request herein may be approved by order of the Oregon Economic and Community Development Department's director.

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this ____ day of _____ 2014, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this ____ day of _____, 2014.

ATTEST:

LeRoy Cammack, Mayor

Tori Barnett, MMC, City Recorder



Malheur County Economic Development

Notice to Local Taxing District about Enterprise Zone Boundary Change {OAR 123-065-0330 & 123-065-1050}

March 10, 2014

Alan Daniels
City of Ontario
444 SW 4th St.
Ontario, OR 97914

RE: Expansion of the Malheur County Enterprise Zone

Dear Alan,

This letter is to inform you of the exciting opportunity available for improving the local economic base, business climate and long-term community development of our region. Malheur County, the City of Nyssa, City of Ontario and City of Vale, sponsors of the Malheur County Enterprise Zone, are seeking to add the **food processing plant, formerly known as Select Onion, at 602 Stanton Blvd. in Ontario, Oregon** to the Malheur County Enterprise Zone. The boundary change request will be submitted to Business Oregon for approval.

On **Wednesday, March 12, 2014 at 9:00 am**, the Malheur County Court is expected to consider a resolution requesting the boundary amendment.

The current Malheur County Enterprise Zone, or proposed areas to be added, include relevant tax codes that could affect future property tax collections in your district. Therefore, you are being asked to comment on this proposal at the hearing, or by sending comments to either to myself or the Malheur County Court by **Monday, March 10, 2014**.

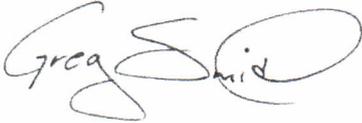
Please understand an enterprise zone exempts only new property that a job-creating business might build or install in the enterprise zone at some future time. In addition, an enterprise zone exemption is temporary, usually lasting only three years, after which time the property induced by these incentives is available for assessment. An extension to four or five years in total is possible in some cases. For rather exceptional investments, longer-term incentives might be available in a rural enterprise zone, but only if our county meets certain economic

criteria. These longer-term incentives also may include a state tax credit, which triggers annual payments to local taxing districts by the state government. Both the extension and the long-term incentives need approval from the sponsors of the Malheur County Enterprise Zone.

Finally, none of these property tax exemptions would be available to just any business. Most commercial/retail operations would not be eligible. Rather, primary beneficiaries of enterprise zone benefits are manufacturing and other more industrially oriented facilities serving other businesses.

If you have any questions or comments, please contact me directly by calling (541) 889-6216 or email me at malheurcountyedc@gmail.com.

Best Regards,

A handwritten signature in black ink that reads "Greg Smith". The signature is stylized with a large, sweeping "G" and "S".

Greg Smith, Zone Manager
Malheur County Enterprise Zone

AGENDA REPORT
March 17, 2014

TO: Mayor and City Council

FROM: Mark Alexander, Chief of Police

Through: Jay Henry, City Manager

SUBJECT: ORDINANCE #2688-2014: AMENDING ONTARIO MUNICIPAL CODE TITLE 6, CHAPTER 1, RELATING TO DISCHARGE OF WEAPONS (First Reading)

DATE: March 10, 2014

SUMMARY:

Attached is the following document:

- Ordinance #2688-2014

The Police Department would like to amend Municipal Code Title 6, Chapter 1 relating to discharge of weapons in order to allow for rodent control on City properties.

BACKGROUND:

Ontario Municipal Code Title 6, Chapter 1 prohibits the discharge of pellet or bb guns within the City Limits.

The Ontario Golf Course suffers extensive damage from ground squirrels and efforts to reduce rodent numbers have been unsuccessful. Common to this area is shooting of ground squirrels for rodent control. BB or pellet guns can be a safe and effective way of control. Golf course management also believes there could be revenue opportunities by allowing for such rodent control.

Ordinance #2688-2014 provides a waiver process to discharge bb or pellet guns on City Property for rodent control. The City may impose conditions such as time period, specific location, requirements for notice of the activity occurring, oversight required for those discharging, reporting of activity and disposal of such animals once destroyed.

