

AGENDA
ONTARIO CITY COUNCIL - CITY OF ONTARIO, OREGON
Monday, December 15, 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, December 10, 2014, and a study session was held Thursday, December 11, 2014, at 12:00 p.m. 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 Council Meeting for November 17, 2014 1-5
- B) Minutes of Telephonic/Electronic Meeting for December 4, 2014 (Bills Only) 6
- C) Liquor License Application: Change of Location - El Erradero 7
- D) Adopt Meetings List: Jan-Jun, 2015 8
- E) Approval of the Bills

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

- 6) **Public Comments:** Citizens may address the Council on items not on the Agenda. Please limit your comments 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) Resolution #2014-136: Accept Abstract of Votes for 2014 Election Results 9-16
- B) WTP River Intake Screens Backwash Compressor Purchase 17-29
- C) Notice to Proceed: Engineering Services for Structural Review of Eastside Tanks and Recommendations for Repair 30-33
- D) Notice to Proceed: Engineering Services for WWTP Dike Manhole Replacement Design, Bidding, and Construction Administrative Services 34-40

8) **Public Hearing**

- A) Ordinance 2697-2014: Annex/Rezone 44.81 Acres; Assign RS-50 Zone(Emergency Passage) 41-51

9) **Discussion/Informational/Hand-Out Items (*Thursday*)**

- A) Work Session Issue: Jan 1st is a Holiday
- B) Update: Preliminary Engineering for WTP Project
- C) (*Draft*) Minutes: County Court 11/05/14; SREDA 12/03/14; PWC 11/20/14
- D) OPD Stats: November, 2014
- E) Commercial Airport Use Fee Update
- F) Invitation to Open House @ Recreation Center: 12/17/14
- G) Financials

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

11) **Adjourn**

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**ONTARIO CITY COUNCIL MEETING MINUTES
Monday, November 17, 2014**

The regular meeting of the Ontario City Council was called to order by Mayor LeRoy Cammack at 7:00 p.m. on Monday, November 17, 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. (Councilor Fox departed just before Resolution #2014-134.)

Members of staff present were Tori Barnett, Larry Sullivan, Marcy Siriwardene, Kari Ott, Mary Dombay, Betsy Roberts, Cliff Leeper, and Mark Alexander. The meeting was recorded, and copies are available at City Hall.

Charlotte Fugate led everyone in the Pledge of Allegiance.

AGENDA

Mayor Cammack informed those in attendance that the originally scheduled joint meeting between the City Council and the Planning Commission had to be rescheduled. The Planning Commission would now meet on December 8th, and that action would come before the Council on December 15th.

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

Charlotte Fugate moved, seconded by Jackson Fox, to approve Consent Agenda Item A: Minutes of the Council Meeting of November 3, 2014; Item B: Liquor License Request – Change of Location – Long’s Sports Pub; and Item C: 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.

PUBLIC COMMENT

Kyle Wieland, Ontario, stated his concern with public safety in Ontario, and with the Police Department regarding criminal activity. He was extremely concerned over the proposed closure of the tracks at 6th Avenue. He believed it would be detrimental to the city to have that closed, and believed it would be a hindrance to the Police Department for dealing with criminals.

Mayor Cammack stated the city really didn’t have much to say on the subject. They could make a recommendation, but the actual decision was made by ODOT and Union Pacific Railroad. The city didn’t have any recourse, if the city even wanted to object to the closure.

Judy Sherman, Ontario, voiced her concern with closure of the railroad crossing. She lives nearby and crosses the tracks several times a day. She would like to see more information on traffic counts and the increased maintenance needed.

Jim Banner, Ontario, stated his concerns regarding closure of the 6th Avenue Railroad crossing. He believed there were several reasons to keep that crossing open. He urged the city to not close the crossing.

NEW BUSINESS

Request Notice to Proceed: Professional Engineering Services for Water Treatment Plant Pilot Testing

Betsy Roberts, CH2M Hill, City Engineer, stated Murray, Smith and Associates, Inc., (MSA), recently completed the City Water Treatment Plant Audit contract to include the first phase of design work to develop a set of construction documents in order to develop a construction project in this current fiscal year.

On October 20, 2014, the Council approved the Notice to Proceed for MSA for Professional Engineering Services for Water Treatment Plant (WTP) Chemical Feed and Raw Water Supply Improvements Evaluation. The scope of work was based on the conclusions of the August 2014 Water Treatment Plant Audit Report. The proposed pilot study would provide critical design element information necessary for MSA team to complete their preliminary engineering work.

If the City Council chose not to authorize the Notice to Proceed for the pilot study, the preliminary engineering effort by MSA would have to be developed with less than adequate information to properly design and size features of the new chemical feed system at the WTP. Postponement of the study would result in delay of the preliminary engineering work.

Work would be billed on a time and materials basis, in accordance with the schedule of charges. CH2M HILL would manage the work identified to the aggregate total budget amount (\$16,000), which should not be exceeded without prior written authorization from the City.

Ron Verini moved, seconded by Charlotte Fugate, that the City Council authorize a Notice to Proceed for Professional Engineering Services for the Water Treatment Plant Pilot Study. Roll call vote: Crume-yes; Fox-yes; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 7/0/0.

Councilor Fox departed the meeting.

Resolution #2014-134: Request to Transfer Funds for Annex Building Repairs

Marcy Siriwardene, Planning/Building Technician, stated the Building Department office building, commonly referred to as the Annex Permitting Center, was desperately in need of improvements. A Request for Bids was sent out, with a return date of e date of as due on October 10, 2014, and no quotes were received. Due to that, three local general contractors were contacted, along with three local flooring contractors. Only one local general contractor and one local flooring contractor submitted bids.

The Building Department (Annex Permitting Center) was currently in need of interior repair and upgrades, and a small amount of repair on the addition. If approved, these repairs would consist of painting the interior, concrete floor repair, carpeting, window covering, restroom upgrades, fixing the metal siding and roofing of the addition, and replacing some of the broken ceiling tile. Cost estimates were obtained for the remodel project and were estimated at \$29,300. A small contingency was added to bring the total request to \$35,000. The purchase of the labor and materials would be allocated from the Building Department Contingency Funding.

Councilor Jones asked if the Goodman Oil site could be included in the Annex Building Repair project.

Tori Barnett, Interim City Manager, responded that CH2M Hill had been contacted regarding that site. Further research was underway regarding the DEQ studies on that parcel, and following receipt of that information, they would have an idea of what could be done to the property. They'd all like to see that piece cleaned up.

Charlotte Fugate moved, seconded by Norm Crume, that the Council adopt **Resolution #2014-134: A RESOLUTION REDUCING BUILDING DEPARTMENT CONTINGENCY TO PURCHASE MATERIALS AND LABOR FOR THE BUILDING DEPARTMENT AND AUTHORIZING EXPENDITURES OF THOSE FUNDS**. Roll call vote: Crume-yes; Fox-out; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 6/0/1.

Resolution #2014-135: Request Closure of Railroad Crossing on 6th Avenue Tracks

Dan Cummings, City Planner, stated a request has been submitted by Energy Transport, LLC for the closure of the at-grade street crossing of SE 6th Avenue between the East Alley right-of-way between Blocks 8 and 9 of the Original Town Site of Ontario and the West Right of Way of SE 1st Street.

At several City Council meetings over the past few months, this closure was discussed. At the last meeting on this matter, the City Council gave direction for Energy Transport to supply the documents required for the closure of the above stated section of SE 6th Avenue.

Councilor Crume stated it was his recollection that the 18th Street overpass crossing that was put in by ODOT was in an effort, partially, to make it easier to close the 6th Avenue crossing in the future.

Mr. Cummings replied that he couldn't confirm that was why they constructed that, but when 18th was put in was because of emergency response units using that as a way to get to the other side of town if there was a train tying up the tracks. Both the police and fire Chiefs stated they did not use the 6th crossing, or attempted to use that crossing if no other option was available. The 18th construction was funded partially for the farmers hauling produce, as well as for public safety; to provide another "below-grade" crossing.

Councilor Crume asked Mr. Cummings' opinion as to what would occur if the Council voted to not close the 6th Avenue crossing.

Mr. Cummings stated it was his understanding, following a conversation with ODOT, if the city were to oppose the closure, the action would go to ODOT as a legislative hearing to debate the closure. However, current legislation encouraged ODOT to close every possible crossing. While the city could tie things up for several months, the outcome would be the same.

Larry Sullivan, City Attorney, said that some cases had gone before the Appellate Court dealing with this issue. In Klamath Falls, the railroad wanted to close a crossing, by the city requested a public hearing on the matter. At that public hearing, held in front of ODOT, with universal opposition to close that crossing, ODOT still approved the crossing and the court agreed. Basically, the burden was on the city to show why the crossing should remain open, and that simply the inconvenience to some people to have the crossing closed was not sufficient reason to keep it open. Even if the city refused to approve the request to close that crossing, regardless of the opposition and/or concerns of anyone testifying, the likelihood was that ODOT would approve the closure, and the city didn't have any legal recourse.

Mayor Cammack reminded everyone that the city had no legal ownership or control of that crossing.

Councilor Tuttle stated they had been previously told that Union Pacific had complete control over whether or not the crossing was closed. The ODOT involvement information came in later. He verified that there were no easements and no rights-of-way, so what control did ODOT have over UPRR related to that crossing?

Mr. Sullivan answered that state law said that every closing of a crossing had to be approved by ODOT.

Councilor Tuttle stated that if the Council voted to close the crossing, that would still go to ODOT.

Mr. Sullivan stated yes, but if the city waived its right to object, then ODOT would not be required to hold a public hearing. They could just issue the closure. The final decision was up to ODOT, not UPRR.

Mr. Sullivan stated that was correct. As Mr. Cummings' had stated earlier, the law did everything it could to encourage ODOT to grant those closures.

Councilor Crume asked Chief Alexander, what effect the railroad closure would have on the police department.

Chief Alexander replied that the police department used all three crossings, but would be fine using only two crossings and it would be one less road for people to flee from the police.

Dan Jones moved, seconded by Charlotte Fugate, that the City Council adopt Resolution 2014-135, **A RESOLUTION WAIVING THE CITY OF ONTARIO'S RIGHT TO OBJECT TO THE CLOSURE OF THE UNION PACIFIC RAILROAD CROSSING AT SE 6TH AVENUE, AND AUTHORIZING THE PERMANENT CLOSURE OF SE 6TH AVENUE ADJACENT TO THE RAILROAD CROSSING.**

Councilor Tuttle stated he didn't believe the resolution was worded correctly. The city couldn't authorize the closure of SE 6th. The city could waive their right to object, but the resolution read "...and authorizing the permanent closure of SE 6th Avenue, adjacent to the railroad crossing".

Mr. Sullivan stated the city didn't have the authority to close the crossing itself, but the city could authorize the closing of the streets adjacent to the crossing.

Restated Motion

Dan Jones moved, seconded by Charlotte Fugate, that the City Council adopt Resolution 2014-135, **A RESOLUTION WAIVING THE CITY OF ONTARIO'S RIGHT TO OBJECT TO THE CLOSURE OF THE UNION PACIFIC RAILROAD CROSSING AT SE 6TH AVENUE, AND AUTHORIZING THE PERMANENT CLOSURE OF SE 6TH AVENUE ADJACENT TO THE RAILROAD CROSSING.** Roll call vote: Crume-yes; Fox-out; Fugate-yes; Jones-yes; Tuttle-yes; Verini-yes; Cammack-yes. Motion carried 6/0/1.

CORRESPONDENCE, COMMENTS, AND EX-OFFICIO REPORTS

- Dan Jones stated with regard to the golf course, which had been discussed at the Thursday work session, what was being done at the course? Was the city accepting applications or proposals?

Tori Barnett stated the city would be accepting proposals from interested parties through the end of December, to see if there were any viable options to keep the course running. She had been approached by Dennis Cornwall following the Thursday meeting, and he requested the names and contact information from others she had been contacted by, to perhaps put a proposal together from them all together instead of separate ones. Nothing would be liquidated, nothing would be removed from the course, unless there was something that could be utilized by city staff. For example, the Parks Department was interested in some of the mowing equipment. The carts could be left in storage through the end of February. Gas and electricity would be left on, at a minimal level, to keep the pipes from freezing and to keep the security system activated. Staff would be blowing out the water lines on the course and the clubhouse, but water would remain on in the basement section for the fire prevention system. They were moving forward as directed by Council, but not completely, because if someone presented a proposal that the Council wanted to work with, that would remain an option. It had been made clear to any possible proposers that regardless of what occurred, the city was done subsidizing the course in any amount, and on December 31, 2014, the city was out of the golf course business, but that didn't mean someone else couldn't come in and run it. If that occurred, they'd have a lot of new things to discuss, such as what to do about the equipment – rent, lease, purchase – and who would be responsible for the upkeep on equipment and buildings.

