

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

AGENDA

CITY COUNCIL - CITY OF ONTARIO, OREGON
Monday, December 21, 2015, 7:00 p.m., M.T.

- 1) **Call to order**
Roll Call: Norm Crume _____ Tessa Winebarger _____ Charlotte Fugate _____ Thomas Jost _____
Larry Tuttle _____ Betty Carter _____ Mayor Ron Verini _____

2) **Pledge of Allegiance**

This Agenda was posted on Wednesday, December 16 , 2015. Copies of the Agenda are available at the City Hall Customer Service Counter and on the city's website at www.ontariooregon.org.

3) **Motion to adopt the entire agenda**

4) **Consent Agenda: Motion Action Approving Consent Agenda Items**

- A) Minutes of Regular Meeting of 12/07/2015 1-4
B) Approve Meetings List: Jan-Jun, 2016 5
C) Approval of the Bills

5) **Department Head Updates: Thursday**

- 6) **Public Comments:** Citizens may address the Council; however, Council may not be able to provide an immediate answer or response. Out of respect to the Council and others in attendance, please limit your comment to three (3) minutes. Please state your name and city of residence for the record.

7) **Old Business:**

- A) Ordinance #2713-2015: Repeal 2700-2015 and OMC 3-22 to Delete Requirements that Marijuana Dispensaries Have a Business License (*Final Reading*) 6-7

8) **New Business:**

- A) BLM Airport Lease 8-37
B) Proposal to Amend Sections of Ontario Planning & Zoning Codes re: Development of Stand-Alone Recreational Vehicle Overlay for Zones RM-10, C-2, C-2H, I-2, E-2, E-5 and PF 38-52

9) **Hand-Outs/Discussion Items**

- A) Updates: City Manager, Police Chief
B) Ontario Sanitary Service Rates
C) Minutes: County Court [11-25-15,12-09-15], SREDA [12-02-15]
D) Department Stats: Public Works -November 2015
E) Financials

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

11) **Executive Session:** ORS 192.660(2)(a)

12) **Adjourn**

ONTARIO CITY COUNCIL MEETING MINUTES

Monday, December 7, 2015

The regular meeting of the Ontario City Council was called to order by Mayor Ronald Verini at 7:00 p.m. on Monday, December 7, 2015, in the Council Chambers of City Hall. Council members present were Ronald Verini, Norm Crume, Betty Carter, Tessa Winebarger, Thomas Jost, and Larry Tuttle. Charlotte Fugate was excused.

Members of staff present were Tori Barnett, Marcy Siriwardene, Dan Cummings, Kari Ott, Larry Sullivan, Steve Mallea, Dave Van Wagoner, and Betsy Roberts. The meeting was recorded and copies are available at City Hall.

Norm Crume led everyone in the Pledge of Allegiance.

AGENDA

Larry Sullivan, City Attorney, commented that the Memo of Understanding between the City, Oregon Fish & Wildlife, and Pheasant's Forever had some changes to it, per his suggestion, and the other parties had agreed. Those had been implemented into the MOU, and it was ready for signature.

Tessa Winebarger moved, seconded by Norm Crume, to adopt the Agenda. Roll call vote: Crume-yes; Winebarger-yes; Carter-yes; Jost-yes; Tuttle-yes; Fugate-out; Verini-yes. Motion carried 6/0/1.

CONSENT AGENDA

Norm Crume moved, seconded by Betty Carter, to approve the Consent Agenda, which included the Minutes from the Regular Meeting of November 16, 2015, a Liquor License Application for On-Premises Sales (Tacos Mi Ranchito), and Approval of the Bills. Roll call vote: Crume-yes; Winebarger-yes; Carter-yes; Jost-yes; Tuttle-yes; Fugate-out; Verini-yes. Motion carried 6/0/1.

NEW BUSINESS

Ordinance #2713-2015: Repeal 2700-2015 and OMC 03-22 to Delete Requirements that Marijuana Dispensaries have a Business License (1st Reading)

Larry Sullivan, City Attorney, presented.

On April 21, 2015, the Ontario City Council enacted Ordinance No. 2700-2015, which required medical marijuana dispensaries (referred to as medical marijuana facilities in the ordinance) to have business licenses. Ordinance No. 2700-2015 was subject to a land use appeal through the Oregon Land Use Board of Appeals (LUBA), in which the City consented to a repeal of the ordinance. This ordinance would repeal 2700-2015.

Betty Carter moved, seconded by Tessa Winebarger, that the City Council approve **Ordinance No. 2713-2015, AN ORDINANCE REPEALING ORDINANCE NO. 2700-2015 AND CHAPTER 22 OF TITLE 3 OF THE ONTARIO CITY CODE TO DELETE THE REQUIREMENT THAT MEDICAL MARIJUANA DISPENSARIES HAVE BUSINESS LICENSES**, on first reading by title only. Roll call vote: Crume-yes; Winebarger-yes; Carter-yes; Jost-yes; Tuttle-yes; Fugate-out; Verini-yes. Motion carried 6/0/1.

Pilot Program Request: Use Road Salt During Snowfall Operations

Betsy Roberts, CH2M/City Engineer, and Dave VanWagoner, CH2M/Deputy Public Works Director, presented.

The Public Works Department was seeking authority to conduct a pilot program where road salt would be used (in conjunction with currently-used liquid de-icer) to treat snow and ice conditions during winter storms. Cost comparisons of sand and salt were received as follows:

Initial cost/ton of sand:	\$13.00
Post-application cleanup/ton of sand:	<u>\$77.00</u>
Total cost/ton of sand:	\$90.00
Initial cost/ton of road salt:	\$85.00 (<i>Depending upon order quantities</i>)
Post-application cleanup/ton of road salt:	<u>\$ 0.00</u>
Total cost/ton of road salt:	\$85.00

Several factors prompted this proposal. First, the use of road salt was shown to reduce winter storm vehicular accidents up to 85%. This was a considerable safety issue, as well as a fiscal savings to the traveling public. Secondly, road salt was able to leverage the limited resources of snow fighters and equipment by keeping snow and ice from bonding to the roadway, which in turn kept the roadways clear for longer periods of time. Constantly taking the time to go back over roadways treated with sand only addressed the symptoms of ice on the roadway. Using salt had the potential to completely eradicate snow and ice from the driving surface and return the pavement to a wet condition. This pilot program focused on the main arterials and downtown shopping areas. This would also serve to minimize the application of sand on the streets, which created cleanup problems both during and after the winter season. National research showed that when clean-up efforts were included in the price of sand, it was more expensive than applying road salt, \$109/ton for sand being the national average. Locally, ODOT found that number to be closer to \$90/ton, which was still more expensive than a ton of road salt at \$60-85/ton. This would also have the added benefit of saving time and money during the spring when crews typically spent several weeks cleaning sand from the streets. Not included in the above cleanup costs were the on-going time for crews to clean catch basins, storm drain lines, barrow ditches, etc.

Staff recommended using 75 tons for the pilot program. At the higher rate of \$85/ton, this would equate to \$6,375. If ordered at the same time, the price should be less. Staff also recommended utilizing funds from the budgeted \$10,000 for the liquid magnesium tank (Capital Outlay), and transferring it over to Materials & Supplies, as Public Works staff was able to procure a 10,000 gallon tank from ODOT without spending any of these budgeted funds.

Councilor Crume commented that he had received some calls from citizens expressing concern about the damage salt could, or would, do to sidewalks, as well as having an adverse effect on yard plants.

Ms. Roberts replied that there should not be any increased problem with the salt.

Mr. Van Wagoner stated that salt was not normally used in residential areas. It was predominately used on the arterial and collector roads.

Councilor Crume asked about the corrosiveness of the salt.

Mr. Van Wagoner stated the equipment was not stainless steel. While he was not an ODOT employee, he felt comfortable telling the Council that ODOT was currently looking at using salt as well.

Councilor Crume asked if the storm sewer drain pipes, that were concrete, would be damaged from the salt.

Mr. Van Wagoner answered that the salt would be diluted by the time it got to the gutters from melting the snow on the roads. In his experience, more damage was done by the Magnesium Chloride.