RECOMMENDATION:

Staff recommends the City Council adopt Ordinance #2688-2014.

PROPOSED MOTION:

I move the Council adopt Ordinance #2688-2014, AN ORDINANCE AMENDING ONTARIO MUNICIPAL CODE TITLE 6, CHAPTER 1, on First Reading by Title Only.

ORDINANCE NO. 2688-2014

**AN ORDINANCE AMENDING ONTARIO MUNICIPAL CODE
TITLE 6, CHAPTER 1, SECTION 21 RELATING TO WEAPON OFFENSES**

- WHEREAS,** the City Council of Ontario is authorized through its legislative authority to regulate certain weapon within the City of Ontario; and,
- WHEREAS,** Ontario Municipal Code currently prohibits discharging a bb or pellet gun within the City Limits; and
- WHEREAS,** changes to Ontario Municipal Code Title 6, Chapter 1, Section 21 are desired to allow exemptions on City property for rodent control.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Ontario, Oregon, as follows:

6-1-21 Weapons; use, possession.

(A) Pointing Firearm at Another. It shall be unlawful for any person over the age of twelve (12) years to, with or without malice, purposely point or aim any loaded or empty pistol, gun, revolver or other firearm, at or toward any other person within range of the firearm, except in self-defense.

A violation of this subsection shall be a Class C violation.

(B) Use, Possession of Dangerous Weapon.

1. It shall be unlawful for any person to carry concealed about his person in any manner, any knife, other than an ordinary pocketknife, or any dirk, dagger, slingshot, metal knuckles, or any instrument, the use of which could cause injury to be inflicted upon the person or property of another person.

A violation of this subparagraph shall be a Class B violation.

2. Except as otherwise provided by ORS 166.250, it shall be unlawful for any person to possess or have in his possession any machine gun, or carry concealed upon his person or within any vehicle which is under his control or direction any pistol, revolver or other firearm capable of being concealed upon the person, without having a license to carry such firearm.

3. The provisions of this subsection shall not apply to police officers or other individuals or organizations defined or ORS 166.260. (1978 Code)

A violation of this subsection shall be a Class A violation.

(C) Bean Shooter, Toy Pistols, etc. No person shall use, cause to be used or encourage the use of a bean shooter, toy pistol or other contrivance or invention used in shooting or throwing beans, stones, pebbles, arrows or other substances or things, in or on a street, park, lane, alley or other public place except on established ranges.

A violation of this subsection shall be a Class C civil violation.

(D)

1. Discharge of Weapons Prohibited; Exception. No person other than an authorized peace officer shall fire or discharge a gun or other weapon which propels a projectile by the use of gun powder or other explosive or jet or rocket propulsion.
2. The provisions of this Section shall not be construed to prohibit the firing or discharging of a weapon by any person in defense or protection of his property, person or family.
3. A violation of this subsection shall be a Class A violation.

(E)

1. No person other than an authorized peace officer shall fire or discharge a spring or air-actuated pellet or BB gun.
2. At the request of the City Manager, the Police Chief may grant written waivers for the use of spring or air-actuated pellet or BB guns to specific named individuals acting on behalf of the City of Ontario for rodent or other varmint control on City-owned real property. Said waivers may include conditions such as time period, specific location, requirements for notice of the activity occurring, oversight required for those discharging, reporting of activity and disposal of such animals once destroyed.
2. 3. A violation of this subsection shall be a Class C civil violation.

APPROVED AND ADOPTED by the Common Council of the City of Ontario this _____ day of _____, 2014, by the following vote.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED by the Mayor this _____ day of _____, 2014.