- Norm Crume stated he noticed after the snowstorm that people were walking on the street portion of East Idaho going across the freeway. It was because the sidewalks were not bladed, and were covered with snow. He believed it was the city's responsibility to keep the sidewalks clear. He wasn't sure of the length of the city's responsibility, it needed to be done. The city asked citizens to take care of their sidewalks, so the city should do that same. He wasn't sure if that had ever been done.

Consensus to clean up the sidewalks, and that it was the city's responsibility to keep them free and clear.

ADJOURN

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

APPROVED:

ATTEST:

LeRoy Cammack, Mayor

Tori Barnett, MMC, City Recorder

**TELEPHONIC/ELECTRONIC COUNCIL MEETING MINUTES
December 4, 2014**

A special telephonic/electronic meeting of the Ontario City Council was called for Thursday, December 4, 2014, in the office of the City Recorder, Ontario City Hall, beginning at 10:00 a.m. Council members who participated were LeRoy Cammack, Ron Verini, Norm Crume, Jackson Fox and Charlotte Fugate. Staff was unable to contact Dan Jones or Larry Tuttle.

Staff present was City Recorder Tori Barnett. There were no questions asked by Council prior to the 10:00 a.m. December 4th phone calls or emails.

Notice of the meeting was provided to the Argus Observer on December 1, 2014.

ADOPTION OF THE BILLS

The regularly scheduled meeting of Monday, December 1, 2014 was cancelled. To enable the City to pay vendors in a timely fashion, the Council needed to approve the submitted bills. Bills were mailed, or made available, to the Council by the City Recorder on Tuesday, December 2, 2014.

Ron Verini moved, seconded by Norm Crume, to adopt the Agenda as presented. Motion carried 5/0/2.

Ron Verini moved, seconded by Norm Crume, to adopt the bills as presented. Motion carried 5/0/2.

Ron Verini moved, seconded by Norm Crume, that the meeting be adjourned. Motion carried 5/0/2.

APPROVED:

LeRoy Cammack, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder

CONSENT AGENDA
December 15, 2014

TO: Mayor and City Council

FROM: Mark Alexander, Police Chief

THROUGH: Tori Barnett, Interim City Manager

**SUBJECT: LIQUOR LICENSE APPLICATION: EL ERRADERO
NEW OUTLET / FULL ON-PREMISES SALES**

DATE: December 8, 2014

SUMMARY:

Arceo Restaurant Company Incorporated is applying for a new outlet Full On-Premises Sales Liquor License privilege through the Oregon Liquor Control Commission for their new El Erradero restaurant located at 1688 SW 4th Avenue, Ontario, OR 97914.

All necessary paperwork has been approved through OLCC office and is awaiting approval through the Ontario City Council.

BACKGROUND:

Arceo Restaurant Company Incorporated purchased the building located at 1688 SW 4th Avenue, to start up a restaurant that will operate under the trade name El Erradero. Arceo Restaurant Company Inc. will continue to operate their restaurant, El Erradero II, located at 1269 SW 4th Avenue, Ontario, with the goal of leasing that business in the future.

Criminal Record process was completed on business owners Elvira Gonzalez De Areco and Roberto Arceo Sanchez. Both records returned clear. The application forms have been filled out appropriately and required fees have been paid. All Permit requirements have been met.

RECOMMENDATION:

I have completed a review of this application information in accordance with the City of Ontario's ordinance regulating this license. I recommend that we approve the application for New Outlet / Full On-Premises Sales liquor licenses for El Erradero.

MEETINGS LIST JANUARY THROUGH JUNE, 2015

JAN	1	V&C Board (CANCELLED)	7:00 am	Clarion Inn (1249 Tapadera Avenue)
	5	Council Meeting	7:00 pm	City Hall
	12	Airport Committee	6:00 pm	Airport (581 SW 33 rd Street)
	12	Planning Commission	7:00 pm	City Hall
	13	Public Works Committee	3:00 pm	City Shop (1551 NW 9 th Street)
	15	Council Work Session	12:00 Noon	City Hall
	20	(TUE) Council Meeting	7:00 pm	City Hall
	21	Recreation Board	3:30 pm	Recreation Bldg. (745 SW 3 rd Avenue)
29	Council Work Session	12:00 Noon	City Hall	
FEB	2	Council Meeting	7:00 pm	City Hall
	5	V&C Board	7:00 am	Clarion Inn
	9	Airport Committee	6:00 pm	Airport
	9	Planning Commission	7:00 pm	City Hall
	10	Public Works Committee	3:00 pm	City Shop
	12	Council Work Session	12 Noon	City Hall
	17	(TUE) Council Meeting	7:00 pm	City Hall
	18	Recreation Board	3:30 pm	Recreation Bldg.
26	Council Work Session	12 Noon	City Hall	
MAR	2	Council Meeting	7:00 pm	City Hall
	5	V&C Board	7:00 am	Clarion Inn
	9	Airport Committee	6:00 pm	Airport
	9	Planning Commission	7:00 pm	City Hall
	10	Public Works Committee	3:00 pm	City Shop
	12	Council Work Session	12 Noon	City Hall
	16	Council Meeting	7:00 pm	City Hall
	18	Recreation Board	3:30 pm	Recreation Bldg.
APR	2	V&C Board	7:00 am	Clarion Inn
	2	Council Work Session	12 Noon	City Hall
	6	Council Meeting	7:00 pm	City Hall
	13	Airport Committee	6:00 pm	Airport
	13	Planning Commission	7:00 pm	City Hall
	14	Public Works Committee	3:00 pm	City Shop
	15	Recreation Board	3:00 pm	Recreation Bldg.
	16	Council Work Session	12 Noon	City Hall
	20	Council Meeting	7:00 pm	City Hall
	30	Council Work Session	12 Noon	City Hall
MAY	4	Council Meeting	7:00 pm	City Hall
	7	V&C Board	7:00 am	Clarion Inn
	11	Airport Committee	6:00 pm	Airport
	11	Planning Commission	7:00 pm	City Hall
	12	Public Works Committee	3:30 pm	City Shop
	14	Council Work Session	12 Noon	City Hall
	18	Council Meeting	7:00 pm	City Hall
	20	Recreation Board	3:30 pm	Recreation Bldg.
28	Council Work Session	12 Noon	City Hall	
JUN	1	Council Meeting	7:00 pm	City Hall
	4	V&C Board	7:00 am	Clarion Inn
	8	Airport Committee	6:00 pm	Airport
	8	Planning Commission	7:00 pm	City Hall
	9	Public Works Committee	3:00 pm	City Shop
	11	Council Work Session	12 Noon	City Hall
	15	Council Meeting	7:00 pm	City Hall
17	Recreation Board	3:30 pm	Recreation Bldg.	

AGENDA REPORT
December 15, 2012

TO: Mayor and City Council

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

SUBJECT: RESOLUTION 2014-136: ACCEPTING THE ABSTRACT OF VOTES FOR THE NOVEMBER 4, 2014 GENERAL ELECTION

DATE: November 12, 2014

SUMMARY:

Attached are the following documents:

- Resolution #2014-136
- Abstract of Votes: Mayor and Council Positions
- Certificates of Election

Every two years, the City participates in a general election for the positions of City Councilor, and every four years for the position of Mayor. This year, November 4, 2014, an election was held for the positions of Mayor and three City Councilors. By state election law, the Council needs to adopt the Abstract of Votes, or the results from that election (attachment), as provided by the Malheur County Clerk's Office, either by proclamation or resolution. Pursuant to the City Elections Manual prepared and distributed by the Oregon Secretary of State, Elections Division, following an election, the City Recorder/Election's Official is further required to prepare and issue Certificates of Election for each individual elected.

STAFF RECOMMENDATION:

Staff recommends the Council approve Resolution 2014-136.

PROPOSED MOTION:

I move that the City Council approve Resolution 2014-136 adopting the Abstract of Votes for the November 4, 2014 General Election.

RESOLUTION #2014-136

**A RESOLUTION ACCEPTING THE ABSTRACT OF VOTES FOR THE
NOVEMBER 4, 2014 GENERAL ELECTION**

WHEREAS, at a general election held in the State of Oregon on November 4, 2014, in the City of Ontario, Oregon, there was submitted to the voters the candidates for office of Mayor and three City Councilors; and

WHEREAS, the City Council of the City of Ontario has canvassed the results of said election and has found as follows:

MAYOR	TOTAL VOTES CAST
Ronald Verini	1805

COUNCILOR	TOTAL VOTES CAST
Thomas A. Jost, Jr.	1543
Betty J. Carter	1753
Tessa Winebarger	1556

NOW THEREFORE, BE IT HEREBY RESOLVED by the Ontario City Council that at the General Election held November 4, 2014, the following:

1. Ronald Verini was elected as Mayor for the City of Ontario.
2. Betty J. Carter was elected as Councilor for the City of Ontario.
3. Thomas A. Jost, Jr., was elected as Councilor for the City of Ontario.
4. Tessa Winebarger was elected as Councilor for the City of Ontario.

EFFECTIVE DATE: Effective immediately upon passage.

PASSED AND ADOPTED by the City Council of the City of Ontario this 15th day of December, 2014, by the following vote:

AYES:

NAYES:

ABSENT:

APPROVED by the Mayor this 15th day of December, 2014.

LeRoy Cammack, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder

City of Ontario, Oregon
Certificate of Election

State of Oregon)
County of Malheur) ss.
City of Ontario)

I, Tori Barnett, hereby certify that I am the duly appointed and qualified City Recorder / Elections Official for the City of Ontario, Oregon; and

I further certify that having received the Abstract of Votes from the Malheur County Election Office, Ronald Verini, was duly and properly elected to the office of Ontario City Mayor, and is qualified to take the oath of office on January 5, 2015. Term of office will end December 31, 2018.

*Witness my hand and City Seal
this 15th day of December 2014.*

*Tori Barnett, MMC
City Recorder/Elections Official*

City of Ontario, Oregon
Certificate of Election

State of Oregon)
County of Malheur) ss.
City of Ontario)

I, Tori Barnett, hereby certify that I am the duly appointed and qualified City Recorder / Elections Official for the City of Ontario, Oregon; and

I further certify that having received the Abstract of Votes from the Malheur County Election Office, Thomas A. Jost, Jr., was duly and properly elected to the office of Ontario City Councilor, and is qualified to take the oath of office on January 5, 2015. Term of office will end December 31, 2018.

*Witness my hand and City Seal
this 15th day of December 2014.*

*Tori Barnett, MMC
City Recorder/Elections Official*

City of Ontario, Oregon
Certificate of Election

State of Oregon)
County of Malheur) ss.
City of Ontario)

I, Tori Barnett, hereby certify that I am the duly appointed and qualified City Recorder / Elections Official for the City of Ontario, Oregon; and

I further certify that having received the Abstract of Votes from the Malheur County Election Office, Betty J. Carter, was duly and properly elected to the office of Ontario City Councilor, and is qualified to take the oath of office on January 5, 2015. Term of office will end December 31, 2018.

*Witness my hand and City Seal
this 15th day of December 2014.*

*Tori Barnett, MMC
City Recorder/Elections Official*

City of Ontario, Oregon
Certificate of Election

State of Oregon)
County of Malheur) ss.
City of Ontario)

I, Tori Barnett, hereby certify that I am the duly appointed and qualified City Recorder / Elections Official for the City of Ontario, Oregon; and

I further certify that having received the Abstract of Votes from the Malheur County Election Office, Montessa "Tessa" L. Winebarger, was duly and properly elected to the office of Ontario City Councilor, and is qualified to take the oath of office on January 5, 2015. Term of office will end December 31, 2018.

*Witness my hand and City Seal
this 15th day of December 2014.*

*Tori Barnett, MMC
City Recorder/Elections Official*

AGENDA REPORT
December 15, 2014

To: Mayor and Council

FROM: Dan Shepard, Engineering Technician III

THROUGH: Tori Barnett, City Manager Pro Tem

SUBJECT: **WATER TREATMENT PLANT RIVER INTAKE SCREENS BACKWASH COMPRESSOR**

DATE: December 8, 2014

SUMMARY:

Attached are the following documents:

- Memo from Anderson Perry & Associates
- Rogers Machinery Company quote for air compressor and receiver tanks dated November 19, 2014

On April 23, 2014, Anderson Perry & Associates submitted a letter documenting the maintenance and repair activities complete in 2013 for the Snake River municipal water river intake system. The letter also summarized the efforts that were made to investigate the intake screens, remove them from the river and complete cleaning and repairs. It also provided recommendations for some possible improvements that could be made to the air supply system for the air burst cleaning operation. Attached is a memo from Brad D. Baird, P.E., Anderson Perry & Associates summarizing the thirty-one page letter

PREVIOUS COUNCIL ACTION:

None.