Larry Tuttle moved, seconded by Thomas Jost, that the City Council authorize the transfer of the Capital Outlay funds budgeted for the liquid magnesium tank to the Materials & Supplies category to enable Public Works to conduct a road salt pilot program during this winter season. Roll call vote: Crume-yes; Winebarger-yes; Carter-yes; Jost-yes; Tuttle-no; Fugate-out; Verini-yes. Motion carried 5/1/1.

Appointment of Interim City Councilor

Tori Barnett, Interim City Manager, presented.

There was a change in the wording for the motion, as it now needed to include *“appointment to begin upon the deployment of Thomas Jost, and ending upon his return”*.

Mr. Sullivan added that the Executive Session held last Thursday, regarding the Council discussion about the appointment, as well as the three potential appointees, was not covered by the Statute used. Upon further research, based upon the Argus Observer questioning the validity of the Session, a section was found that read the Statute utilized – ORS 192.660(2)(a) - was not for elected officials.

Councilor Thomas Jost has been called to active duty by the United States Navy. It was anticipated his deployment would begin February, 2016, and be completed by February, 2017.

Council discussed options for an interim Councilor, and directed the City Manager to post an advertisement soliciting letters of interest from community members for filling the temporary vacancy. The cut-off date for submitting letters to the city was Monday, November 30th, at 5:00 p.m. At that time, three letters of interest had been received, those being from Marty Justus, Dustin Simpson, and Ned Enyeart.

Tessa Winebarger moved, seconded by Betty Carter, to appoint Marty Justus as Interim City Councilor, whose service would begin upon the deployment of Councilor Thomas Jost, and end upon his return. Roll call vote: Crume-yes; Winebarger-yes; Carter-yes; Jost-yes; Tuttle-no; Fugate-out; Verini-yes. Motion carried 5/1/1.

CORRESPONDENCE, COMMENTS, EX-OFFICIO REPORTS

- Ms. Barnett stated there were she was seeking approval to bring a request back to Council for utilizing funds from the Public Safety Fund. Three items/issues had presented, which qualified for those funds: Jersey barriers blocking the numerous entrances and exits at the Ontario Airport; a security camera system for use around the Recreation Department building and Aquatic Center; and fixed restroom facilities in the Police Department jail cells.

Mr. Van Wagoner stated ODOT had indicated they would be able to provide about 12 barriers for the city to use, so the actual count necessary for the city to purchase was not set yet.

Ms. Barnett further stated the city had received a grant from CIS for the improvements to the cell restrooms, in the amount of \$7500, with a 25% mandatory match. In the current budget, \$10K had been allocated for the project (reflecting the \$7500 as revenue), but it was anticipated additional funds would be necessary to complete that project, which the city would be responsible for. If given direction to proceed, she would meet with Lt. Mallea and get some quotes on the restroom project, and would gather further information on the other two requests from the necessary departments.

There was a consensus to move forward.

- Mr. Sullivan stated that the law dealing with public records was for the benefit of the person seeking employment. Job applications should be exempt from public record's laws but only under a case by case basis. He saw no problem releasing the applications to the City Council members.
- Councilor Winebarger stated they held the “garage sale” for the exercise equipment from the Aquatic Center last Saturday, and had brought in around \$800, which would go back into the pool fund.
- Ms. Barnett stated the Ontario Fire Department had held their annual appreciation dinner last Saturday night, where various firefighters had received awards. She had asked the Chief to invite those recipients to the next Council meeting, to be recognized for their achievements and their dedication to the Department.

ADJOURN

Tessa Winebarger moved, seconded by Norm Crume, that the meeting be adjourned. Roll call vote: Crume-yes; Winebarger-yes; Carter-yes; Jost-Yes; Tuttle-yes; Fugate-out; Verini-yes. Motion carried 6/0/1.

APPROVED:

ATTEST:

Ronald Verini, Mayor

Tori Barnett, MMC, City Recorder

MEETINGS LIST JANUARY THROUGH JUNE, 2016

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

AGENDA REPORT – OLD BUSINESS

December 21, 2015

TO: Mayor and City Council

FROM: Larry Sullivan, City Attorney

THROUGH: Tori Barnett, Interim City Manager

SUBJECT: ORDINANCE NO. 2713-2015: AN ORDINANCE REPEALING ORDINANCE NO. 2700-2015 AND CHAPTER 22 OF TITLE 3 OF THE ONTARIO CITY CODE TO DELETE THE REQUIREMENT THAT MEDICAL MARIJUANA DISPENSARIES HAVE BUSINESS LICENSES-FINAL READING

DATE: December 14, 2015

SUMMARY:

Attached is the following document:

- Ordinance No. 2713-2015

PREVIOUS COUNCIL ACTION:

12-07-2015 Council adopted Ordinance #2713-2015 on First Reading. There have been no changes since First Reading.

BACKGROUND:

On April 21, 2015, the Ontario City Council enacted Ordinance No. 2700-2015, which requires medical marijuana dispensaries (referred to as medical marijuana facilities in the ordinance) to have business licenses. Ordinance No. 2700-2015 was subject to a land use appeal through the Oregon Land Use Board of Appeals (LUBA), in which the City consented to a repeal of the ordinance. This ordinance repeals 2700-2015.

RECOMMENDATION:

Staff recommends that the City Council approve the final reading of Ordinance No. 2713-2015.

PROPOSED MOTION:

I move the City Council approve Ordinance No. 2713-2015, AN ORDINANCE REPEALING ORDINANCE NO. 2700-2015 AND CHAPTER 22 OF TITLE 3 OF THE ONTARIO CITY CODE TO DELETE THE REQUIREMENT THAT MEDICAL MARIJUANA DISPENSARIES HAVE BUSINESS LICENSES, on Second and Final Reading by Title Only.

ORDINANCE NO. 2713-2015

AN ORDINANCE REPEALING ORDINANCE NO. 2700-2015
AND CHAPTER 22 OF TITLE 3 OF THE ONTARIO CITY CODE
TO DELETE THE REQUIREMENT THAT MEDICAL MARIJUANA DISPENSARIES
HAVE BUSINESS LICENSES

WHEREAS, On April 21, 2015, the Ontario City Council enacted Ordinance No. 2700-2015, which requires medical marijuana dispensaries (referred to as medical marijuana facilities in the ordinance) to have business licenses; and

WHEREAS, Ordinance No. 2700-2015 was subject to a land use appeal through the Oregon Land Use Board of Appeals (LUBA), in which the City consented to a repeal of the ordinance.

NOW THEREFORE, The Common Council for the City of Ontario ordains as follows:

Section 1. Ordinance No. 2700-2015 and Chapter 22 of Title 3 of the Ontario City Code, which was created by the ordinance, are hereby repealed.

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

AYES:
NAYS:
ABSENT:

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

ATTEST:

Ronald Verini, Mayor

Tori Barnett, MMC, City Recorder

AGENDA REPORT
December 21, 2015

TO: Mayor and City Council

FROM: Tori Barnett, Interim City Manager
Larry Sullivan, City Attorney

THROUGH: Tori Barnett, Interim City Manager

SUBJECT: BLM Airport Lease

DATE: December 15, 2015

SUMMARY:

Attached is a proposed BLM Airport Lease, consisting of the following federal forms:

- U.S. Government Lease (Short Form)
- Lease Agreement, Lease Number L16PL000
- GSA Form 3517B-General Clauses
- Representations and Certifications

BACKGROUND:

The Bureau of Land Management (BLM) has been occupying a new building constructed by the BLM on approximately 1.5 acres of land at the Ontario Municipal Airport since June 1, 2015, without a lease. City staff has negotiated a proposed 20-year lease with an annual lease payment of \$14,000, retroactive to June 1, 2015. The lease documents were prepared by the federal government using General Service Administration forms. City staff rejected the first draft of the lease because it had clauses that were unrelated to an airport lease, and because it imposed all the repair and obligations on the City with respect to the building. At the request of the City staff, the lease was revised to require the BLM to maintain the building in good condition and to make any repairs caused by the BLM's negligence. The City attorney has reviewed the lease.

RECOMMENDATION:

Staff recommends that the City Council approve the BLM Airport Lease.

PROPOSED MOTION:

I move that the City Council the BLM Airport Lease, retroactive to June 1, 2015.