ATTEST:

LeRoy Cammack, Mayor

Tori Barnett, MMC, City Recorder

Discussion/Information /Hand-Out Items

City Council Meeting
March 17, 2014



City of Ontario

POLICE DEPARTMENT

Office of the Chief

444 SW 4th Street

Ontario, OR 97914

Voice (541)889-5312 Ext. 2303

Fax (541)889-3026

mark.alexander@ontariooregon.org

To: Ontario City Council

Date: March 10, 2014

Re: Department Statistics for February, 2014

Activity	Month of February	Previous Month	Year to Date	Prior Year to Date
Calls for Service	741	721	1462	1398
Traffic Stops	120	99	219	268
Cited Traffic Violations	73	61	134	137
Motor Vehicle Crashes	33	38	71	57
Arrests	74	84	158	164
Arrests w/ Use of Force	2	2	4	1
Citizen Complaints	1	0	1	0
Cases to Dist. Attorney	32	50	82	117
Ordinance Cases Total	41	39	80	110
Ordinance-Weeds	0	1	1	0
Ordinance-Garbage	10	5	15	16
Dogs to Ani-Care	6	12	18	16
Junk Vehicles	0	1	1	6
Death Investigations	0	0	0	2
SRO Cases	26	45	71	56
Gang Related Cases	5	1	6	15
Gang Designations	0	0	0	0
Task Force Cases	0	0	0	8
Graffiti	6	3	9	16
Burglary	3	7	10	16
Robbery	0	1	1	2
Larceny	32	48	80	80
Assault	11	12	23	16
Homicide	0	0	0	0
Sex Crimes	1	5	6	4
Sex Offender Registry *	27	30	57	47
Alarms	17	9	26	30
Property Loss/Recover	\$12,599/\$4601	\$37,297/\$6543	\$49,896/\$11,144	\$96,888/\$32,617

*Registry includes initial registration along with change of address, occupation and annual registration

Ontario Airport Committee

Meeting February 11, 2014

Place: Frazier Aviation

Attending: Norm Crume, Dale Cruson, Tommy Frazier, Pete Morgan, Shawn Coleman, Jack Terry and Ed-

Call to Order: 7pm

1. Minutes from meeting held 1/14 were read, corrected & approved.
2. Reimbursement to Tom Frazier/ Frazier Aviation for paint used on east side hangers: Dale Cruson asked if Tom had heard anything from anyone. Dale stated that he would follow up the following day on getting the payment to Tom. (It has been over 6 months of various individuals that were to follow up and get the reimbursement for the paint.)
3. New Business: Follow up with the working committee regarding Tie downs, snow removal & weed control: Tom read from the last resolution that dated back to 12/6/1999 - any changes to fees would once again have to go through the process of resolution before letters could be sent to owners of aircraft with updated prices on tie downs. The over night tie down fee box will be put back up on the side of building and it will be on the honor system on behalf of the pilots to pay that fee. Snow removal: Tom stressed that Pete Morgan needs the latitude to complete snow removal without having the constraints of how many hours he can be out there or the cost (within reason). It was pointed out that there are a number of private business aircraft that come in either very early in the am or on weekends- as soon as the runways, taxiways & aircraft parking needs to be plowed due to the amount of snow then a plan should reflect efficient action to clear them regardless of time of day or week. Shawn Coleman and Norm Crume suggested that due to the agreement between the city and ODOT that it would make sense that their bigger plows could cut the time it takes to clear the runways & taxiways and free up Pete's time and be mindful of the budget to clear parking lots etc. Dale stated that the last resolution be found on snow removal so that it can be revised and updated.
4. Hanger construction and Upgrades:Pete brought up the issue of procedure when it comes to hanger owners wanting to make upgrades/ changes on their hangers or the construction of new hangers. Dale said that in the past the airport manager had the owners submit their plans to the building inspector so that they could get started on construction. He said that they were to also be submitted to the airport committee for final approval but that had not always happened.
5. Meeting was adjourned at 8:20pm



SREDA Board Meeting

March 5, 2014

Four Rivers Cultural Center

Members and guests Present: Mike Hanigan, Sandy Hemenway, Logan Hamilton, Patrick Nauman, Randy Griffin, Nancy Dale, Bruce Jensen, Harry Flock, Norm Crume, Jay Henry, Rita Lewis, John Breidenbach, John Dillon, Jeff Hafer, Kevin Coats, Dan Greig, Ed Susman, Carol Campbell, Ryan Kerby, Abby Lee, Judy Cordeniz, and Larry Meyer.