BACKGROUND:

There are two 20-inch diameter river intake pipes that extend into the Snake River for approximately 200 feet at the City's water treatment plant. At the end of the pipes is an intake screen assembly that prevents debris and trash, aquatic life and other items from entering the intake pipes. These intake assemblies were installed in the early 1980's during a water treatment plant upgrade. There is an air burst cleaning system to discharge air at high pressure to clean off any debris that collects on the screens. During maintenance on the system in 2013, the screens were removed, cleaned and replaced. At that same time, Anderson Perry & Associates examined the air back wash system and found that the two 3-inch diameter galvanized air feeder lines to the screen were rusted through at the water level. Various options were discussed to repair the blow off air lines but the cost to repair or replace them was prohibitive. Instead the City chose to insert a 2-inch (inside diameter) high density polyethylene (HDPE) pipe inside the existing 3-inch lines. To counter the smaller diameter, a larger air compressor and 500 gallon air receiver tank was recommended. Anderson Perry assisted the City with pursuit of quotes for the air

compressor. Due to the large, industrial nature of the equipment, it was difficult to obtain quotes from more than one manufacture/supplier. It is also preferable the supply company be within an hour of the Ontario area to provide support. The only company that responded to requests for quotes was Rogers Machinery Company from Nampa, Idaho. Their quote and information is included in the April letter report to the City.

FINANCIAL IMPLICATIONS

Cost of the compressor and ancillary equipment is \$19,486.00. This does not include installation. It is anticipated that CH2M Hill staff will do the installation.

RECOMMENDATIONS:

Staff recommends the purchase of the air compressor from Rogers Machinery Company, Inc.

PROPOSED MOTION:

I move the Mayor and City Council authorize the purchase of a 25 horse power air compressor with a 500 gallon receiver tank from Rogers Machinery Company, Inc. for \$19,486.00.

MEMO

To: Bob Walker, Operations & Projects Director
From: Brad D. Baird, P.E., Anderson Perry & Associates, Inc.
Subject: Air Compressor and Air Receiver Tank Quotes, Snake River Intake System
Date: June 19, 2014
Job/File No. 53-93-02 (w/encl.)

Introduction

The purpose of this memorandum is to provide information concerning the process and results to secure quotes for air compressor and air tank equipment for the City of Ontario's Snake River municipal water intake system. The City completed considerable maintenance and repair work to the screen intake system in the spring of 2013. The results of this work are summarized in detail in a letter report prepared for the City dated April 23, 2014. The purpose of the April letter report and supporting information was to provide a record of the work as well as provide design information concerning the intake screen size, the air piping size, and the air compressor and tank size requirements. The reader of this memorandum is encouraged to refer to the April letter report for considerable details concerning intake screen system repair work and design information.

Air Compressor/Tank and Air Supply Line Needs

The investigation and analysis work completed for the intake screen and air burst system showed that the air supply lines are currently undersized for the screen size and air compressor/tank size (see pages 4 and 5 of the April letter report). Due to the difficulty of replacing the existing 2-inch air supply lines with the needed 3-inch lines, it was decided to overcome the line size problem, as best as reasonably possible, with a larger air compressor and a larger receiver tank. In addition, the operating pressure would be increased as much as possible. These operations would help to provide a higher pressure air burst over a longer period, and would allow the air system to recover more quickly for subsequent air burst events. Upon initial review of the existing structure that houses the air compressor and receiver tank, and the area east of the structure, it was believed that a new air compressor and receiver tank could be made to fit within the structure, or just outside the structure on a concrete pad. The City also believed that City staff could install these items as long as they were delivered to the site by a supplier.

Requests for Quotes for New Equipment

Anderson Perry & Associates, Inc., assisted the City with pursuit of quotes for air compressor alternatives. The alternatives also included larger receiver air tank options. Due to the large, industrial nature of the equipment, it was difficult to obtain quotes from more than one manufacturer/supplier that would also be readily available to provide maintenance and repairs in the future. It is preferable

that the supply company be within an hour or so of the Ontario area to provide equipment support. The only company that responded to requests for quotes was Rodgers Machinery Company from Nampa, Idaho. Their quote and information is included in the April letter report to the City, and is attached herein for completeness. Items provided by Rodgers Machinery Company include the following:

- **Compressor Quotes** – Attached is a PDF of the 14 pages of air compressor alternatives and supporting equipment. A breakdown of air compressor alternatives, along with system information, is included in the following table for comparison purposes.

125 psi Compressor Horsepower	Capacity at 125 psi	Estimated Cost	500-Gallon Vertical External Receiver Tank	Total Estimated Cost
15 Hp	55 SCFM	\$ 12,561	\$ 3,169	\$ 15,730
25 Hp	82 SCFM	\$ 12,659	\$ 3,169	\$ 15,828
25 Hp	96 SCFM	\$ 12,824	\$ 3,169	\$ 15,993
30 Hp	126 SCFM	\$ 13,148	\$ 3,169	\$ 16,317

psi = pounds per square inch
SCFM = standard cubic feet per minute

The City decided to pursue the 25 Hp compressor that delivers 96 SCFM at 125 psi coupled with the 500-gallon vertical receiver tank as the alternative for improving the air delivery system. The quotes include an alternative to select a price addition of \$497 for a premium efficiency motor, which is likely a wise investment that would more than pay for itself over time.

- **Air Tank Quote** – Attached is a one-page PDF of a quote for a receiver tank to work in cooperation with the air compressor to provide higher pressure and higher volume of air for the intake screen system. The air tank selected by the City is as outlined above, which is the 500-gallon vertical receiver tank.
- **Air Compressor Brochure** – Also attached is a brochure showing the type of air compressor to be used, which is a single-stage, heavy duty, air-cooled, oil-flooded rotary screw air compressor.

Conclusion

Based on the design information obtained from Johnson Screen and the system limitations for the air supply line, it is recommended the City obtain a larger air compressor and receiver tank and operate the system at a higher pressure, as summarized in the April 23, 2014, letter report to the City. Due to the difficulty of obtaining quotes from companies reasonably close to Ontario that can also provide service, Rodgers Machinery Company appears to be the best option for securing the air compressor and receiver tank. Their attached quote is dated, so the City should see if the costs are still valid.

If you have any questions concerning the information outlined herein, please call me at 541-963-8309.

1-only Net price addition to mount the above assembly on a 120 gallon horizontal air receiver, ASME coded for 200 PSIG, with pressure gauge, pressure relief valve, and automatic tank drain.

NET PRICE ADDITION \$1,032.00

Approximate Shipping Weight Tank Mounted ... 2020 lbs.

ITEM 5. SOUND ATTENUATING ENCLOSURE.

1-only Sound attenuating enclosure mounted over the assembly.

NET PRICE \$1,536.00

ITEM 6. ENERGY SAVING OPTIONS.

1-only Compressed air capacity gauge to continuously show the percentage of total compressor capacity being used. This feature is particularly useful in determining compressed air leaks and in determining how much capacity remains for future use.

NET PRICE INCLUDED

1-only Low unloaded horsepower constant speed control package, complete with timed shutdown and automatic restart, installed.

NET PRICE \$STD

1-only Net price addition for **premium efficiency motor** (rating of 93.6%), 25 HP, 1800 RPM, 3/60/230/460 volt , with a 1.25 service factor.

NET PRICE ADDITION \$497.00

ITEM 7. FACTORY SERVICE.

Our analog control panel provides you with an unprecedented opportunity to ensure long, trouble-free operation of your compressor. When you purchase a MG series compressor assembly you receive our factory monitored preventive maintenance program at no additional charge. Simply call us, day or night, if your compressor is not operating properly.

You are also entitled to participate in our factory service program. Our service department will put you on a regular service program that will provide notification, at no cost, when routine maintenance is due. We will provide needed maintenance parts, at a discount, and labor (if requested) to maintain your compressor at peak operating efficiency.

NET PRICE INCLUDED

ITEM 8. SERVICE GUARANTEE.

If you notify us that you have an emergency and require a standard part or service for your MG series compressor, we will ship the part and/or initiate the service within 24 hours or you will not have to pay for either or both.

NET PRICE INCLUDED

ITEM 9. COMPRESSED AIR RECEIVER.

1-only Vertical 500 gallon (36" diameter x 116") air receiver, ASME coded for 165 PSIG, complete with exterior primer and the following accessories, shipped loose.

1-only Safety relief valve, model 95404, set at 165 PSIG.

1-only Pressure gauge, 0-200 PSIG, with 4" face.

1-only Manual ball valve drain, 1/2", part number 70-103-01.

1-only Y Strainer for drain, part number BPS-5025.

1-only Posi-Drain model PD7020 timed, automatic, electric drain.

NET PRICE \$3,597.00

Approximate Shipping Weight ... 1050 lbs.

Shipping Point ... Centralia, Washington

WARRANTY:

Our warranty on the compressor assembly quoted is as follows:

- a) One (1) year on the complete assembly.
- b) Five (5) years on the air-end.
- c) Five (5) years on the standard motor.

A five (5) year warranty covering the entire assembly, when coupled with our factory service program, is available for this compressor as explained in bulletin QNW-5Y (296) enclosed.

SERVICE CONSIDERATIONS

When you purchase a compressed air system from us, you get a product of the highest quality, and a commitment to provide you service on a 24-hour/day, 7-day/week basis. Prices quoted include the services of a factory trained field engineer to assist in the start-up of the compressor and accessory equipment, and to train your maintenance personnel. Our intent is to have an installation we can both be proud of and one that will perform reliably for you.

Our Factory Monitored Preventive Maintenance Program has the following components:

- a) A log sheet to provide daily readings of important operating parameters taken by you and reviewed by us on a monthly basis. This program will insure that developing service problems are discovered and the solution diagnosed quickly. This program is included in the sale price.
- b) Our computer generated Service Reminder Program will provide a telephone call to your designated maintenance person when regularly scheduled preventive maintenance is due to be performed on this equipment. At that time, we can supply the service recommendations, parts and, if you choose, a trained service technician to perform the service at a time of your choosing. (The parts, labor and mileage of the service technician will be charged on a time and material basis.)

Estimated time of delivery on the equipment quoted will be three to four (3-4) weeks after receipt of order, subject to confirmation at time of sale.

All component parts for the MG Series are stocked in all our Branches. Complete service facilities are available from all our Branches on a 24-hour/day, 7-day/week basis.

Prices quoted are net F.O.B. shipping point. Prices quoted are firm for thirty (30) days from this date. Our terms of payment are net 30 days, subject to approved credit. Prices quoted do not include any custom or duty fees, Federal, State or local taxes.

Thank you for your continued interest in our equipment. If you have any questions or would like additional information, please contact us.

Very truly yours,

ROGERS MACHINERY COMPANY, INC.



Dave Wroblewski

H:\17\SALES\QUOTES\IMG\2014\DW111914A.DOC
Enclosures

cc: JD Sutphin

ROGERS
MACHINERY
COMPANY, INC.

COMPRESSORS
PUMPS
BLOWERS
VACUUM SYSTEMS
ENERGY AUDITS



November 19, 2014

CH2M (PHONE 541/889-8572)

Ontario, OR dan.shepard@ch2m.com

Attention: Dan Shepard

Subject: Rogers MG Series Oil Flooded Rotary Screw Air Compressor

As requested, we are pleased to quote on the following MG Series single stage, heavy-duty, air-cooled, oil flooded rotary screw air compressor and accessories.

25 HP
ITEM 1. AIR COMPRESSOR.

Operating Conditions & Performance:

96 ACFM Actual Delivered Air @ 125 PSIG
135 PSIG Maximum Working Pressure
125 PSIG Operating Pressure
1775 RPM Motor Speed/Driven Rotor Speed
25 HP Motor Nominal Rating
65700 BTU/Hour Compressor Heat Rejection
2300 CFM Cooling Air Flow

1-only Rogers MG series model MG25-125, single stage, heavy-duty, air-cooled, oil flooded rotary screw air compressor mounted on a fabricated steel base, direct driven by a C-flange mounted 25 HP, 3/60/230/460 volt, open dripproof, energy efficient motor (meets or exceeds EPACT standard rating of 91.7%), with a 1.25 service factor. The assembly is complete with standard equipment, as listed

in bulletin MG(199).