**Ontario, OR
Vale District SEAT Base
Bureau of Land Management
Lease Agreement
LEASE NUMBER L16PL000 _____**

WITNESSETH: The Parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. AGREEMENT:

CITY OF ONTARIO, OREGON, ("LESSOR"), a/k/a Ontario Municipal Airport leases to the UNITED STATES OF AMERICA, BUREAU OF LAND MANAGEMENT ("GOVERNMENT"), the below described Leased Premises (Leased Premises):

Approximately 1.5 acres of land for GOVERNMENT use including, but not limited to, fenced areas, extant structures, RAMP, one reserved space in General Aviation Parking for Air Attack Aircraft and two hookups/two hydrant stands (from June to the middle of October each year) with water meter to the city fire hydrant located in the south east corner of the RAMP to facilitate mixing of fire retardant, and allow BLM to operate up to 5 single and/or multi-engine air tankers from the Ontario Municipal Airport (without additional charges to GOVERNMENT.) The premises is shown on Exhibit A, attached hereto, and legally described as:

T18S, R47E., WM
SEC. 7: A por of Parcel No. 2 of Partition
Plat No. P-17, in NE½NE½ desc as folls:
Beg N89°48'45"W, 700.00 ft fm SE cor
of sd Parcel No. 2:
th N89°48'45"W, 579.99 ft to SW cor of
sd Parcel No. 2;
th N00°09'17"W, 571.42 ft to NW cor of
sd Parcel No. 2;
th S89°46'51"E, alg North li of sd Parcel
No. 2, 780.06 ft;
th S00°08'52"E, 410.99 ft;
th N89°48'45"W, 200.00 ft;
th S00°08'52"E, 160.00 ft to POB.

GOVERNMENT is also granted the non-exclusive right to utilize such airport runways, taxiways, and public use aprons (Airfield Areas), and such other rights of way and access across the Airport (Airport Rights-of-Way), as necessary for ingress and egress to its Leased Premises, and to the extent necessary to enable GOVERNMENT to utilize the property as an operational base in support of National Fire Aviation assets and associated support personnel in the performance of supporting fire operations within the surrounding public lands and communities. GOVERNMENT'S use of said air-field areas and other Airport rights of way shall be on a non-exclusive, non-preferential basis with other authorized users thereof. GOVERNMENT shall abide by all directives of Ontario Municipal Airport, the Federal Aviation Administration ("FAA") and any other GOVERNMENTAL entity having jurisdiction of the Airport, governing its use of said airfield areas and other Airport Rights-of-Way, either alone or in conjunction with other

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authorized users thereof. Specifically, GOVERNMENT shall have access on a 24 hour, 7 days per week basis inclusive of road access from SW 4th St. onto taxi way heading south, and access to other airport facilities needed other than within the fenced base.

2. TERM:

TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on June 1, 2015 and continuing through **May 31, 2035**, subject to termination as is hereinafter set forth.

3. RENTAL:

Rental payments referenced herein are made in accordance with Public Law 113-235, Consolidated and Further Continuing Appropriations Act, 2015.

- A. Effective June 1st of each year, beginning with June 1, 2015, GOVERNMENT shall pay LESSOR an annual rental payment per Exhibit B.
- B. Rent shall be an annual payment, paid in advance. Rent for a period of less than a year shall be prorated. In the event either party exercises its option to terminate, rentals received shall be prorated to coincide with the termination date.
- C. Rent shall be made payable through the Automated Clearing House (ACH) payment system to LESSOR according to its data in the System for Award Management (SAM).

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EXHIBIT B				
Effective Dates	Year	Per Annum Rate	3% Per Year Increase	Annual Rents
June 1, 2015 - May 31, 2016	1	\$ 14,000	\$ -	\$ 14,000
June 1, 2015 - May 31, 2017	2	\$ 14,000	\$ 420	\$ 14,420
June 1, 2015 - May 31, 2018	3	\$ 14,420	\$ 433	\$ 14,853
June 1, 2015 - May 31, 2019	4	\$ 14,853	\$ 446	\$ 15,298
June 1, 2015 - May 31, 2020	5	\$ 15,298	\$ 459	\$ 15,757
June 1, 2015 - May 31, 2021	6	\$ 15,757	\$ 473	\$ 16,230
June 1, 2015 - May 31, 2022	7	\$ 16,230	\$ 487	\$ 16,717
June 1, 2015 - May 31, 2023	8	\$ 16,717	\$ 502	\$ 17,218
June 1, 2015 - May 31, 2024	9	\$ 17,218	\$ 517	\$ 17,735
June 1, 2015 - May 31, 2025	10	\$ 17,735	\$ 532	\$ 18,267
June 1, 2015 - May 31, 2026	11	\$ 18,267	\$ 548	\$ 18,815
June 1, 2015 - May 31, 2027	12	\$ 18,815	\$ 564	\$ 19,379
June 1, 2015 - May 31, 2028	13	\$ 19,379	\$ 581	\$ 19,961
June 1, 2015 - May 31, 2029	14	\$ 19,961	\$ 599	\$ 20,559
June 1, 2015 - May 31, 2030	15	\$ 20,559	\$ 617	\$ 21,176
June 1, 2015 - May 31, 2031	16	\$ 21,176	\$ 635	\$ 21,812
June 1, 2015 - May 31, 2032	17	\$ 21,812	\$ 654	\$ 22,466
June 1, 2015 - May 31, 2033	18	\$ 22,466	\$ 674	\$ 23,140
June 1, 2015 - May 31, 2034	19	\$ 23,140	\$ 694	\$ 23,834
June 1, 2015 - May 31, 2035	20	\$ 23,834	\$ 715	\$ 24,549

4. TERMINATION:

GOVERNMENT and LESSOR both have the following termination rights:

- A. Termination will require 60 days' written notification to the other party.
- B. If this Lease Agreement is terminated, it may only be terminated between October 1 and February 1 of any year.
- C. Said notice shall be computed commencing with the day after the date of mailing.

5. UTILITIES:

GOVERNMENT shall pay all separately metered utilities (electricity, internet, telephone, water, garbage) which are required for the use of the Leased Premises.

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- b. In reviewing and approving proposed installation of improvements, alterations and additions submitted by GOVERNMENT to LESSOR, the LESSOR'S approval shall not be unreasonably withheld. GOVERNMENT shall provide for all improvements and additions to the Leased Premises at its own expense.

E. During the term of this Lease Agreement, GOVERNMENT shall, at its own expense:

- 1. Provide, install and fund all telephone and communications needs;
- 2. Provide janitorial services, security, and installation, maintenance and repair of telephone and computer systems; and
- 3. GOVERNMENT shall at all times maintain the building, the grounds and the premises in a good and safe condition and shall surrender the same at termination of this Lease Agreement, in as good condition as of the date hereof, normal wear and tear excepted.

7. ADDITIONAL SERVICES:

During fire season, LESSOR is responsible for timely submittal of invoices for additional services required by GOVERNMENT and/or GOVERNMENT sub-contractors. LESSOR will not be paid for any services that are not authorized in advance by the Contracting Officer's Representative. Upon presentation of a properly certified invoice, payment will be made by GOVERNMENT and/or GOVERNMENT sub-contractors for services requested and furnished.

8. LIABILITY:

GOVERNMENT is responsible for the Leased Premises located Ontario Municipal Airport as determined under and in accordance with this Lease Agreement and the laws of the State of Oregon, but limited by the laws of the United States of America.

GOVERNMENT shall be liable for all damages caused by the exercise of rights granted herein, to the extent authorized by the Federal Tort Claims Act, 28 U.S.C. Sections 2671-2680 and the Disputes Clause FAR 52-233-1.

9. QUIET ENJOYMENT:

LESSOR expressly covenants and represents that upon payment of fees when due and upon performance of all other conditions required herein, GOVERNMENT shall peaceably have, possess and enjoy the Leased Premises and other rights herein granted, without hindrance or disturbance from LESSOR or LESSOR'S designated representatives, subject to LESSOR'S various rights contained elsewhere in this Lease Agreement.

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10. BENEFITS:

No member or delegate to Congress shall be admitted to any share or part of this Lease Agreement or to any benefit that may arise herefrom, but this restriction shall not be construed to extend to this Lease Agreement if made with a corporation or company for its general benefit.

11. RELATIONSHIP OF PARTIES:

It is understood that LESSOR is not in any way or for any purpose a partner or in a joint venture with, or agent of, GOVERNMENT in its use of the Leased Premises or any improvement thereon.