Staff: Kit Kamo

1. Call meeting to order: Chairman Logan Hamilton called the meeting to order at 7:01 a.m.
2. Self-Introductions: Chairman Hamilton then asked everyone to go around the room and introduce themselves and who or what entity they are representing. We took a few minutes and everyone did this.
3. Approval of the February 5, 2014 minutes: Chairman Hamilton asked if everyone had a chance to review and read the board minutes that were sent out from the February 5, 2014 meeting. He then asked if anyone had any questions or corrections. None were noted so Chairman Hamilton asked for a motion to approve the minutes as presented. Patrick Nauman made a motion to approve the minutes, seconded by Kevin Coates. The motion passed unanimously.
4. Financial Update: Treasurer Sandy Hemenway gave the financial report in detail. She reviewed financial handouts discussing balances at the end of the month in the checking and savings accounts. Everything looks good at this time and is progressing well. Mike Hanigan made a motion to approve the financial report, seconded by Bruce Jensen. The motion passed unanimously.
5. Review and discussion of the Site Consultant's Familiarization Tour & Western Treasure Valley Economic Breakfast: Kit stated she is still verifying total ticket sales and overall attendance numbers appeared to be right 180 people. She is in process of completing invoicing all of the gold sponsors for payment as well as billing out the breakfast tickets to some of the attendees. SREDA has asked the presenter/consultant, Paige Webster, to write up a detailed synopsis of his visit and specifically, something that perhaps each city can use. Mr. Webster really liked our local area and the various communities. He was also impressed with how many folks attended the breakfast. The united partnership it represented was impressive. Also, each community did a great job explaining what each of them had to offer for economic development at this time. We hope to have Mr. Webster's write up very soon.

Chairman Hamilton then stated that he thought the event was fantastic and that Kit did a great job of preparing, planning and running the event. It was extremely positive for SREDA as an organization even though this is really a small fraction of what Kit and SREDA is trying to do locally. He then stated that in the Vale interview the consultant had some very good points for discussion which will help them.

A question was then asked by Jeff Hafer, "What did we request from Mr. Webster during this visit". Kit said the deal was to meet with each of the local communities involved to provide an analysis back to them. This process started with meetings in each community, in a meeting room with necessary constituents, then a tour of the properties available was taken. Now that this has been completed, Mr. Webster will provide us a written synopsis which we will distribute to everyone. More discussion on this



topic then ensued. It was agreed that we need to continue to educate our communities regarding this process. Also, we had both Idaho and Oregon state representatives in attendance which they interacted well and will help the process of recruiting companies more smoothly into our region.

Harry Flock said he appreciated the fact the consultant praised Kit in front of his city members which helps to reinforce the importance of what SREDA is trying to do locally. This was good for all of the cities. Ryan Kirby from New Plymouth said he was glad that both the departments of Labor and Commerce attended as New Plymouth needs to be on their respective radar screens. Then Norm Crume said that he called Kit after the event and told her that she did not hit a home run, but instead a “Grand Slam”. Norm was impressed with the organization of Kit and SREDA and very much found the breakfast to be beneficial for Ontario folks too. It was felt that this will help with some of our local cities to understand that SREDA’s efforts are not a duplication of efforts regarding economic development. This is very important for future direction and support. Kit then said that to pull off this event was really the efforts of many community individuals which was wonderful.

John Dillion said that he took Mr. Webster and his father, Hal, back to the airport after the event. Mr. Webster stated that rating Kit as an economic development professional from a scale of 1 to 10 that he would give her an 8 or 9. He did state that SREDA should consider the possibility of hiring an individual to do fundraising for the organization getting further by in from the local entities. The consultant saw a real need for this. Also Mr. Webster stated that getting potential investors together to build a spec building would be huge, however this presents several challenges.

Then it was stated that we all need to continue working side by side on these endeavors as our competition is really global, not locally!