PHONE (208) 463-1500 FAX (208) 463-4100 · EMAIL Boise-sales@rogers-machinery.com · www.rogers-machinery.com
715 North Kings Road, NAMPA, IDAHO 83687 · PO Box 338, NAMPA, IDAHO 83653

Standard equipment:

- a) Lubricated rotary screw compressor with modulating inlet valve.
- b) High-efficiency rotor profile.
- c) Air-cooled lubricant cooler with automatic temperature control.
- d) Triple lip shaft seal.
- e) Direct drive, no gears.
- f) Initial fill of Rogers CLS46 synthetic lubricant.
- g) Multi-stage, high efficiency air-lubricant separation system.
- h) Spin-on type air/lubricant separation system with indicator.
- i) Spin-on type lubricant filter with indicator.
- j) 1800 RPM, 3/60/230/460 volt, open dripproof motor, with a 1.25 service factor.
- k) Inlet air filter/silencer with indicator.
- l) ASME pressure relief valve.
- m) Dual control: start/stop and inlet modulation.
- n) Discharge air check valve.
- o) Solenoid operated blowdown valve with muffler.
- p) High temperature shutdown switch with manual reset.
- q) CSA listed control panel.
- r) Lubricant level gauge.
- s) Hour meter.
- t) Compressor percent capacity gauge.
- u) Air/lubricant discharge temperature gauge.
- v) Air pressure gauge.
- w) 120 volt controls.

ITEM 2. AFTERCOOLER.

- 1-only Air-cooled aftercooler with moisture separation and automatic condensate drain, mounted, pre-piped and tested. (Separator and drain shipped loose with base mounted assemblies.)

Approximate Shipping Weight ... 1375 lbs.
Shipping Point ... Centralia, Washington

ITEM 3. MOTOR CONTROL.

- 1-only Magnetic X-line starter, 25 HP, 3/60/460 volt, in NEMA 1 enclosure with selector switch and control voltage transformer, mounted, wired and tested.

TOTAL NET PRICE FOR ITEMS 1 THROUGH 3 \$12,824.00

ITEM 4. TANK MOUNTED UNIT.

1-only Net price addition to mount the above assembly on a 120 gallon horizontal air receiver, ASME coded for 200 PSIG, with pressure gauge, pressure relief valve, and automatic tank drain.

NET PRICE ADDITION \$1,032.00

Approximate Shipping Weight Tank Mounted ... 2020 lbs.

ITEM 5. SOUND ATTENUATING ENCLOSURE.

1-only Sound attenuating enclosure mounted over the assembly.

NET PRICE \$1,536.00

ITEM 6. ENERGY SAVING OPTIONS.

1-only Compressed air capacity gauge to continuously show the percentage of total compressor capacity being used. This feature is particularly useful in determining compressed air leaks and in determining how much capacity remains for future use.

NET PRICE INCLUDED

1-only Low unloaded horsepower constant speed control package, complete with timed shutdown and automatic restart, installed.

NET PRICE \$STD

1-only Net price addition for **premium efficiency motor** (rating of 93.6%), 25 HP, 1800 RPM, 3/60/230/460 volt , with a 1.25 service factor.

NET PRICE ADDITION \$497.00

ITEM 7. FACTORY SERVICE.

Our analog control panel provides you with an unprecedented opportunity to ensure long, trouble-free operation of your compressor. When you purchase a MG series compressor assembly you receive our factory monitored preventive maintenance program at no additional charge. Simply call us, day or night, if your compressor is not operating properly.

You are also entitled to participate in our factory service program. Our service department will put you on a regular service program that will provide notification, at no cost, when routine maintenance is due. We will provide needed maintenance parts, at a discount, and labor (if requested) to maintain your compressor at peak operating efficiency.

NET PRICE INCLUDED

ITEM 8. SERVICE GUARANTEE.

If you notify us that you have an emergency and require a standard part or service for your MG series compressor, we will ship the part and/or initiate the service within 24 hours or you will not have to pay for either or both.

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1-only Pressure gauge, 0-200 PSIG, with 4" face.

1-only Manual ball valve drain, 1/2", part number 70-103-01.

1-only Y Strainer for drain, part number BPS-5025.

1-only Posi-Drain model PD7020 timed, automatic, electric drain.

NET PRICE \$3,597.00

Approximate Shipping Weight ... 1050 lbs.

Shipping Point ... Centralia, Washington

WARRANTY:

Our warranty on the compressor assembly quoted is as follows:

- a) One (1) year on the complete assembly.
- b) Five (5) years on the air-end.
- c) Five (5) years on the standard motor.

A five (5) year warranty covering the entire assembly, when coupled with our factory service program, is available for this compressor as explained in bulletin QNW-5Y (296) enclosed.

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When you purchase a compressed air system from us, you get a product of the highest quality, and a commitment to provide you service on a 24-hour/day, 7-day/week basis. Prices quoted include the services of a factory trained field engineer to assist in the start-up of the compressor and accessory equipment, and to train your maintenance personnel. Our intent is to have an installation we can both be proud of and one that will perform reliably for you.

Our Factory Monitored Preventive Maintenance Program has the following components:

- a) A log sheet to provide daily readings of important operating parameters taken by you and reviewed by us on a monthly basis. This program will insure that developing service problems are discovered and the solution diagnosed quickly. This program is included in the sale price.
- b) Our computer generated Service Reminder Program will provide a telephone call to your designated maintenance person when regularly scheduled preventive maintenance is due to be performed on this equipment. At that time, we can supply the service recommendations, parts and, if you choose, a trained service technician to perform the service at a time of your choosing. (The parts, labor and mileage of the service technician will be charged on a time and material basis.)

Estimated time of delivery on the equipment quoted will be three to four (3-4) weeks after receipt of order, subject to confirmation at time of sale.

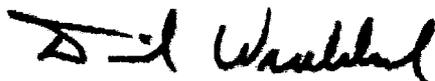
All component parts for the MG Series are stocked in all our Branches. Complete service facilities are available from all our Branches on a 24-hour/day, 7-day/week basis.

Prices quoted are net F.O.B. shipping point. Prices quoted are firm for thirty (30) days from this date. Our terms of payment are net 30 days, subject to approved credit. Prices quoted do not include any custom or duty fees, Federal, State or local taxes.

Thank you for your continued interest in our equipment. If you have any questions or would like additional information, please contact us.

Very truly yours,

ROGERS MACHINERY COMPANY, INC.



Dave Wroblewski

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Enclosures

cc: JD Sutphin

AGENDA REPORT
December 15, 2014

TO: Mayor and City Council

FROM: Cliff Leeper, Public Works Director
Betsy Roberts, City Engineer

THROUGH: Tori Barnett, City Manager Pro Tem

SUBJECT: CH2M HILL NOTICE TO PROCEED FOR PROFESSIONAL ENGINEERING SERVICES FOR THE STRUCTURAL REVIEW OF THE EASTSIDE TANKS & RECOMMENDATION FOR REPAIR

DATE: December 8, 2014

SUMMARY:

Attached are the following documents:

- Proposal for Professional Engineering Services
- Proposed Fee Estimate

We request the City of Ontario provide Notice to Proceed to CH2M HILL structural team to conduct on-site physical analysis of the Eastside Tank #2 leak, as well as conduct a structural review of the #1 Eastside Tank. The Eastside Tank #2 experienced wall leaks since its original construction in 1975. This evaluation will establish a path forward for repairing the existing wall leak. Though Tank #1 is not currently leaking, industry standard recommends structural review of water tanks every 15 years or so.

PREVIOUS COUNCIL ACTION:

None.

BACKGROUND:

Historical Events

Eastside Tank #1 was designed by CH2M HILL and was constructed in 1963; there is no record of the contractor. Eastside Tank #2 was designed by G&W Engineering and was constructed in 1975 by Crom Prestressing. Eastside Tank #2 had wall leaks within the very first year after construction. Crom Prestressing returned to the project site and conducted repairs as part of their warranty services. However, it appears that the leaks have persisted throughout the years, or at least have resurfaced. In 1998, the City contracted with JUB Engineers to perform an investigation and analysis of the two reservoirs and asked JUB to formulate conceptual recommendations for repairs to both tanks. In late 1998, Keller Engineers prepared construction documents for repair of the two

reservoirs. The repairs were performed in 1999 by Stonhard, Inc., a contractor from California. The project included repairs to the exterior roof surface of Eastside Tank #1 as well as the following surfaces for Tank #2: exterior roof, exterior wall, interior wall, and interior floor. The interior surface repairs consisted of a polyurea liner system that had a 15-year warranty. The liner system has obviously failed, at least locally, or there would be no visible leakage. The 15-year warranty expired this past summer.

Recommendations

Eastside Tank #2 is nearly 40 years old and has seen leakage on and off throughout its life. The lining system in Tank #2 has recently exceeded its warranty period and is experiencing at least local failures. There is no documentation to indicate that either tank has had a thorough structural inspection in the past 15 years, since the last repair project. Given all of these facts, we recommend a complete internal and external inspection by a structural engineer. This would include destructive testing; areas of testing would be patched back before the tanks are put back into service.

Timing

Winter and the holiday season is the best time to drain the tank(s).

ALTERNATIVE:

The City Council could choose to not authorize the Notice to Proceed for CH2M HILL, and postpone needed improvements. If authorization is denied, options would include either “No Action” where no improvements would be designed at all or a Request for Proposal (RFP) could be developed and selection of a qualified engineering firm would follow.

FINANCIAL IMPLICATIONS:

Work will be billed on a time and materials basis, in accordance with the schedule of charges which is broken down to show costs for evaluation of just the Eastside Tank #2, which is visibly leaking., The City Engineer will manage the work identified to the aggregate total budget amount (\$7,900), which shall not be exceeded without prior written authorization from the City. If the City would like the structural engineer to perform an evaluation on both tanks, the total budget amount would be approximately twice that reported, or \$15,800.

RECOMMENDATION:

Staff recommends issuing a Notice to Proceed for Professional Engineering Services for the structural review for both tanks. Recommendations for repair and cost estimate for the repair would be provided along with a scope and budget to design the repair.

PROPOSED MOTION:

I move that the City Council authorize a Notice to Proceed for Professional Engineering Services for the Structural Review of the Eastside Tanks and Recommendation for Repair.

Proposal for Professional Engineering Services

CITY OF ONTARIO STRUCTURAL REVIEW OF THE EASTSIDE TANK(S) SCOPE OF SERVICES

This task is authorized under the Professional Services Agreement between CH2M HILL Engineers, Inc. (Engineer), and the City of Ontario (City) dated June 6, 2014. Services authorized under this Task Order shall be for professional engineering services in support of the Structural Review of the Eastside Tank(s) project as outlined below.

Structural Review

CH2M HILL will drain the tank(s) and conduct a physical inspection inside the tank(s). Inspection would include a complete internal and external review by a structural engineer. Destructive explorations (chipping of concrete or shotcrete) to expose prestressing wires/strands and diaphragm sheets would be conducted in several locations to determine what level of corrosion is present. The areas of shotcrete removed would be patched back with concrete repair material and the tank(s) would also be disinfected per requirements before being put back into service.

Deliverables

A report including detailed findings from the structural testing and inspections will be produced. The report will include general recommendations for repair as well as recommendations for timing and repair sequencing to accommodate water system needs.

If seismic evaluation is considered to be warranted, the report will also provide recommendations for potential seismic evaluation as a follow-on task.

Project Cost Estimate

A Project Cost Estimate will be developed that will include an estimate of final design costs and an estimate of probable construction cost.

Proposed Fee Estimate

	PM	Sr Struct	Jr Struct	Coatings	QC	Estimating	
	Roberts	Hodson	Bauder	Duppong	Henrikson	Jones	Expenses
Physical inspections, analysis, and alternatives analysis							
Records search/review	1	4					\$ 50
Physical inspections and destructive investigation	4	10	10		2		\$ 350
Analysis		8	4		2		
Alternatives/Memo		12	8		2		
Cost Estimating	1	1				6	
TOTAL (hours)	6	35	22	2	6	6	\$ 400
TOTAL (dollars)	\$ 708	\$ 3,756	\$ 1,372	\$ 335	\$ 719	\$ 530	\$ 400
							Total Cost - One Tank: \$ 7,900

If the City would like the structural engineer to perform an evaluation on both tanks, the total budget amount would be approximately twice that reported, or approximately \$15,800.