12. ALTERATIONS:

GOVERNMENT shall have the right during the existence of this Lease Agreement to make alterations, attach fixtures, and erect structures or signs in or upon the Leased Premises, which fixtures, additions or structures so placed in, on, upon, or attached to the said Leased Premises shall be and remain the property of GOVERNMENT and may be removed or otherwise disposed of by GOVERNMENT. GOVERNMENT shall have the right to tie into or make any physical connection with any structure located on the property as is reasonably necessary for appropriate utilization of the Leased Premises. GOVERNMENT has the right to request LESSOR to perform said alterations in the Leased Premises. Any GOVERNMENT requested alterations to the space will be funded by the GOVERNMENT.

13. WAIVER OF RESTORATION:

GOVERNMENT shall have the right to remove all moveable furniture, fixtures, machinery and equipment and all other personal property owned or installed by GOVERNMENT on the Leased Premises, and all expenses connected with such removal shall be borne by GOVERNMENT. Said property shall be removed within five (5) business days prior to termination of this Lease Agreement. GOVERNMENT shall remove from the Leased Premises all debris resulting from the removal and GOVERNMENT shall leave the Leased Premises in a clean and orderly condition, acceptable to LESSOR. LESSOR waives any and all restoration costs.

14. NOTICE:

Any and all notices required herein to be made by either party to the other shall be written notice made by depositing such notice, correctly addressed, in the registered or certified mail of the United States of America, postage prepaid, and such notice shall be deemed to have been served on the date of such depositing.

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Lessor Government

All notices to **LESSOR** shall be mailed to:

City of Ontario
444 S.W. 4th Street
Ontario, OR 97914

Telephone: (541) 881-3264

All notices to **GOVERNMENT** shall be mailed to:

Bureau of Land Management
Terry Baker
National Operations Center Denver Federal Center Building #50, OC651
P.O. Box 25047
Denver, CO 80225-0047

Telephone: (303) 236-9446

All on-site notifications to GOVERNMENT shall be made to:

Brian Rindlisbacher
BLM Fire Training Coordinator/SEAT Manager

Telephone: (541) 473-6337

Each party may, from time to time, change the address to which notices to said party are to be sent, by providing written notice of said change of address to the other party in accordance with the procedure set forth in this paragraph.

15. ENTIRE AGREEMENT:

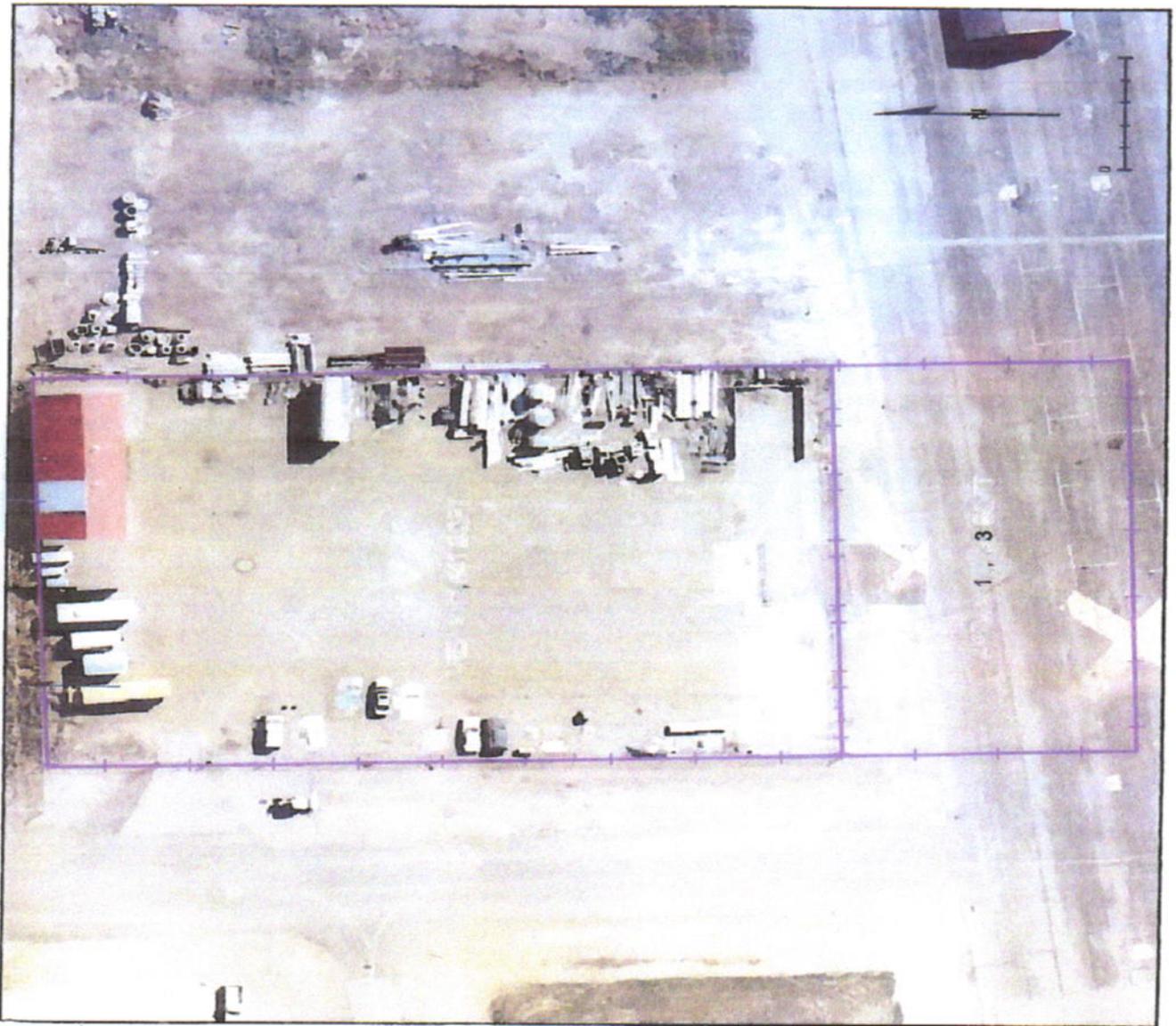
This Lease Agreement, together with the attachments hereto, is the entire Lease Agreement of the parties regarding the establishment of their leasehold arrangements. No representations, warranties, inducements or oral agreements previously made between the parties regarding the establishment of their leasehold arrangements shall continue unless stated herein. This Lease Agreement shall not be changed or modified, except in writing, signed by both parties.

Initials: _____
Lessor Government

**Exhibit
A**

Ontario,
OR
Ontario Municipal
Airport

Aerial View of BLM Leased
Premises



Initials: _____
Lessor Government

GENERAL CLAUSES
(Acquisition of Leasehold Interests in Real Property)

THE BELOW STRICKEN CLAUSES, AND THEIR CORRESPONDING TEXT, DO NOT APPLY TO THIS LEASE AGREEMENT, AND ARE HEREBY REMOVED FROM THIS DOCUMENT.

CATEGORY	CLAUSE NO.	48 CFR REF.	CLAUSE TITLE
GENERAL	1		SUBLETTING AND ASSIGNMENT INTENTIONALLY OMITTED
	2	552.270-11	SUCCESSORS BOUND INTENTIONALLY OMITTED
	3	552.270-23	SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT INTENTIONALLY OMITTED
	4	552.270-24	STATEMENT OF LEASE INTENTIONALLY OMITTED
	5	552.270-25	SUBSTITUTION OF TENANT AGENCY INTENTIONALLY OMITTED
	6	552.270-26	NO WAIVER INTENTIONALLY OMITTED
	7	552.270-27	INTEGRATED AGREEMENT INTENTIONALLY OMITTED
	8	552.270-28	MUTUALITY OF OBLIGATION INTENTIONALLY OMITTED
PERFORMANCE	9		DELIVERY AND CONDITION INTENTIONALLY OMITTED
	10		DEFAULT BY LESSOR
	11	552.270-19	PROGRESSIVE OCCUPANCY INTENTIONALLY OMITTED
	12		MAINTENANCE OF THE PROPERTY, RIGHT TO INSPECT INTENTIONALLY OMITTED
	13		FIRE AND CASUALTY DAMAGE INTENTIONALLY OMITTED
	14		COMPLIANCE WITH APPLICABLE LAW INTENTIONALLY OMITTED
	15	552.270-12	ALTERATIONS INTENTIONALLY OMITTED
	16		ACCEPTANCE OF SPACE AND CERTIFICATE OF OCCUPANCY INTENTIONALLY OMITTED
PAYMENT	17	52.204-7	SYSTEM FOR AWARD MANAGEMENT

INITIALS: _____ & _____
LESSOR GOVERNMENT

(f) The Contracting Officer's decision shall be final unless the Contractor appeals or files a suit as provided in 41 U.S.C. chapter 71.