6. Community Updates:

- a. Nyssa - Harry Flock, nothing new this month.
- b. Vale - Continue working on land use issues.
- c. Ontario- Nothing this month.
- d. Payette – The golf course is open and running, bring your carts, etc. There is also a group interested in forming a new Chamber of Commerce and a new Pizza Hut is beginning to build in Payette.
- e. Weiser – Patrick said that one new business is opening and a new restaurant opened a week ago. He also said they may have a buyer to purchase a vacant building downtown, which could be huge as this could potentially house maybe up to four businesses which the downtown and community really need.
- f. New Plymouth – Ryan Kirby said that site preparation for the natural gas processing plant is progressing well.
- g. Fruitland – Abby Lee gave the report for Fruitland stating a huge community event is coming up and the community has been working on receiving valuable input on the green belt and related walkways projects.



7. Executive Director Report: Kit reported that the familiarization tour helped with her efforts with the local communities. It was neat because all of the local communities really stepped up to put their best efforts forward.

a. SiteLink Conference, Pendleton-with 7 site selectors – Mr. Webster talked about this during his presentation and how valuable it could be. Therefore, SREDA and Kit will be going to this conference as it is a local event on May 7th through the 9th, 2014 in Pendleton, Oregon.

b. Business Oregon 1-84 corridor tour with site selector - The State of Oregon is preparing for this tour. For SREDA to participate will cost us \$1,500 plus expenses. The Executive Board should discuss this but during the meeting there were no objections to our participating. The site selector has already been chosen and is a gentleman who focuses on food processing and distribution centers. This is planned for the week of May 12th. We will probably not need a large contingent of folks but Kit will let everyone know later as more information is available. Ontario is not doing this alone, other I-84 communities will be participating and also will be paying \$1,500.

c. Idaho legislatures meeting regarding grocery tax – SREDA was asked to show up in Boise on Monday at the capital for a meeting on the State of Idaho grocery tax credit. A new initiative may be going forward which is proposing to not tax groceries in lieu of giving out the established grocery tax credit. The grocery tax credit will be sun setting soon. SREDA was asked to provide information on what grocery stores we have been meeting with or what the border business requests have been over the last couple of years. The number one item requested in the City of Fruitland seems to be a grocery store. If this does pass it would become law but not be in effect until June 1, 2016.

d. Natural Products Trade Show Anaheim with Team Oregon Food Processing - Kit leaves tomorrow at 6:00 a.m. and will fly back on Monday. She will go with a group from Oregon and she will be working the booth as well as walking the floor. Kit is the only person from Eastern Oregon and in the past has received leads for both Eastern Oregon and Western Idaho while in attendance.

e. Project Updates:

Project 78 – Is still moving forward. They do need rail and gas available. We hope to have site folks out here in April. The good news is, we are still on the company's radar screen. This company site needs 300 acres and is rail dependent. It would create 300 jobs initially.

Project Babe/Ferdinand – This project is natural products with value added and is proposed for outside of Vale. It would create around 600 jobs. The company is also working with Greg Smith, Malheur County economic development and Melisa Drugge, Business Oregon.

Project Green – This is a new company. They would like to be in Payette, Canyon or Washington County.

Project Stanton – The seller has signed with the buyer and things are moving forward. The hope is this deal will be completed before summer and then publically announced.

Project Sun – This company is from back east and their consultant was SREDA's guest at the economic breakfast last Friday. This project will consist of several solar farms in Malheur County. One project is near the Vale airport and the other one discussed is at Owyhee corners.

Project Maryland – Kit received a phone call from a consultant from a large accounting firm in Maryland. They have already sent someone out to our area to check us out. They are planning to come back in June for a follow up visit. We should have more information later on this project.

Chairman Hamilton then entertained questions from the group:



1. On Dairy processing - Idaho is fourth in the nation for dairies. Any thoughts on bringing dairy businesses to this area? Kit replied, yes. One company from back east that she has talked with is looking for a 2,000 herd dairy for a small cheese factory.
2. What kind of products do we have in this area that we can add jobs to prior to items shipping out of this area? Discussion ensued on this topic.
3. How do we elevate ourselves in each state with the state officials? Economic team members what are your thoughts? Could we invite representatives from the two states? More discussion took place on this topic.
4. It was discussed that we need to think more globally, and what are the businesses looking for? Maybe SREDA should discuss where some incentives could come from to help attract new businesses to this area.
5. We have a community college which is engaged in workforce development. If labor is king, then it would be nice if both governors publically stated this. It would be a huge plus to help plug an available work force for our area. We need to find out the needs of the industry, then work with TVCC to figure out how to train the required labor workforce.
6. We need some good positive quotes from both State Governors that we can use in marketing publications, etc.