AGENDA REPORT
December 15, 2014

TO: Mayor and City Council

FROM: Cliff Leeper, Public Works Director
Betsy Roberts, City Engineer

THROUGH: Tori Barnett, City Manager Pro Tem

SUBJECT: CH2M HILL NOTICE TO PROCEED FOR PROFESSIONAL ENGINEERING SERVICES FOR THE WWTP DIKE MANHOLE REPLACEMENT DESIGN, BIDDING, AND CONSTRUCTION ADMINISTRATION SERVICES

DATE: December 8, 2014

SUMMARY:

Attached are the following documents:

- Proposal for Professional Engineering Services
- Proposed Fee Estimate
- Existing Conditions Photos
- WWTP Site Map

We request the City of Ontario provide Notice to Proceed to CH2M HILL design engineers to develop construction drawings and contract documents for bidding purposes. The proposed project will replace 6 concrete manholes along the dike that have badly corroded due to hydrogen sulfide gas. The manholes are currently marked but have become unsafe to be near due to structural degradation.

PREVIOUS COUNCIL ACTION:

The Council has previously approved the replacement of corroded inlet line and 2 manholes at the west end of the WWTP entering Lagoon 1. This was a sister project to the currently requested Manhole Replacement Project.

BACKGROUND:

Existing Conditions

Wastewater entering the Ontario collection system is high in hydrogen sulfide gas. This acidic product corrodes the exposed surfaces of concrete pipe and manholes, causing severe structural damage over time. There are 6 manholes along the dike that runs between lagoons that are proposed for replacement. The pipe installed between manholes is high density polyethylene (HDPE) pipe that is resistant to corrosion and is therefore in satisfactory condition. See attached photos.

Recommendations

Manholes would be replaced with new concrete manholes and then coated with a spray-on polyurethane coating that is corrosion resistant. Timing of the replacement effort is critical, as it is far simpler to lower the level of the ponds while the system is discharging to the river. River discharge is only allowed over the winter – until April 1. Flexibility with pond levels provides more flexibility with by-pass options. By-pass flexibility in these main lines along the dike will be one of the most critical elements to cost savings for this project. The more we can use our ponds, and the less we by-pass, the lower the cost.

Proposed project would include design effort, bidding, and construction administration services which would include on-site inspection.

ALTERNATIVE:

The City Council could choose to not authorize the Notice to Proceed for CH2M HILL, and postpone needed improvements. If authorization is denied, options would include either “No Action” where no improvements would be designed at all or a Request for Proposal (RFP) could be developed and selection of a qualified engineering firm would follow; however, the timeline with respect to the discharge to the river is critical and could delay the project a year if not done quickly.

FINANCIAL IMPLICATIONS:

Work will be billed on a lump sum basis, in accordance with the attached estimate. The City Engineer will manage the work identified to the aggregate total budget amount (\$11,600), which shall not be exceeded without prior written authorization from the City.

RECOMMENDATION:

Staff recommends issuing a Notice for the WWTP Dike Manhole Replacement.

PROPOSED MOTION:

I move that the City Council authorize a Notice to Proceed for Professional Engineering Services for CH2M HILL to conduct the design, bidding, and construction administration services.

Proposal for Engineering Services

CITY OF ONTARIO WWTP DIKE MANHOLE REPLACEMENT PROJECT SCOPE OF SERVICES

This task is authorized under the Professional Services Agreement between CH2M HILL Engineers, Inc. (Engineer), and the City of Ontario (City) dated June 6, 2014. Services authorized under this Task Order shall be for professional engineering services in support of the WWTP Dike Manhole Replacement project as outlined below.

Final Design and Construction Documents

CH2M HILL will prepare final design documents for the WWTP Dike Manhole Replacement Project. The final design documents will also include the design and specifications for the replacement of six (6) manholes along the dike of the existing Ontario WWTP, including manholes identified as: #6, 8, 9, 10, 11, and 12. Design will include the specifications for a spray-on polyurethane corrosion protection coating. Specifications will meet the Idaho Standards for Public Works Construction and the City's supplements to those specifications. The existing WWTP drawings will be used as a base for the design drawings and no additional survey or mapping will be conducted. Where possible, specifications will be included on the drawings themselves.

Construction Cost Estimate

Construction Cost Estimate will be updated from the existing information available. Only one update will be provided at the completion of the final design and construction documents prior to bid.

Deliverables

- Final Design Plan Sheets - assume 4 – 5 sheets available both in hard copy and electronically as PDF, sized at 11x17 (half size)
- Final Design Special Provisions and Specifications – available both in hard copy and electronically as PDF
- Updated Construction Cost Estimate

Bidding Services

Bidding services will include development of an Advertisement for Bid, coordination with local and regional newspapers and media sources for advertisement, response to bidder questions, and evaluation of bid and recommendation to Council.

All expenses associated with advertising shall be covered by the City or passed directly through to the City. City Manager will be informed of estimated cost for advertising.

Construction Administration

CH2M HILL will coordinate with the selected Contractor at a Preconstruction meeting, review submittals, schedule, by-pass approach, and review all construction on site. CH2M HILL will review pay estimates and provide recommendation to City regarding payment.

Proposed Fee Estimate

	City Engineer	CAD	WWTP Specialist	Review	Specifics	Engineering Support	On-site Inspection
TASK	Betsy	Alyce	Jerry	Cliff	Janie	Dawn	Casey
Design	24	40	6	4			
Specs	16				16		
Bid	4					20	
Inspection	4						40
	48	40	6	4	16	20	40

Total Proposed Lump Sum Fee: \$11,600

Existing Condition Photos

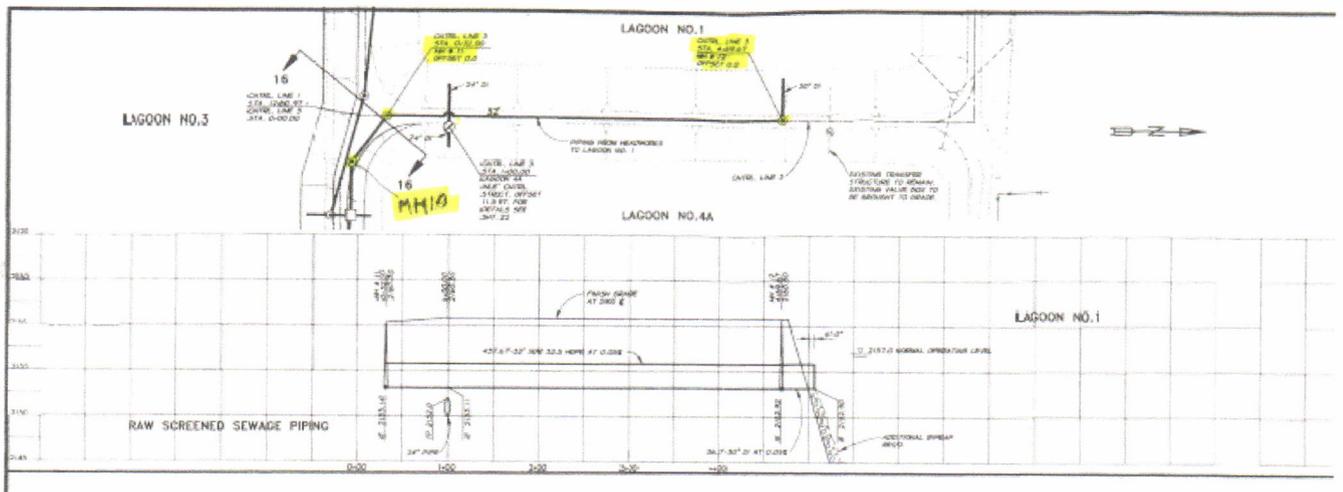
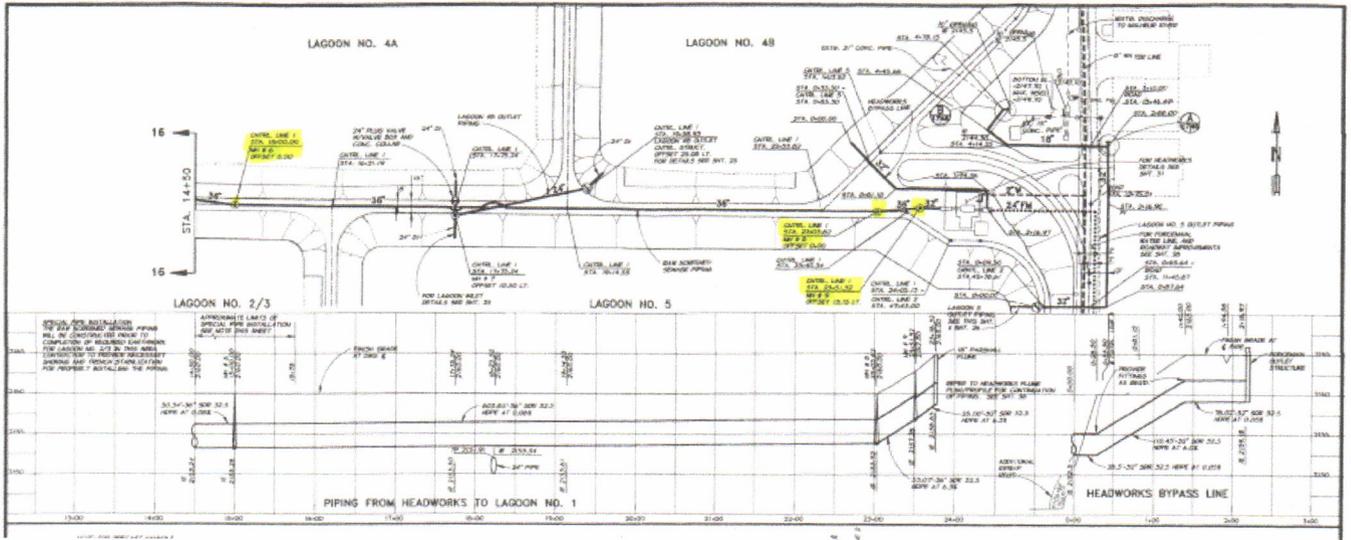


MH Rim-Collar Deterioration



MH Concrete Deterioration

WWTP Site Map



AGENDA REPORT – PUBLIC HEARING

December 15, 2014

TO: Mayor and City Council

FROM: Dan K. Cummings, City Planner
Marcy Siriwardene, Planning Technician

THROUGH: Tori Barnett, MMC, Interim City Manager

SUBJECT: **ORDINANCE #2697-2014: AN ORDINANCE ANNEXING INTO THE CITY OF ONTARIO 44.81 ACRES LOCATED ON, ASSESSOR'S MAP 18S4708, TAX LOT 1100, ASSIGNING CITY SINGLE FAMILY RESIDENTIAL (RS-50) ZONING, AND DECLARING AN EMERGENCY, ON FIRST AND SECOND READING BY TITLE ONLY**

DATE: December 9, 2014

SUMMARY:

Attached are the following documents:

- Ordinance #2697-2014 (with attached legal description and map)
- Annexation Consent Form

This action is a request for Annexation and Zoning of tax lot 1100, Assessor's Map 18S4708, totaling 44.81 acres. The property is currently zoned Urban Growth Area Residential and will be rezoned to City Single Family Residential (RS-50). This is a Comprehensive Plan and Zoning Map amendment.

The landowner has requested that the annexation occur in thirty days or less because of potential development plans for the property, and an emergency is requested to set an effective date for the ordinance of less than thirty days, effective when the Rural Road Assessment and Rural Fire Protection Districts both consent to the annexation.

BACKGROUND:

12-08-2014 The Planning Commission recommended approval and submission to the City Council for the Request for Annexation and Zoning from Urban Growth Area (UGA) to City Single Family Residential (RS-50) zone.

RECOMMENDATION:

Staff recommends adoption of Ordinance #2697-2014.

PROPOSED MOTIONS:

- 1) I move that the City Council adopt the Findings of Fact and Conclusions of Law as presented by staff (or amended).