(g) If the claim by the Contractor is submitted to the Contracting Officer or a claim by the Government is presented to the Contractor, the parties, by mutual consent, may agree to use alternative dispute resolution (ADR). If the Contractor refuses an offer for ADR, the Contractor shall inform the Contracting Officer, in writing, of the Contractor's specific reasons for rejecting the offer.

(h) The Government shall pay interest on the amount found due and unpaid from

(1) the date that the Contracting Officer receives the claim (certified, if required); or

(2) the date that payment otherwise would be due, if that date is later, until the date of payment.

With regard to claims having defective certifications, as defined in FAR 33.201, interest shall be paid from the date that the Contracting Officer initially receives the claim. Simple interest on claims shall be paid at the rate, fixed by the Secretary of the Treasury as provided in the Act, which is applicable to the period during which the Contracting Officer receives the claim and then at the rate applicable for each 6-month period as fixed by the Treasury Secretary during the pendency of the claim.

(i) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the Contracting Officer.

34. 52.222-26 EQUAL OPPORTUNITY (APR 2015)

(a) *Definitions.* As used in this clause--

"Gender identity" has the meaning given by the Department of Labor's Office of Federal Contract Compliance Programs, and is found at www.dol.gov/ofccp/LGBT/LGBT_FAQs.html.

"Sexual orientation" has the meaning given by the Department of Labor's Office of Federal Contract Compliance Programs, and is found at www.dol.gov/ofccp/LGBT/LGBT_FAQs.html.

"United States" means the 50 States, the District of Columbia, Puerto Rico, the Northern Mariana Islands, American Samoa, Guam, the U.S. Virgin Islands, and Wake Island.

(b)

(1) If, during any 12-month period (including the 12 months preceding the award of this contract), the Contractor has been or is awarded nonexempt Federal contracts and/or subcontracts that have an aggregate value in excess of \$10,000, the Contractor shall comply with this clause, except for work performed outside the United States by employees who were not recruited within the United States. Upon request, the Contractor shall provide information necessary to determine the applicability of this clause.

(2) If the Contractor is a religious corporation, association, educational institution, or society, the requirements of this clause do not apply with respect to the employment of individuals of a particular religion to perform work connected with the carrying on of the Contractor's activities (41 CFR 60-1.5).

(c)

(1) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity, or national origin. However, it shall not be a

INITIALS: _____ & _____
LESSOR GOVERNMENT

REPRESENTATIONS AND CERTIFICATIONS (Acquisition of Leasehold Interests in Real Property)	LEASE NUMBER L16PL000__	Dated:
--	--	--------

Complete appropriate boxes, sign the form, and attach to offer.

The Offeror makes the following Representations and Certifications. NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

1. 52.219-1 SMALL BUSINESS PROGRAM REPRESENTATIONS (OCT 2014)

(a) *Definitions.* As used in this provision--

"Economically disadvantaged women-owned small business (EDWOSB) concern" means a small business concern that is at least 51 percent directly and unconditionally owned by, and the management and daily business operations of which are controlled by, one or more women who are citizens of the United States and who are economically disadvantaged in accordance with 13 CFR part 127. It automatically qualifies as a women-owned small business concern eligible under the WOSB Program.

"Service-disabled veteran-owned small business concern"--

(1) Means a small business concern--

(i) Not less than 51 percent of which is owned by one or more service-disabled veterans or, in the case of any publicly owned business, not less than 51 percent of the stock of which is owned by one or more service-disabled veterans; and

(ii) The management and daily business operations of which are controlled by one or more service-disabled veterans or, in the case of a service-disabled veteran with permanent and severe disability, the spouse or permanent caregiver of such veteran.

(2) "Service-disabled veteran" means a veteran, as defined in 38 U.S.C. 101(2), with a disability that is service-connected, as defined in 38 U.S.C. 101(16).

"Small business concern" means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding on Government contracts, and qualified as a small business under the criteria in 13 CFR Part 121 and the size standard in paragraph (b) of this provision.

"Small disadvantaged business concern, consistent with 13 CFR 124.1002," means a small business concern under the size standard applicable to the acquisition, that--

(1) Is at least 51 percent unconditionally and directly owned (as defined at 13 CFR 124.105) by--

(i) One or more socially disadvantaged (as defined at 13 CFR 124.103) and economically disadvantaged (as defined at 13 CFR 124.104) individuals who are citizens of the United States, and

(ii) Each individual claiming economic disadvantage has a net worth not exceeding \$750,000 after taking into account the applicable exclusions set forth at 13 CFR 124.104(c)(2); and

(2) The management and daily business operations of which are controlled (as defined at 13 CFR 124.106) by individuals who meet the criteria in paragraphs (1)(i) and (ii) of this definition.

"Veteran-owned small business concern" means a small business concern--

(1) Not less than 51 percent of which is owned by one or more veterans (as defined at 38 U.S.C. 101(2)) or, in the case of any publicly owned business, not less than 51 percent of the stock of which is owned by one or more veterans; and

(2) The management and daily business operations of which are controlled by one or more veterans.

"Women-owned small business concern" means a small business concern--

(1) That is at least 51 percent owned by one or more women; or, in the case of any publicly owned business, at least 51 percent of the stock of which is owned by one or more women; and

(2) Whose management and daily business operations are controlled by one or more women.

"Women-owned small business (WOSB) concern eligible under the WOSB Program (in accordance with 13 CFR part 127)," means a small business concern that is at least 51 percent directly and unconditionally owned by, and the management and daily business operations of which are controlled by, one or more women who are citizens of the United States.

(b)

(1) The North American Industry Classification System (NAICS) code for this acquisition is 531190

(2) The small business size standard is \$17.5 Million

(3) The small business size standard for a concern which submits an offer in its own name, other than on a construction or service contract, but which proposes to furnish a product which it did not itself manufacture, is 500 employees.

(c) *Representations.*

(1) The offeror represents as part of its offer that it is, is not a small business concern.

(2) *[Complete only if the offeror represented itself as a small business concern in paragraph (c)(1) of this provision.]* The offeror represents that it is, is not, a small disadvantaged business concern as defined in 13 CFR 124.1002.

(3) *[Complete only if the offeror represented itself as a small business concern in paragraph (c)(1) of this provision.]* The offeror represents as part of its offer that it is, is not a women-owned small business concern.

(4) Women-owned small business (WOSB) concern eligible under the WOSB Program. *[Complete only if the offeror represented itself as a women-owned small business concern in paragraph (c)(3) of this provision.]* The offeror represents as part of its offer that—

(i) It is, is not a WOSB concern eligible under the WOSB Program, has provided all the required documents to the WOSB Repository, and no change in circumstances or adverse decisions have been issued that affects its eligibility; and

(ii) It is, is not a joint venture that complies with the requirements of 13 CFR part 127, and the representation in paragraph (c)(4)(i) of this provision is accurate for each WOSB concern eligible under the WOSB Program participating in the joint venture. [The offeror shall enter the name or names of the WOSB concern eligible under the WOSB Program and other small businesses that are participating in the joint venture: _____.] Each WOSB concern eligible under the WOSB Program participating in the joint venture shall submit a separate signed copy of the WOSB representation.

(5) Economically disadvantaged women-owned small business (EDWOSB) concern. [Complete only if the offeror represented itself as a women-owned small business concern eligible under the WOSB Program in (c)(4) of this provision.] The offeror represents as part of its offer that--

(i) It is, is not an EDWOSB concern eligible under the WOSB Program, has provided all the required documents to the WOSB Repository, and no change in circumstances or adverse decisions have been issued that affects its eligibility; and

(ii) It is, is not a joint venture that complies with the requirements of 13 CFR part 127, and the representation in paragraph (c)(5)(i) of this provision is accurate for each EDWOSB concern participating in the joint venture. [The offeror shall enter the name or names of the EDWOSB concern and other small businesses that are participating in the joint venture: _____.] Each EDWOSB concern participating in the joint venture shall submit a separate signed copy of the EDWOSB representation.