8. Round Table Board, Members & Guests:

City councilman Norm Crume discussed serve day coming up on May 10th, "Paint the Town". Norm stated we now do everything from clean up yards, build handicapped ramps, etc. This is an important part of our community. We do need involvement from the business community. As business leaders this is a challenge. Contact Norm or James Voight.

Ryan Kirby said that he knew of two businesses looking to expand in the local area but they did not know about the state tax incentives. Kit said she can get these folks in touch with the right individuals. Idaho and Oregon are different but Kit can help sort this out as the requests come in. Kit will send the list to Ryan. Sometimes the work is done with the company's accounting folks to determine which incentives fit the expansion.

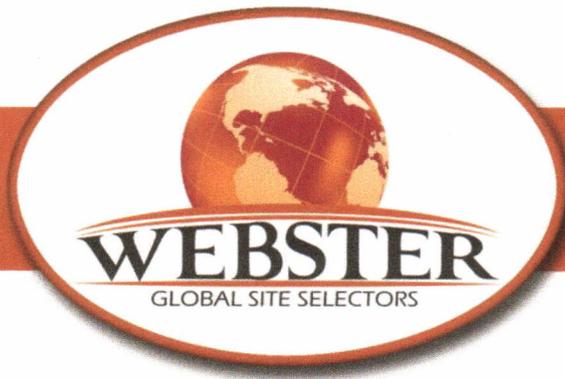
Harry Flock said when the May 12th site selector comes it is important how we introduce ourselves as it is important that the entire area is represented. In this case the state facilitator will take the lead.

9. Adjourn: Chairman Hamilton adjourned the meeting at 8:09 a.m.

The next SREDA Board Meeting is April 2, 2014 - 7:00 a.m. at the new St. Luke's facility in Fruitland, hosted by Bruce Jensen. We will meet and gather at the west entrance.

SREDA needed a May 7th location. Logan volunteered the City hall in Vale. In June, Nancy Dale said that Payette will host.

Minutes prepared by Randy Griffin, SREDA Secretary.

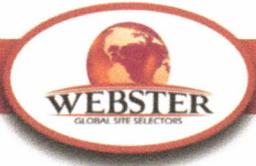


**STENGTHS, WEAKENESSES, OPPORTUNITIES &
THREATS REPORT**

March 5, 2014

For





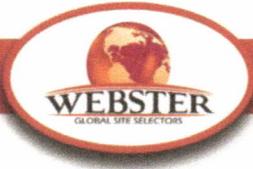
New Plymouth, ID

Strengths

- Excellent Community Collaboration-Everyone was at the table from State to local Community Representatives.
- All Questions from Webster Global was answered effectively.
- Exciting to see the presentation and the nice gifts and warm welcome to my father and I.
- Williamson Property was very interesting and a great site for a potentially new operator.
 - All information on site was presented to Webster Global
 - Great Site for Rail
 - Rail should be replaced at the site
 - Great Highway access
 - Property under negotiation
- Diversification in the community with the Truckstop employer (beautiful building) and employing many city citizens.
- Agribusiness is prevalent in the area. Keep expanding on cluster for the City. Value added/food processing with pinto beans.

Weaknesses

- Small population, community needs to continue to grow.
- Information about CNA's-students wanting to attend program, but not enough room in classes. (If there is a demand, educational program should expand).



Opportunities

- Value added agribusiness companies.
- Value added and suppliers to the concentration of natural gas surplus.

Threats

- Having excellent educational programs in the community college system, but not enough graduating from the program to allow a company with over 50 employees expand. Meaning not enough labor in each of those specific programs.
- A certified site or “shovel ready” site.