- 2) I move that the City Council adopt Ordinance #2697-2014, AN ORDINANCE PROCLAIMING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF ONTARIO; AND WITHDRAWING SAID TERRITORY FROM THE ONTARIO RURAL FIRE PROTECTION DISTRICT; AND WITHDRAWING SAID TERRITORY FROM THE ONTARIO RURAL ROAD ASSESSMENT DISTRICT; THE PROPERTY IS KNOWN AS TAX LOT 1100 ON THE ASSESSORS MAP 18S4708, INCLUDING 44.81 ACRES OF PRIVATE LAND AND THE ADJOINING STREET, SUNSET DRIVE ALONG THE EAST, AND ASSIGNING CITY SINGLE FAMILY RESIDENCE, RS-50, ZONING, AND DECLARING AN EMERGENCY, **ON FIRST READING, BY TITLE ONLY.**

If Motion #2 is approved unanimously, the Council may consider the following Motion #3:

- 3) I move that the City Council waive a second reading of Ordinance #2697-2014, AND ADOPT ORDINANCE #2697-2014, AN ORDINANCE PROCLAIMING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF ONTARIO; AND WITHDRAWING SAID TERRITORY FROM THE ONTARIO RURAL FIRE PROTECTION DISTRICT; AND WITHDRAWING SAID TERRITORY FROM THE ONTARIO RURAL ROAD ASSESSMENT DISTRICT; THE PROPERTY IS KNOWN AS TAX LOT 1100 ON THE ASSESSORS MAP 18S4708, INCLUDING 44.81 ACRES OF PRIVATE LAND AND THE ADJOINING STREET, SUNSET DRIVE ALONG THE EAST, AND ASSIGNING CITY SINGLE FAMILY RESIDENCE, RS-50, ZONING AND DECLARING AN EMERGENCY, **ON SECOND AND FINAL READING BY TITLE ONLY.**

ORDINANCE NO. 2697-2014

AN ORDINANCE PROCLAIMING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF ONTARIO; AND WITHDRAWING SAID TERRITORY FROM THE ONTARIO RURAL FIRE PROTECTION DISTRICT; AND WITHDRAWING SAID TERRITORY FROM THE ONTARIO RURAL ROAD ASSESSMENT DISTRICT; THE PROPERTY HAS NO PHYSICAL ADDRESS AT THIS TIME; BUT IS KNOWN AS BEING TAX LOT 1100 ON THE ASSESSORS MAP 18S4708, INCLUDING 44.81 ACRES OF PRIVATE LAND AND THE ADJOINING STREET, SUNSET DRIVE ALONG THE EAST, AND ASSIGNING CITY SINGLE FAMILY RESIDENCE, RS-50, ZONING; AND DECLARING AN EMERGENCY

WHEREAS: Land Use Action **2014-10-15AZ** filed by the City of Ontario is to annex property owned by Riley Hill and identified as Tax Lot 1100 in Assessors Map 18S4708, and zoned Urban Growth Area Residential; and

WHEREAS: A hearing were held before the Ontario Planning Commission on December 8, 2014 after legal notice of this hearing was given to affected property owners, affected agencies; and to the local newspaper and electronic media, and otherwise as required by Section 10B-05-05 and Chapters 10B-03 and 10B-45 of the Ontario Municipal Code; and

WHEREAS: At the conclusion of the Ontario Planning Commission hearing, the Planning Commission voted to recommend to the Ontario City Council that it approve the annexation; and

WHEREAS: Riley Hill has signed a consent to annexation by the City of Ontario as found in Planning File 2014-10-15AZ; and

WHEREAS: A hearing were held before the Ontario City Council on December 15, 2014, after legal notice of this hearing was given to affected property owners, affected agencies, and to the local newspaper and electronic media, and otherwise as required by Section 10B-05-05 and Chapters 10B-03 and 10B-45 of the Ontario Municipal Code; and

WHEREAS: At the conclusion of the December 15, 2014 public hearing, the City Council, based upon the Planning Commission's favorable recommendation and upon a motion duly made and seconded, voted to approve the request as set forth above based on decision criteria, findings of fact and conclusions of law as set forth in this order and exhibits attached hereto by this reference.

WHEREAS: Ontario City Code Section 8-12-1 classifies the subject parcel as a "Development Area", and Section 8-12-2 requires the owner of a Development Area to file a Master Street Plan and certain plats with the City prior to annexation. When Riley Hill, the owner, purchased the parcel, he believed that the parcel had already been annexed into the City because a City map showed the parcel within the City limits. The City Council finds that because of the map error, the City should waive those requirements prior to annexation, and that the landowner should instead be required to comply with City Code Section 8-12-2 prior to the development of the subject parcel.

WHEREAS: The landowner has requested that the annexation occur in thirty days or less because of potential development plans for the property, and an emergency is hereby declared to set an effective date for the ordinance of less than thirty days, effective when the Rural Road Assessment and Rural Fire Protection Districts both consent to the annexation.

FINDINGS OF FACT:

- 1) The City Council adopts the findings in the Planning Commission Staff Report, testimony received, and the findings made by the Planning Commission as the basis for this decision; and
- 2) The City Council accepts the Planning Commission's concluding recommendation on the subject proposal.

CONCLUSIONS OF LAW

1. The burden of proof is upon the applicant in proving the proposal fully complies with applicable Code criteria, Oregon State Statutes and Oregon Administrative Rules.
2. The City Council finds that above-mentioned exhibits and evidence and testimony presented at the hearings, address relevant comprehensive plan policies, standards of the Municipal Code, Statewide Planning Goals, Oregon Revised Statute and Oregon Administrative Rules sufficiently to support the burden of proof needed to approve the proposed amendment.

THE CITY OF ONTARIO ORDAINS AS FOLLOWS:

Section 1. The following property is hereby annexed into the City:

- a) The real property identified as Tax Lot 1100 in Assessors Map 18S4708, and more particularly described in Exhibit 1 (full tax lot description for entire area, attached) and identified in Exhibit 2 (Map of subject property); and
- b) That portion of Sunset Drive adjoining Tax Lot 1100 in Assessors Map 18S4708.

Section 2. Said Tax Lot 1100 in Assessors Map 18S4708 is hereby zoned as Single Family Residential (RS-50) as described in Chapter 10A-11 of the Ontario City Code.

Section 3. The City Council waives the requirements of Section 8-12-2 that impose an obligation on the landowner to file master plans and plats with the City prior to annexation of the subject parcel. The landowner shall comply with Section 8-12-2 prior to the development of the subject parcel.

EFFECTIVE DATE: The ordinance shall become effective 30 days from the date of passage or upon the execution of a consent to the annexation from both the Rural Road Assessment District and the Rural Fire Protection Districts, whichever occurs first.

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

AYES:

NAYS:

ABSENT:

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

LeRoy Cammack, Mayor

ATTEST:

Tori Barnett, MMC, City Recorder

EXHIBIT 'A'

LEGAL DESCRIPTION:

Land in Malheur County, Oregon, as follows:
In Twp. 18 S., R. 47 E., W.M.:
Sec. 8: SW1/4 NE1/4, S1/2 SW1/4 SE1/4 NE1/4.
SUBJECT TO the Owyhee Canal right of way.

SUBJECT TO:

Taxes for the fiscal year 2014-15, a lien not yet due and payable.

The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied.

Regulations of the Owyhee Irrigation District, within which the above property lies, including levies, assessments, water and irrigation rights and easements for ditches and canals.

Regulations of the Owyhee Ditch Company, within which the above property lies, including levies, assessments, water and irrigation rights and easements for ditches and canals

The rights of the public in and to that portion of the premises herein lying within streets, roads and highways.

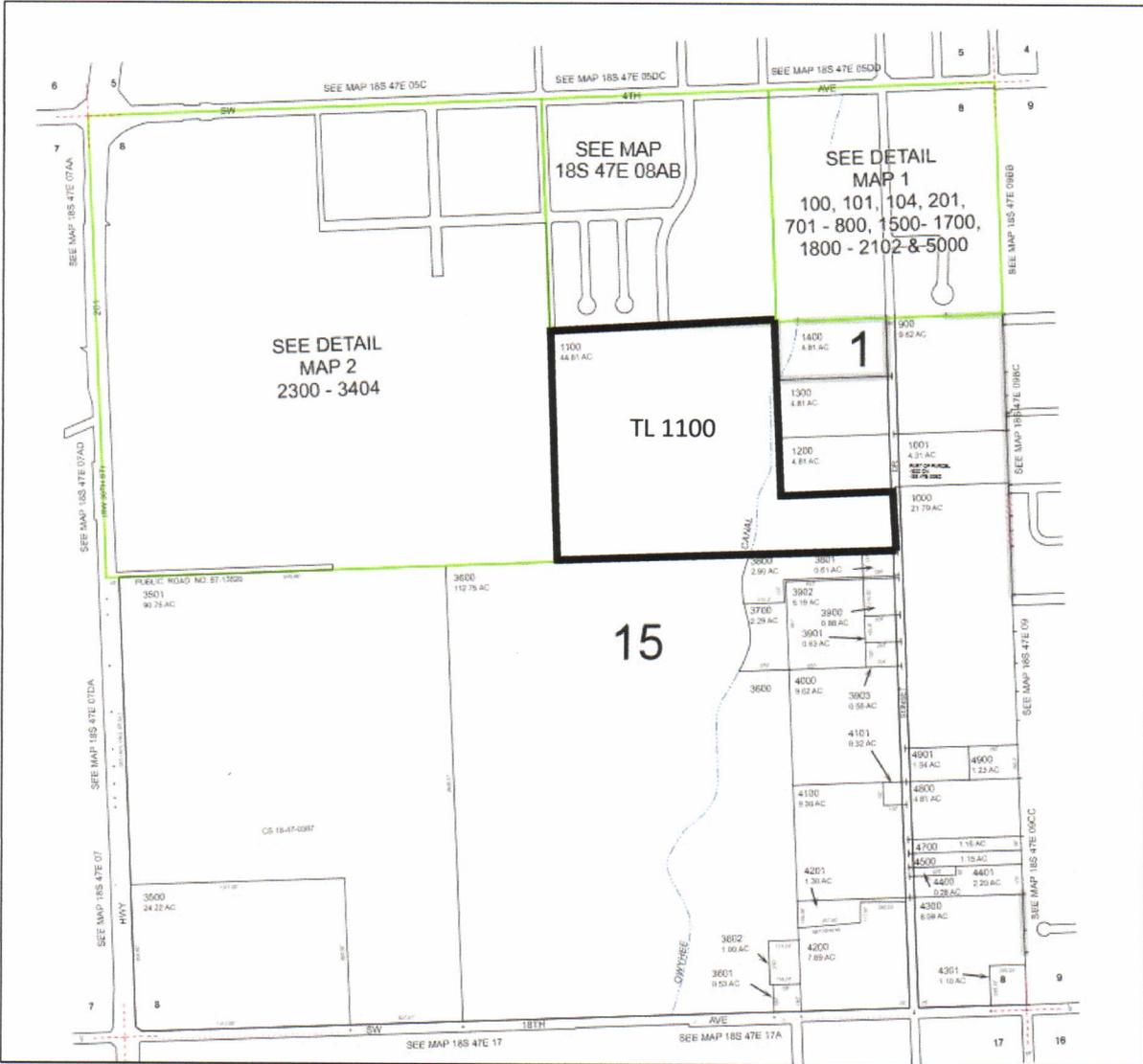
Mineral reservation, as reserved by the State of Oregon and all rights of said State and its successors in interest as owners thereof, in Deed

Recorded: January 3, 1938, in Book 44, Pages 95 & 160, Deed Records of Malheur County, Oregon

Affects: W1/2 NE1/4.

NOTE: The mineral interest reserved or excepted above has not been followed out and subsequent transactions affecting said interest or taxes levied against same are not reflected.

Map of Subject Property



18s 47e 08 TL 1100
Ontario, Oregon

After recording return to:

For Recording Use Only

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

Until a change is requested, all tax statements shall be sent to:

No Change.

DECLARATION OF DEED RESTRICTIONS
(Consent to Annexation)

DATE: December 2, 2014.

PARTIES:

Riley J. Hill,

“Owner”

City of Ontario,
An Oregon municipal corporation
444 SW 4th Avenue
Ontario, OR 97914

“City”

SITE ADDRESS: NONE

PROPERTY DESCRIPTION: See Attached Exhibit A

“Property”

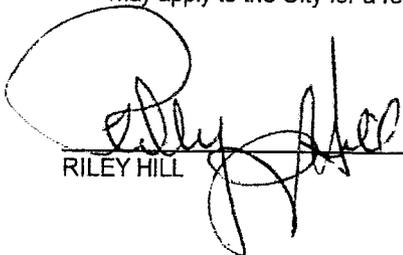
RECITALS

- A. Owner owns real property (“the Property”) located in Malheur County near the city limits of the City of Ontario. The Property is more particularly described in Exhibit A.
- B. In conjunction with the eventual development of Owner’s Property, Owner is requesting that sewer and water service be provided to Owner’s Property.
- C. Pursuant to the City’s Comprehensive Plan and Ontario City Code Chapter 8-12, Owner may connect to City’s sewer and water system if Owner provides a consent to the annexation of Owner’s Property and complies with the development requirements of Code Section 8-12-2.
- D. Owner’s real property has been used for irrigated agriculture, with surface water rights controlled by the Old Owyhee Ditch Improvement District. Owner acknowledges that those water rights should be preserved for irrigated agriculture on other land if Owner’s real property is developed for non-agricultural use.