(6) [Complete only if the offeror represented itself as a small business concern in paragraph (c)(1) of this provision.] The offeror represents as part of its offer that it is, is not a veteran-owned small business concern.

(7) [Complete only if the offeror represented itself as a veteran-owned small business concern in paragraph (c)(6) of this provision.] The offeror represents as part of its offer that it is, is not a service-disabled veteran-owned small business concern.

(8) [Complete only if the offeror represented itself as a small business concern in paragraph (c)(1) of this provision.] The offeror represents, as part of its offer, that --

(i) It is, is not a HUBZone small business concern listed, on the date of this representation, on the List of Qualified HUBZone Small Business Concerns maintained by the Small Business Administration, and no material changes in ownership and control, principal office, or HUBZone employee percentage have occurred since it was certified in accordance with 13 CFR part 126; and

(ii) It is, is not a HUBZone joint venture that complies with the requirements of 13 CFR part 126, and the representation in paragraph (c)(8)(i) of this provision is accurate for each HUBZone small business concern participating in the HUBZone joint venture. [The offeror shall enter the names of each of the HUBZone small business concerns participating in the HUBZone joint venture: _____.] Each HUBZone small business concern participating in the HUBZone joint venture shall submit a separate signed copy of the HUBZone representation.

(d) Notice.

(1) If this solicitation is for supplies and has been set aside, in whole or in part, for small business concerns, then the clause in this solicitation providing notice of the set-aside contains restrictions on the source of the end items to be furnished.

(2) Under 15 U.S.C. 645(d), any person who misrepresents a firm's status as a business concern that is small, HUBZone small, small disadvantaged, service-disabled veteran-owned small, economically disadvantaged women-owned small, or women-owned small eligible under the WOSB Program in order to obtain a contract to be awarded under the preference programs established pursuant to section 8, 9, 15, 31, and 36 of the Small Business Act or any other provision of Federal law that specifically references section 8(d) for a definition of program eligibility, shall --

- (i) Be punished by imposition of fine, imprisonment, or both;
- (ii) Be subject to administrative remedies, including suspension and debarment; and
- (iii) Be ineligible for participation in programs conducted under the authority of the Act.

2. 52.204-3 TAXPAYER IDENTIFICATION (OCT 1998)

(a) *Definitions:*

"Common Parent" as used in this solicitation provision, means that corporate entity that owns or controls an affiliated group of corporations that files its Federal income tax returns on a consolidated basis, and of which the Offeror is a member.

"Taxpayer Identification Number (TIN)", as used in this solicitation provision, means the number required by the IRS to be used by the Offeror in reporting income tax and other returns. The TIN may be either a Social Security Number or an Employer Identification Number.

- (b) All Offerors must submit the information required in paragraphs (d) through (f) of this provision to comply with debt collection requirements of 31 U.S.C. 7701(c) and 3325(d), reporting requirements of 26 U.S.C. 6041, 6041A, and 6050M, and implementing regulations issued by the IRS. If the resulting contract is subject to the payment reporting requirements described in Federal Acquisition Regulation (FAR) 4.904, the failure or refusal by the Offeror to furnish the information may result in a 31 percent reduction of payments otherwise due under the contract.
- (c) The TIN may be used by the BLM to collect and report on any delinquent amounts arising out of the Offeror's relationship with the BLM (31 U.S.C. 7701(c)(3)). If the resulting contract is subject to the payment reporting requirements described in FAR 4.904, the TIN provided hereunder may be matched with IRS records to verify the accuracy of the Offeror's TIN.
- (d) *Taxpayer Identification Number (TIN).*

- * TIN: _____
- * TIN has been applied for.
- * TIN is not required because:
- * Offeror is a nonresident alien, foreign corporation, or foreign partnership that does not have income effectively connected with the conduct of a trade or business in the United States and does not have an office or place of business or a fiscal paying agent in the United States;
- * Offeror is an agency or instrumentality of a foreign government;
- * Offeror is an agency or instrumentality of the Federal government;

(e) *Type of organization.*

- * Sole proprietorship;

- * Partnership; Not a corporate entity;
- * Corporate entity (not tax-exempt);
- * Corporate entity (tax-exempt);
- * Government entity (Federal, State, or local);
- * Foreign government;
- * International organization per 26 CFR 1.6049-4;
- * Other _____.

(f) *Common Parent.*

- * Offeror is not owned or controlled by a common parent as defined in paragraph (a) of this provision.
- * Name and TIN of common parent:

Name: _____

TIN: _____

3. 52.204-6 DATA UNIVERSAL NUMBERING SYSTEM NUMBER (JUL 2013)

(a) Definition. Data Universal Numbering System (DUNS) number, as used in this provision, means the 9-digit number assigned by Dun and Bradstreet, Inc. (D&B) to identify unique business entities, which is used as the identification number for Federal Contractors.

(b) The offeror shall enter, in the block with its name and address on the cover page of its offer, the annotation "DUNS" or "DUNS+4" followed by the DUNS number or "DUNS+4" that identifies the offeror's name and address exactly as stated in the offer. The DUNS number is a nine-digit number assigned by Dun and Bradstreet, Inc. The DUNS+4 is the DUNS number plus a 4-character suffix that may be assigned at the discretion of the offeror to establish additional System for Award Management records for identifying alternative Electronic Funds Transfer (EFT) accounts (see Subpart 32.11) for the same concern.

(c) If the offeror does not have a DUNS number, it should contact Dun and Bradstreet directly to obtain one.

(1) An offeror may obtain a DUNS number—

(i) Via the internet at <http://fedgov.dnb.com/webform> or if the offeror does not have internet access, it may call Dun and Bradstreet at 1-866-705-5711 if located within the United States; or

(ii) If located outside the United States, by contacting the local Dun and Bradstreet office. The offeror should indicate that it is an offeror for a U.S. Government contract when contacting the local Dun and Bradstreet office.

(2) The offeror should be prepared to provide the following information:

(i) Company legal business name.

(ii) Tradestyle, doing business, or other name by which your entity is commonly recognized.

(iii) Company physical street address, city, state and Zip Code.

- (iv) Company mailing address, city, state and Zip Code (if separate from physical).
- (v) Company telephone number.
- (vi) Date the company was started.
- (vii) Number of employees at your location.
- (viii) Chief executive officer/key manager.
- (ix) Line of business (industry).
- (x) Company Headquarters name and address (reporting relationship within your entity).

4. OFFEROR'S DUNS NUMBER (APR 1996)

Notwithstanding the above instructions, in addition to inserting the DUNS Number on the offer cover page, the Offeror shall also provide its DUNS Number as part of this submission:

DUNS # _____

5. SYSTEM FOR AWARD MANAGEMENT

The System for Award Management (SAM) System is a centrally located, searchable database which assists in the development, maintenance, and provision of sources for future procurements. The Offeror must be registered in SAM prior to lease award. The Offeror shall register via the internet at <https://www.sam.gov>. To remain active, the Offeror/Lessor is required to update or renew its registration annually.

Registration is active Yes No Will Register

If registered, enter date registered: _____

OFFEROR OR AUTHORIZED REPRESENTATIVE	Name and Address (Including ZIP Code)	Telephone Number
	_____ Signature	_____ Date

AGENDA REPORT
December 21, 2015

TO: Mayor and City Council

FROM: Dan K. Cummings, Planning & Economic Development Director
City of Ontario Planning Commission

THROUGH: Tori Barnett, Interim City Manager

SUBJECT: PROPOSAL TO AMEND VARIOUS SECTIONS OF THE ONTARIO PLANNING AND ZONING CODE REGARDING A DEVELOPMENT OF A STAND-ALONE RECREATIONAL VEHICLE OVERLAY ZONE OVER THE FOLLOWING EXISTING CITY ZONES: RM-10, C-2, C-2H, I-1, I-2, E-2, E-5, AND PF

DATE: December 14, 2015

SUMMARY:

Attached are the following documents:

- Exhibit "A" Existing Chapter 10A-19 and 10A-19-40 from Ordinance No. 2584-2007
- Exhibit "B" Chapter 10A-19 and 10A-19-40 from Ordinance No. 2237
- Exhibit "C" Chapter 10-10-7 from Ordinance No. 2145
- Exhibit "D" Article 6 from Ordinance No. 1875

Ontario City Code 10A-19-40 – TRANSITIONAL RECREATION VEHICLE PARKS allows for a portion of a Manufactured Home Park to be used for recreational vehicles under limited conditions. It is the only place in the code that allows for Recreational Vehicle (RV) Parks and it would also be inconsistent with the code to apply these to a Manufactured Home Subdivision as they are written.