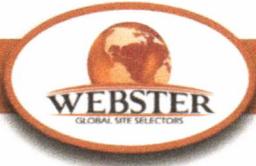
Payette, ID

Strengths

- Excellent presentation of the retail property to Webster Global.
- Excellent collaboration of all political and internal Department Heads at the meeting. Very impressed. Webster Global does not always see this in metropolitan areas.
- Exciting to see the presentation and the nice gifts and warm welcome to my father and I.
- Property Goodwin
 - Great site for retail development
 - Quality of life aspects relate to the area
 - Excellent road access to the property

Weaknesses

- Needed to present an industrial or employment site, not retail.
- More information about labor availability in the area.



Opportunities

- More retail marketing. Look at International Conference of Shopping Centers (ICSC) in Las Vegas. Conference is in May every year.
- Excellent showing of local collaboration.

Threats

- Other retail hubs in the area and threat of retail in Oregon.
- Sales tax revenue in ID vs. Oregon.

Weiser, ID

Strengths

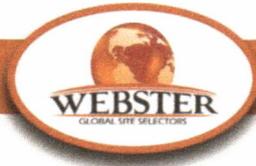
- Very quaint downtown area.
- Collaboration of local business professionals and political leaders
- Hot springs would be a value added venue for the fiddler's event.
- Property Sale Yard
 - Very nice piece of property
 - Great river access
 - Perfect with rail

Weaknesses

- Not familiar with access to National Main Street Program
- Rebuilding the downtown area. Some draw, but need more attention.
- Add synergy to the old hotel or property where the fiddler's association is located.

Opportunities

- Promote the fiddler's event on a national level (bringing in new people to the area will bring more financial capital to rebuild the downtown area, ie; have a few venues during the event in the downtown area.
- Continue to diversify the economy.



Threats

- Property Sale Yard needs to be certified or “shovel ready” certified.
- Make sure the property is mowed and looks “pad ready” for potential client.
- With activity such as mowing the weeds and keeping some work on the property adds “curiosity” to what is happening to the property.
- Master plan of the property would get more attention from “end users”.

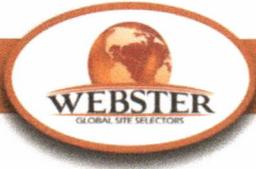
Ontario, OR

Strengths

- Presentation of the site was excellent.
- Very impressed with political and Department heads attending the meeting. Shows continuity.
- Cultural Center was very impressive
- No Sales tax in Oregon.
- Regional Hospital important to companies looking to expand or re-locate to.
- Property Wada State Certified
 - Excellent visibility
 - “Pad Ready”
 - Need to follow up and get in front of Cabella’s Warehouse Distribution decision makers.
 - Good access to freeway.

Weaknesses

- Destination Resort or hotel that caters to travelers more than a “1 night stay”
- Continued efforts on getting a local pool. Very important to companies moving people to the area.



Opportunities

- Destination Resort
- More retail diversification

Threats

- Downsizing of a major employer like Ore Ida.
- Making sure that diversification of major employers is brought to the area.

Vale, OR

Strengths

- Presentation on community was great.
- Murals in downtown, shows active downtown area
- Property White Property
 - Great start to certification process
 - Continue the efforts for national recognition.

Weaknesses

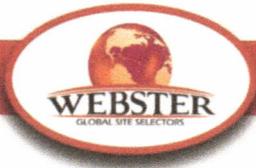
- Cost of the property.

Opportunities

- Keep bringing new individuals into the area to showcase area.
- Bright future for the community.
- Felt a “proud sensation” while on tour.

Threats

- Smaller community, but try to diversify other options in the retail sector to bring diversification to the region (from a retail stand point).



Nyssa, OR

Strengths

- Community awareness and sense of community spirit.
- Excellent presentation on the property.
- Nyssa North Industrial Site
 - Excessive amount of land available.
 - Great visibility.

Weaknesses

- Community small in nature, but will continue to grow.
- Small Staff.

Opportunities

- Community Pride
- Continue to get the word out about the community

Threats

- Larger communities providing more retail opportunities.
- Continue to diversify the economy.
- Quality of Life will continue to be enhanced in the area.