In consideration of the mutual benefits and covenants contained herein, Owner agrees, on Owner’s behalf and on behalf of Owner’s successors in interest as follows:

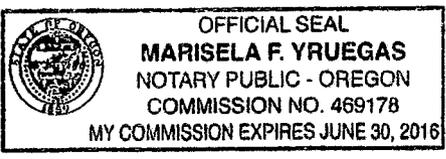
- 1) Owner irrevocably consents to and petitions for the annexation of the above-described Property to the City at the present time or at any time in the future; and agrees to waive the requirement that the City present an annexation plan to Owner with respect to any present or future annexations.

- 2) After annexation, Owner shall not develop the Property until after the Owner obtains any permits required by the City and completes the requirements for development under the Ontario City Code, including payment of all fees required thereunder. The City's square foot annexation fee under City Code Section 8-12-9 shall be due and payable at the time that Owner applies for a development permit from the City and not at the time of annexation. If the Owner chooses to develop less than the entire parcel initially, the City may allow the Owner to pay a portion of the annexation fee based upon the square footage being proposed for development, without the City waiving its right to require payment of the remainder of the annexation fee upon reasonable notice to Owner. In addition, the City shall not require the Owner to pay any portion of the costs for extending water and sewer lines and storm drains to and across the Property until the Owner applies for a development permit from the City.
- 3) In connection with the platting or residential development of the Property, in addition to requiring the Owner to develop any other streets platted by the Owner, the City may require Owner to develop at Owner's expense and dedicate to the City any streets on the Property required under the City's Transportation System Plan, including but not limited to the following streets: a 35-foot-wide strip for the extension of SW Dorian Drive along the westerly boundary of the Property; and a 35-foot-wide strip for the extension of SW 12th Avenue along the southerly boundary of the Property. If requested by the Owner, the City shall cooperate with the Owner in establishing a reimbursement district to assist Owner in obtaining reimbursement of a reasonable portion of the costs incurred by Owner in the development of streets under the City's Transportation System Plan. Prior to the platting of a residential subdivision of the Property, the City at any time may require the Owner to dedicate to the City, for no consideration, the streets required under the City's Transportation System Plan, but the City shall not require the Owner to pay for the development of those streets except as otherwise would be reasonably required for the residential development of the Property.
- 4) Upon request from the City, Owner shall grant to the City, for no compensation, such utility easements as are required to service any industrial, commercial or residential development in the area. The City shall locate said easements cooperatively with the Owner so as not to unreasonably interfere with the residential development of the Property or with any ongoing agricultural use of the Property.
- 5) Whenever the Owner discontinues use of the surface water rights on the Property for irrigated agriculture, Owner shall promptly so notify the Old Owyhee Ditch Improvement District and cooperate with the Old Owyhee Ditch Improvement District on a water use plan which will be designed to prevent the surface water rights from being forfeited for nonuse and which will authorize use of the surface water rights for irrigation on other agricultural lands in accordance with Oregon law.
- 6) The provisions of this Agreement run with the land and bind all successors in interest to the Property described herein.
- 7) When the Owner has satisfied the conditions for development of the Property imposed by this instrument, the Owner may apply to the City for a release of the deed restrictions imposed herein.


RILEY HILL

STATE OF OREGON)
) ss.
County of Malheur)

The foregoing instrument was acknowledged before me on December 2, 2014, by Riley J. Hill.



Marisela F. Yruegas
NOTARY PUBLIC FOR OREGON
My Commission Expires: June 30, 2016

Accepted by the City of Ontario:

Toni Barnett
Toni Barnett, Interim City Manager

Exhibit A

Land in Malheur County, Oregon, as follows:

In Twp. 18 S., R. 47 E., W.M.:

Sec. 8: SW1/4 NE 1/4, S1/2 SW1/4 SE 1/4 NE 1/4.

SUBJECT to canal right of way.

Map No. 18S47087 Red No. 8238 Code No. 15 Tax Lot No. 1100

Discussion/Information /Hand-Out Items

City Council Meeting
December 15, 2014

MALHEUR COUNTY COURT MINUTES

NOVEMBER 5, 2014

The Malheur 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 Sandra Shelton from Lifeways and Zach Chastain from the Argus Observer.

PUBLIC HEARING - EASTERN OREGON JOBS COUNCIL (EOJC)

Judge Joyce opened the public hearing regarding Ordinance No. 208 and the Eastern Oregon Jobs Council. Notice of the hearing was published in the Malheur Enterprise and posted at the Courthouse, Ontario Library and Vale City Hall. No written comments were received.

Ms. Williams explained that the creation of the Eastern Oregon Jobs Council is a part of the legislation of the Workforce Innovation and Opportunity Act of 2014. The EOJC will be an intergovernmental entity comprised of local governing body elected officials of Baker, Grant, Harney, Malheur, Morrow, Umatilla, Union and Wallowa Counties. The EOJC will provide coordinated oversight of the Eastern Oregon Workforce Board.

No public comments were received.

Judge Joyce closed the public hearing.

Commissioner Wilson moved to approve Ordinance No. 208: In the Matter of Adoption of Ordinance Ratifying the Creation of An Intergovernmental Entity Known as the Eastern Oregon Jobs Council (EOJC); and Intergovernmental Agreement Creating the Eastern Oregon Jobs Council (EOJC). Commissioner Hodge seconded and the motion passed unanimously. See instrument #2014-3533

RESOLUTION - LIFEWAYS EMPLOYEES

Commissioner Hodge moved to approve Resolution No. 14-34: Resolution Authorizing Julie Noethe, Michael Ray, Annette Serrano, Bradi Fritts, Becky Wolery, Nela Holis, and Megan Bourner to Direct a Peace Officer or Approved Secure Transport Provider to Take Allegedly Mentally Ill Persons Into Custody. Commissioner Wilson seconded and the motion passed unanimously. These appointments are made pursuant to the recommendation of Judy Cordeniz, the community mental health director, and are in addition to those appointments made in Resolution R14-31. See instrument #2014-3525

Sandy Shelton from Lifeways was present to answer any questions the Court may have had regarding the appointments.

ROAD DEPARTMENT

Road Supervisor Richard Moulton met with the Court and presented two Crossing Permits for their consideration. Commissioner Wilson moved to approve Crossing Permit #50-14 and Crossing Permit #51-14 to LS Networks for work on SE 18th St #876. Commissioner Hodge seconded and the motion passed unanimously. The original permits will be kept on file at the Road Department.

Mr. Moulton also requested authorization to advertise and hire for a mechanic position due to an upcoming staff member retirement. By consensus, the Court authorized the filling of the vacancy.

COURT MINUTES

Commissioner Wilson moved to approve Court Minutes of October 22, 2014 as written. Commissioner Hodge seconded and the motion passed unanimously.

COMPENSATION BOARD

The Court discussed possibilities for filling the vacancy on the Compensation Board. Commissioner Wilson will visit further with an individual who may be interested in serving.

ORDER CANCELING INSTALLMENT CONTRACT

Commissioner Wilson moved to approve Order No. GO-11-14, Order Canceling Installment Contract Entered Into Between Malheur County and Estela C. Melendez and Michael Melendez Recorded As Instrument Number 2012-2863. Commissioner Hodge seconded and the motion passed unanimously. Ms. Melendez and Mr. Melendez contracted with Malheur County in 2012 to purchase real property, Ref. #9792, at the tax foreclosure sale and are currently in default of the contract. All sums previously paid will be retained by Malheur County. See instrument # 2014-3526

AGREEMENT WITH POINT & PAY LLC

Commissioner Hodge moved to approve Point & Pay, LLC (PNP) E-Payment Services Agreement. Commissioner Wilson seconded and the motion passed unanimously. The agreement is for acceptance of debit/credit payments at Justice Court. A copy will be returned for recording.

FAIR

Fair Manager Janeen Kressly and board members Prudi Sherman, Helen Thomas, Rhonda Erstrom and Bonnie VanAtta Christensen met with the Court to discuss the vacant caretaker position. There is a manufactured home on the property and the board has discussed hiring a part-time person who would reside in the house and work approximately 25 hours a week. The laws regarding the suggestion were discussed. Living in the home cannot be a condition of employment; an employment contract would be required as well as a lease agreement. Additionally, it could only be a temporary arrangement. A caretaker on site is beneficial for assisting persons needing to board their animals late at night; as well as helping with security from transients.

Ms. Kressly explained that a payment box will be installed which will allow boarders using the horse stalls to leave their payment; a section of stalls will remain unlocked for temporary boarders. This arrangement should alleviate the need for a person to be onsite to meet with boarders after hours.

John Braese from the Malheur Enterprise joined the meeting.

Ms. Erstrom stressed the importance of the fair to the youth of the county; and asked the Court what direction they see for the fair in the future. Commissioner Hodge said that nobody on the Court wants to see the fair go away; but that it is the responsibility of the board to find solutions for the fair.

The current budget, as well as next year's budget was discussed. The board continues to work to find ways to decrease the budget's deficit. It was suggested that possibly some of the maintenance items could be contracted out rather than having a caretaker. Another consideration was selling the home or renting it out. The rodeo held during the fair was also discussed.

PROJECT DOVE

Project Dove Executive Director Sue Johnson and Board Chair Debbie Blackaby met with the Court. Project Dove is in their new shelter facility. Project Dove entered into a Lease-Option Agreement with the County in 1990 for the previous facility located on NW 1st Street. Under the Special Warranty Deed in the agreement it specifies that if Project Dove desires to dispose of the property the proceeds must be reinvested in a project for temporary shelter and services for homeless families who are victims of domestic violence and that the County will release its interest in the property upon satisfactory evidence of Dove's intent to invest said proceeds. Project Dove wishes to lease the property to Lifeways for one year with an option to purchase the property after one year. The proceeds of the lease and sale will be reinvested into operations of the current shelter. The Court agreed by consensus that the County will release its interest in the property upon its future sale to Lifeways. County Counsel will develop the necessary documents for the release of interest.

HEALTH DEPARTMENT

Health Department Director Terra Frenken met with the Court regarding staffing vacancies and requested authorization to fill two (2) RN positions and an Office Assistant II position. Ms. Frenken explained the some of the job responsibilities within the office are being reassigned. The Court had no objections to filling the positions.

CORRESPONDENCE - DISTRICT ATTORNEY

The Court briefly discussed correspondence received from District Attorney Dan Norris. Approximately \$1200 in checks are outstanding that have been issued by Department of Justice to the District Attorney's Office in conjunction with the 45th Parallel case. Judge Joyce said he would follow-up with Mr. Norris regarding his letter.

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, Zach Chastain of the Argus Observer, and John Braese of the Malheur Enterprise. No decisions were made during or following the session.

The Court recessed for lunch.

County Court continued its session with Judge Joyce presiding and Commissioner Wilson present. Also present was County Counsel Stephanie Williams, Watermaster Ron Jacobs and Interim Planner Alvin Scott; Commissioner Hodge later joined.

SAGE GROUSE PROGRAM PROPOSED LAND USE POLICIES FOR ON-BLM LANDS

Jon Jinnings from Department of Land Conservation and Development (DLCD) met with the Court regarding the draft Oregon's All-Lands, All Threats Sage Grouse Program Proposed Land Use Policies for Non-BLM Lands. The State of Oregon's position is that it does not want US Fish & Wildlife to list the sage grouse as endangered. Various stakeholders have been working to demonstrate that the bird should not be listed.

The two primary threats to sage grouse in Oregon are wildlands fire and invasive species, including medusa head and juniper encroachment. At a distant third is activities with the possibility for habitat fragmentation, in general, development of some sort. Land use development is processed and considered by the local decision makers and large-scale development may be overseen by State agencies. The Central & Eastern Oregon Land Use Planning Assessment demonstrates that local land use programs have successfully steered most development away from rural landscapes, including sage grouse habitat. The US Fish & Wildlife Service is concerned about future potential. While recognizing that most types of development are already highly controlled and limited by existing regulations, partners are exploring ways to assure the federal government that new large-scale development continues to remain at very low levels in core sage grouse habitat. The State is working with local governments and the BLM to supplement existing programs to demonstrate that future development is not a significant threat on either federal or non-federal lands, while at the same time working to preserve flexibility and discretion for county decision makers.

DLCD is proposing that LCDC initiate rulemaking to address sage grouse habitat as a Goal 5 resource. Counties interested in developing their own Goal 5 programs would have that opportunity.

Mr. Jinnings answered questions from the Court members and discussed the proposal. Further discussions will take place at the AOC Annual Conference later this month.

COURT ADJOURNMENT

Court was adjourned.