The question is whether the City of Ontario should allow Transitional Recreational Parks outside of or without the Manufactured Home Park section, and if so, under what conditions and in which zones.

PREVIOUS COUNCIL ACTION:

The City of Ontario's Comprehensive Plan was adopted by the Ontario Planning Commission and City Council in 1978. On January 3rd, 1978 under Ordinance No. 1875 the City amended the zoning ordinances adopted under Ordinance No. 1103 and created a new zone called R-MH Mobile Home under Article 6. This code did not allow for recreational vehicles.

On October 3rd 1983, and revised in August of 1985, the City adopted Ordinance No. 2145 which revised the Article 6 and renamed it to Chapter 10-10-07, but again made no provisions for recreational vehicles.

On April 4th 1988, under Ordinance No. 2237, the City amended the Comprehensive Plan and development regulations and replaced portions of Chapter 10. This created Chapter 10A-01-01 through 10A-57-200 and created 10A-19, R-MH, Manufactured Home Residence and 10A-19-40 Transitional Recreational Vehicle Parks with a portion of Manufactured Home Parks under 10A-19. This was the first time that Recreational Vehicles (RV) were mentioned in the City code.

On February 20th 2007, under Ordinance No. 2584-2007, the City amended its Comprehensive Plan and Development Regulations and readopted 10A-19 and 10A-194 bringing it to its current form.

RECOMMENDATION:

At its regular meeting of December 14, 2015, the Planning Commission discussed the issue and made a motion to recommend to the City Council to have staff create a stand-alone Recreational Vehicle Overlay Zone over the city zones of RM-10, C-2, C-2H, I-1, I-2, E-2 E-5 and PF.

OPEN FOR DISCUSSION:

Staff would like the City Council to consider the Planning Commission recommendations to determine if they would like to have staff address creating a Recreational Vehicle Park Overlay Zone.

PROPOSED MOTIONS:

I move that the City Council instruct staff to create a stand-alone Recreational Vehicle Overlay Zone over the following existing city zones: RM-10, C-2, C-2H, I-1, I-2, E-2 E-5 and PF, and bring back the proposed overlay zone to the Planning Commission and City Council for review and recommendations.

OR

I move that staff does not pursue creating a stand-alone Recreational Vehicle (RV) Overlay Zone.

ADOPTED FEB. 20, 2007 ORDINANCE No. 2584-2007 EXHIBIT "A"

CHAPTER 10A-19 - R-MH, MANUFACTURED HOME RESIDENCE ZONE

10A-19-01 - PURPOSE.

To provide for manufactured or mobile home parks and mobile home subdivisions.

10A-17-05 - PRINCIPAL PERMITTED USES.

The following principal uses are permitted as of right in R-MH Zone:

1. Single-family detached dwellings constructed to RD-40 Zone standards.
2. Home occupations meeting the standards herein.
3. Manufactured or mobile home parks.
4. Manufactured or mobile home subdivisions.
5. Day care center or family day care provider.
6. Offices, manager's quarters, laundry rooms, recreation rooms, park and playground areas, and other structures customarily associated with or required in manufactured or mobile home parks, except that manufactured home sales and repair enterprises and other commercial enterprises are not permitted.

10A-19-10 - CONDITIONAL USE.

The following uses are permitted conditionally in the R-MH Zone:

1. Utility facilities, other than distribution lines, at a specific location necessary for the functioning of that utility.
2. General stores of not more than 2,000 square feet and designed primarily to serve the manufactured or mobile home park.

10A-19-15 - ACCESSORY USES.

Accessory uses and structures common to all zones as listed in Chapter 10A-53 are allowed in the R-MH Zone.

10A-19-20 - SPACE LIMITS.

The building, development site, open space and yard dimensions applicable to the R-MH Zone are as follows:

1. The space limits for licensed manufactured or mobile home parks shall meet the requirements of Oregon Administrative Rules Chapter 814, Division 28.
2. Manufactured or mobile homes installed in manufactured or mobile home subdivisions shall meet the space limits of the RD-40 Zone as found on the Residential Space Limits Table, Chapter 10A-25.
3. Corner lots in manufactured or mobile home subdivisions shall be sufficiently wider than interior lots to allow for required corner visibility and additional front yards.

10A-19-25 - GENERAL PROVISIONS.

1. The provisions of Chapter 10A-57, Miscellaneous Provisions, apply to manufactured or mobile home subdivisions in the R-MH Zone.

2. The provisions of Chapter 10A-57, Miscellaneous Provisions shall apply to manufactured or mobile home parks unless such provisions conflict with the provisions of Oregon Administrative Rules, Chapter 814, Division 28, in which case the Administrative Rule shall govern; and further provided that any general provisions clearly not appropriate to manufactured or mobile home parks shall not apply.

10A-19-40 - TRANSITIONAL RECREATIONAL VEHICLE PARKS.

It has been found that it is reasonable to and allowed to use parts of a manufactured home subdivision on an interim basis or transitional use as a recreational vehicle park under the following standards:

1. The recreational vehicle park shall be established on a portion of the subdivision where it will not interfere with the sale of lots for mobile home occupancy, will not be intermingled with, nor be immediately adjacent to permanent residences.
2. When providing utilities to recreational vehicle spaces, they will be installed so as to facilitate their use by mobile homes.
3. Each recreational vehicle space shall be provided with piped potable water, sanitary sewer hook-up and electrical outlet.
4. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of guests of the park and located in such number and be of such capacity there is no uncovered accumulation of trash at any time.
5. No recreational vehicle shall refrain [remain] in the park for more than 30 days in any 60-day period.
6. Street and utility improvements in the recreational vehicle park portion of a mobile home subdivision shall comply with the standard specifications for a subdivision as provided by [the] City Code.
7. The City Planning Commission may require covenants running with the land to be attached with future mobile home subdivisions to assure compatibility of a possible recreational vehicle park with the surrounding community.
8. At two-year intervals after the establishment of a transitional recreational vehicle park, the Planning Commission may require the owner or operator to demonstrate that the recreational vehicle park is not interfering with the normal market absorption rate of sale of lots for the installation of mobile homes.
9. In addition to other legal signs announcing the availability of lots for sale or identifying the development, there shall be allowed on one non-moving sign, not over 38 feet in height, and which may be illuminated by a internal non-flashing light to identify the recreational vehicle park. Such sign shall be removed immediately upon cessation of the recreational vehicle park operation. Any sign shall be placed where it will have minimal impact upon lots used for mobile homes.
10. The above standards shall not replace any State regulations or licensing requirement.
11. A management office or trailer to serve and supervise the recreational vehicle park is permitted.

CHAPTER 10A-19, R-MH, MANUFACTURED HOME RESIDENCE ZONE

10A-19-01 PURPOSE. To provide for manufactured or mobile home parks and mobile home subdivisions.

10A-17-05 PRINCIPAL PERMITTED USES. The following principal uses are permitted as of right in R-MH Zone:

1. Single family detached dwellings constructed to RD-40 Zone standards.
2. Home occupations meeting the standards herein.
3. Manufactured or mobile home parks.
4. Manufactured or mobile home subdivisions.
5. Day care center or family day care provider.
6. Offices, manager's quarters, laundry rooms, recreation rooms, park and playground areas, and other structures customarily associated with or required in manufactured or mobile home parks, except that manufactured home sales and repair enterprises and other commercial enterprises are not permitted.

10A-19-10 CONDITIONAL USE. The following uses are permitted conditionally in the R-MH zone:

1. Utility facilities, other than distribution lines, at a specific location necessary for the functioning of that utility.
2. General stores of not more than 2000 square feet and designed primarily to serve the manufactured or mobile home park.

10A-19-15 ACCESSORY USES. Accessory uses and structures common to all zones as listed in Chapter 10A-53 are allowed in the R-MH Zone.