From: Kit Kamo <kkamo@tvcc.cc>
To:
Date: 12/5/2014 10:33 AM
Subject: SREDA December Minutes
Attachments: Dec 3 2014 minutes.doc

Attached please find the unapproved minutes from the Wednesday morning meeting. A big thanks to Saint Alphonsus Medical Center for hosting the meeting and providing the yummy scones!
Please contact me if you have questions.
Thank you and have a great day!

Kit Kamo, Executive Director
Snake River Economic Development Alliance
650 College Blvd.
Ontario, OR 97914
Office: 541.881.5597 ext. 5597
Cell: 208.230.5214
E-mail: kkamo@tvcc.cc<<mailto:kkamo@tvcc.cc>>
www.snakerivereda.com<<http://www.snakerivereda.com/>>
Serving Malheur County, Oregon - Payette & Washington Counties, Idaho
www.gemstateprospector.com<<http://www.gemstateprospector.com/>>
www.oregonprospector.com



**SREDA Board Meeting
December 3, 2014
Saint Alphonsus Medical Center, Ontario, Oregon**

Members and guests present: Patrick Nauman, Torie Ramirez, Ronald Verini, Harry Flock, Rick LaHuis, Ken Hart, Ed Susman, Carol Campbell, Charlotte Fugate, Tom Anderson, Alan Massey, Andy Oyervides, Kyle McCauley, Bruce Jensen, Jeff Hafer, Layna Hafer, Andrea Testi, Larry Meyer, Randy Griffin, Mike Hanigan, LeRoy Cammack, Phillip Scheuers, Greg Smith, Ken Bishop, John Breidenbach, Randy Shroll, and John Dillon.

Staff: Kit Kamo

1. Call meeting to order: Chairman Patrick Nauman called the meeting to order at 7:03 a.m.
2. Introductions of Attendees: Chairman Nauman asked if everyone present as would introduce themselves and who or what entity they are representing this morning. We then took a few minutes so everyone could do this. A large group was in attendance today.
3. Approval of the November 5, 2014 minutes: Chairman Nauman asked if everyone had a chance to read and review the board minutes that Kit had sent out. He then asked if anyone had any questions or corrections to the minutes. Hearing none, Chairman Nauman then asked for a motion to approve the minutes as presented. Ken Bishop made a motion to approve the minutes as printed, seconded by Ken Hart. The motion passed unanimously.
4. Financial Update: Kit provided the financial update as Sandy Hemenway, treasurer, could not be present this morning. Kit reviewed the financial handouts discussing balances at the end of the month in both the checking and savings accounts, as well as totals for the month. Kit also highlighted and publically thanked the contributors this month. They are as follows:
 - Renewing members Annual – Campo Poole Oil, PC Energy, and Three Rivers Insurance
 - Renewing members Monthly – Hanigans, Argus Observer, C & T Storage, Weiser Classic Candy, Zion's Bank, Kohn Foods, and Red Apple
 - New member – Teton Manufacturing
 - Public Dollars Received – City of Vale
 - Private Grants – ICB Bank Corporate in the amount of \$2,500 grant which was a match, dollar for dollar, for renewing or new memberships. And Idaho Power in the amount of \$3,040 which was earmarked to reimburse expenses towards site selector tours and economic development training.

Kit also reported the Onion Festival Project is closed out and now completed. The Visitor Center fund balance is \$8,833.73 and will have only minimal expenses throughout the winter months.

After Kit's presentation Chairman Nauman asked if there were any questions from the group. Hearing none, Chairman Nauman asked for a motion to approve the financial report and related information as presented. Mike Hanigan made a motion to approve the financial report, seconded by Ken Bishop. The motion passed unanimously.



5. Community Highlights:

- a. Nyssa - Council member Harry Flock said the city is still working on the arsenic plant project.
- b. Vale - No report
- c. Ontario - Mayor LeRoy Cammack reported the city has a new residential subdivision going in which will bring some much needed new housing to Ontario. LeRoy also mentioned the Campo/Poole project and closing of one of the rail crossings in town. They have also hired a much needed new city planner which has been vacate for a long time. The city is still looking for a city manager. Council women Charlotte Fugate discussed the downtown improvement project she is heading up and the progress that has been made.
- d. Payette - Councilwoman Nancy Dale said the city has another annexation they are working on which could mean more business development and that they have an interested buyer of the old courthouse downtown.
- e. Weiser - Councilwoman Layna Hafer stated the city has a new chamber of commerce director. Layna then discussed the festival of trees project and invited everyone to come over and attend this wonderful event. Layna has also been working with the mayor on a plan to get new businesses into the City of Weiser.
- f. New Plymouth - No report.
- g. Fruitland - Mayor Ken Bishop stated construction is continuing on the waste water plant and the project is on budget. Ken discussed the park project and some actual construction that will take place. He also mentioned the city has an old subdivision that is in process of being renovated. Lastly, Ken discussed a possible rail/trucking intermodal project to move freight across the country. Currently there is not one in the treasure valley.

6. County Highlights:

- a. Payette County – No report.
- b. Washington County - Commissioner Tom Anderson updated the group on several improvements going on in the city of Cambridge. They have received a couple of grants to improve waste water which is exciting. Overall, Washington county has put together a team to get the county updated including an IT, or internet person. They will be reviewing properties to market in an effort to help bolster economic development.
- c. Malheur County - Greg Smith reported the county has major projects in Ontario, Vale and outside of Nyssa at this time. The Ontario project is called "Project Martin". Greg has meant for the third time with a manufacturing facility in Vale. This project would employ about fifty workers. Right outside of Nyssa he is working with a small food processor company which is trying to expand and grow. This is an exciting project. Greg also discussed a project near Juntura, Oregon in Malheur County which requires road improvements in Harney County. This project has turned out to be a bit more challenging but both county courts have now come to agreement, so the project will be completed but in a phased in approach over maybe a five year period. He has also been working with the Campo/Poole Oil project and he stated that fourteen new businesses registered in Malheur County last month.

7. Executive Director Report:

We have visited with the Project 78 company and Union Pacific in an effort to find a way to get the company's finished product out of the valley and into one of the existing intermodal facilities. This



project is on-going. However, the company has decided that this area is now their number one site, but is limited by the cost of getting their product to the Western US population centers. If we can get the transportation issues worked out, this could be a great business employing up to 700 individuals.

Campo-Poole Project is planning an opening around the first quarter of 2015. Alta Mesa is also looking at first quarter 2015 for their New Plymouth Exit 9 facility to be operational. According to officials there are now about 200 employees working in the oil and gas industry in this valley. A good number bringing much needed economic development opportunities to area businesses.

Project Stanton is still proceeding forward and maybe by the first of the year, they will have everything finalized. Greg Smith reported that maybe even within 15 days a public announcement may be made. This is very exciting news as the company is growing quickly.

Kit said that SERDA is looking at doing a grant which would help our various cities in the three county region. More details to come later.

Kit also discussed a draft of the 2015 marketing plan with a list of trade shows for SREDA to attend. Kit asked everyone to review this plan and get back to her with any input or concerns anyone may have as she can still adjust if necessary. The idea is to help your respective communities. The executive board will be reviewing the budget for 2015 and it will be presented at the January meeting.

Bruce Jensen asked for clarification from Kit and LeRoy Cammack on contacting our legislators about Union Pacific and how to maybe move them. Ken Bishop said we need to raise awareness with legislators so these folks understand the economic impact of this type of development in this end of the Treasure Valley. Mainly, raise awareness so legislatures know what is going on and how they may be able to help us in the future when opportunities present themselves. Layna Hafer stated she has a contact for Union Pacific whose job is to help with these specific issues. We have a lot of businesses in this area that use and need rail services.

8. Round Table Discussion:

Carol Campbell, Idaho Labor Department, stated that local employment numbers right now are very good and have been going down. The Payette area is around 5.5% and Washington County is around 5.3%. This is encouraging news.

Ed Susman, Oregon Employment Department, echoed the same thing stating that unemployment in Malheur County currently is around 8.4% and last month was around 8.7%. However, some employers are still struggling to fill certain positions. Currently there is a need for truck drivers.

Andrea Testi with TVCC also discussed work force training and how TVCC can help with this specifically internship programs which can be very beneficial to employers. Andrea also discussed electrical and manufacturing apprentice programs and some of the college's thoughts in this direction.

John Breidenbach, Ontario Executive Director, reported the Ontario chamber leadership day was at the SREDA office recently and that it was very good. The average age of the class this year is thirty two



and they are all extremely engaged in economic development issues. Kit Kamo, Greg Smith and Andrea Testi also were instrumental in making this day a huge success.

Ken Hart then showed some architectural drawings for the Park Center renovation. It will be fully renovated and become the Saint Alphonsus - Ontario Health Plaza. Ken then discussed all of the facilities various amenities that will be housed there. This renovation will require an investment of \$4 million dollars by St. Alphonsus and they are also planning on another \$4 million dollar investment for renovation improvements in the main hospital. This is wonderful news for the hospital and the Ontario area. St. Alphonsus has around 65 employees on Idaho side and approximately 400 on the Oregon side.

Chairman Nauman then recapped his challenge from last board meeting for everyone present to come up with a list of five individuals for SREDA to contact for new membership purposes. Patrick stated that If you are not comfortable contacting these folks directly yourself, then send the list to him and he will help with the contacts.

Chairman Nauman then stated that the next SREDA Board Meeting will be held at Farmers Mutual Telephone Company in Fruitland on January 7, 2015, 7 am.

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

Event Calendar Information:

January 7, 2015 - SREDA Board Meeting - Farmers Mutual Telephone Company (FMTC) - Fruitland, Idaho

January 11-13, 2015 - Fancy Food Show with Team Oregon - San Francisco

January 20-23, 2015 - Shot Show with Idaho Commerce - Las Vegas

February 4, 2015 - SREDA Board Meeting - Vale City Hall - Vale, Oregon

February 6-8, 2015 - Pacific NW Sportsman Show - Portland, Oregon

March 4, 2015 - SREDA Board Meeting - TBA, Idaho

March 6-8, 2015 - Natural Products Show Team Oregon - Anaheim, California

Minutes prepared by Randy Griffin, SREDA Secretary



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 of 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



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: December , 2014
 Re: Department Statistics for November, 2014

Activity	Month of November	Previous Month	Year to Date	Prior Year to Date
Calls for Service	711	805	9078	9184
Traffic Stops	99	87	1525	1301
Cited Traffic Violations	74	70	887	786
Motor Vehicle Crashes	51	34	353	333
Arrests	73	78	896	961
Arrests w/ Use of Force	1	1	15	16
Citizen Complaints	0	0	5	4
Cases to Dist. Attorney	63	54	536	669
Ordinance Cases Total	57 (81 Followup)	69	673	651
Ordinance-Weeds	10	14	205	148
Ordinance-Garbage	10	1	34	27
Dogs to Ani-Care	1	8	67	84
Junk/Vehicles	8	2	14	16
Death Investigations	1	3	16	21
SRO Cases	17	30	90	87
Gang Related Cases	6	3	62	93
Gang Designations	0	1	6	0
Task Force Cases	18	15	75	11
Graffiti	8	2	77	127
Burglary	13	14	84	101
Robbery	2	2	14	12
Larceny	36	44	470	633
Assault	5	11	94	83
Homicide	0	1	3	1
Sex Crimes	1	1	24	18
Sex Offender Registry *	19	26	257	251
Alarms	26	21	224	222
Property Loss/Recover	\$126,782/\$27,585	\$55,172/\$22,441	\$640,259/\$150,962	\$696,261/\$188,044

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

Commercial Airport Use Fees

1 Billed businesses Contract

A. Frazier Aviation

B. B.L.M. \$ 12,000.00 in 2010

2 Billed businesses with property lease

A. Flying W Aviation Inc.

B. Becks Spray Service

C. Farmers Aerial applicators

3. Non billed businesses with aircraft

A. Life Flight

B. Ponderosa Air.

C. Trans Aero

D. Air Life

E. Chris Droege flight instructor

F. Dave Koeppen flight instructor

G. Woodgrain Millworks

H. S.S.I. Aviation Group LLC.

I. Internet Sky LLC.

4. Non billed business no aircraft

A. Enterprise rent a car

B. M.V.C.I. LLC. General Contractors

C. O.S.U. Malheur Co. Extension service

D. Ontario fire and Rescue

E. Ontario Rural fire



Ontario Recreation Department

Cordially Invites You to Our

HOLIDAY Open House

Wednesday, December 17
4:00 p.m. to 5:30 p.m.

745 SW 3rd Ave
Ontario, OR 97914

Lite refreshments will be served!