10A-19-20 SPACE LIMITS. The building, development site, open space and yard dimensions applicable to the R-MH Zone are as follows:

1. The space limits for licensed manufactured or mobile home parks shall meet the requirements of Oregon Administrative Rules Chapter 814, Division 28.
2. Manufactured or mobile homes installed in Manufactured or mobile home subdivisions shall meet the space limits of the RD-40 Zone as found on the Residential Space Limits Table, Chapter 10A-25.

3. Corner Lots in manufactured or mobilee home subdivisions shall be sufficiently wider than interior lots to allow for required corner visibility and additional front yards.

10A-19-25 GENERAL PROVISIONS.

1. The provisions of chapter 10A-57, Miscellaneous Provisions, apply to manufactured or mobilee home subdivisions in the R-MH zone.
2. The provisions of Chapter 10A-57, Miscellaneous Provisions shall apply to manufactured or mobilee home parks unless such provisions conflict with the provisions of Oregon Administrative Rules, Chapter 814, Division 28, in which case the Administrative rule shall govern; and further provided that any general provisions clearly non appropriate to manufactured or mobilee home parks shall not apply.

10A-19-40 TRANSITIONAL RECREATIONAL VEHICLE PARKS. It has been found that it is reasonable to and allowed to use parts of a manufactured home subdivision on an interim basis or transitional use as a recreational vehicle park under the following standards:

1. The recreational vehicle park shall be established on a portion of the subdivision where it will not interfere with the sale of lots for mobilee home occupancy, will not be intermingled with, nor be immediately adjacent to permanent residences.
2. When providing utilities to recreational vehicle spaces, they will be installed so as to facilitate their use by mobilee homes.
3. Each recreational vehicle space shall be provided with piped potable water, sanitary sewer hook-up and electrical outlet.
4. Trash receptacles for the disposal of solid waste materials shall be provided in convenient locations for the use of guests of the park and located in such number and be of such capacity there is no uncovered accumulation of trash at any time.
5. No recreational vehicle shall refrain in the park for more than 30 days in any 60 day period.
6. Street and utility improvements in the recreational vehicle park portion of a mobilee home subdivision shall comply with the standard specifications for a subdivision as provided by city code.
7. The city planning commission may require covenants running with the land to be attached with future mobilee home

subdivisions to assure compatibility of a possible Recreational Vehicle park with the surrounding community.

8. At two year intervals after the establishment of a transitional recreational vehicle park, the planning commission may require the owner or operator to demonstrate that the recreational vehicle park is not interfering with the normal market absorption rate of sale of lots for the installation of mobile homes.
9. In addition to other legal signs announcing the availability of lots for sale or identifying the development, there shall be allowed on (1) non-moving sign, not over 38 feet in height, and which may be illuminated by a internal non-flashing light to identify the recreational vehicle park. Such sign shall be removed immediately upon cessation of the recreational vehicle park operation. Any sign shall be placed where it will have minimal impact upon lots used for mobile homes.
10. The above standards shall not replace any state regulations or licensing requirement.
11. A management office or trailer to serve and supervise the Recreational Vehicle Park is permitted.

10-10-7 MOBILE HOME (R-MH) ZONE

(A) Purpose

The Mobile Home Zone is intended to provide areas for mobile home parks, mobile home subdivisions, and mobile homes located on individual lots, while assuring a quality living environment for mobile home residents. The zone may be established as an underlying zone (R-MH); or as an overlay zone above other residential zones (R-MHO) in order to allow the placement of single mobile homes on single lots.

(B) Principal Uses

The following principal uses are permitted outright in an R-MH or R-MHO zone:

1. Accessory uses and buildings customarily incidental to mobile home parks, including utility and storage buildings, recreation areas, an office, and a dwelling for the manager; and accessory buildings incidental to any residence, such as carports, utility and storage sheds, or workshops.
2. Mobile home.
3. Mobile home park or subdivision, except in an R-MHO zone.
4. Home occupation as defined in Section 10-1-3.

(C) Conditional Uses

In an R-MH or R-MHO zone the following uses and their accessory uses are permitted conditionally when authorized in accordance with Section 10-2-8:

1. Conditional uses permitted in an R-2 zone.

(D) Site Standard

All mobile homes to be placed on single lots or in mobile home parks shall comply with the following:

1. Compliance With City Code. In addition to the provisions of this Title, mobile homes shall comply with all other applicable provisions of the City Code.
2. Lot Area. The lot area shall be a minimum of 4,000 square feet for each mobile home.
3. Setback Requirements:
 - a. The front yard shall have a minimum depth of 15 feet as measured from the front lot line to the wall line of the building.
 - b. Side yards shall have a minimum width of five feet as measured from the side lot line to the wall line of the building.
 - c. Buildings shall be set back no less than ten feet as measured from the rear lot line to the wall line of the building.
 - d. No detached accessory structures shall exist in the front yard area. Detached accessory structures shall be set back a minimum of three feet from the rear and side yard lines as measured to the wall line.
 - e. The following intrusions are exempt from yard requirements: eaves, cornices, belt courses, sills, awnings, buttresses, and other similar features, which in no case may protrude more than two feet into any required yard area; chimneys and fireplaces, provided they do not exceed eight feet in width, and do not protrude more than two feet into any required yard area; and uncovered porches, platforms, or landings which do not extend above the level of the first floor of the building, and do not protrude more than four feet into any front or rear yard setback area, or more than two feet into any side yard setback area.
4. Fences in the rear and side yard areas shall have a maximum height of seven feet, and four feet in front yards.
5. No structure shall exceed 38 feet in height.

6. All mobile home parks shall be subject to site plan review in Section 10-2-9, and shall comply with the site and performance standards of Section 10-2-14.
7. Improved outdoor recreation areas shall be provided for mobile homes. The minimum size of such areas shall be either 2500 square feet for a mobile home park, or 100 square feet for each mobile home, in the park, whichever amount is greater. Individual mobile homes on single lots shall provide a minimum of 100 square feet of outdoor recreation area.
8. There shall be a minimum of six off-street parking spaces for every four mobile home units or fraction thereof. At least one parking space shall be located on each site.
9. Primary access to mobile home parks shall be from public streets, and shall be designed to cause minimum interference with traffic movement. Where necessary, additional right of way shall be dedicated to maintain adequate traffic circulation.
10. Access driveways connecting mobile home parks to a public street shall have a width of not less than 36 feet, of which not less than 20 feet shall be paved. Driveways shall be designed to provide for all maneuvering of mobile homes without encroaching on a public street. All parking areas and drives shall be constructed with hard paved surfacing.
11. A sight-obscuring mature evergreen hedge, fence, or wall not less than five feet nor more than seven feet in height, shall surround mobile home parks.

(E) Mobile Home Subdivision Standards

Proposals for mobile home subdivisions shall be filed in accordance with the land development application requirements specified in Section 10-1-20. Such proposals shall be processed according to Sections 10-1-22/26 and shall be subject to the following standards:

1. Each mobile home site shall be adequately served by sewer, water, sidewalks, and improved streets.
2. Each mobile home subdivision shall contain an area of not less than five acres.

3. In mobile home subdivisions each lot shall be a minimum of 4,500 square feet, and the minimum lot dimensions shall be a width of 50 feet and a depth of 90 feet.
4. Setbacks and open space requirements shall be as follows:
 - a. The front yard shall have a minimum depth of 15 feet as measured from the front lot line to the wall line of the building.
 - b. Rear yards shall be a minimum width of five feet as measured from the rear lot line to the wall line of the building.
 - c. Side yards shall be a minimum of five feet as measured from the side lot line to the wall line of the building.
 - d. Street side yard setbacks shall be a minimum of ten feet as measured from the side lot line to the wall line of the building.
 - e. No detached accessory structures shall exist in the front yard area. Detached accessory structures shall be set back a minimum of three feet from the rear and side yard lines as measured to the wall line.
 - f. The following intrusions are exempt from yard requirements: eaves, cornices, belt courses, sills, awnings, buttresses, and other similar features, which in no case may protrude more than two feet into any required yard area; chimneys and fireplaces, provided they do not exceed eight feet in width, and do not protrude more than two feet into any required yard area; and uncovered porches, platforms, or landings which do not extend above the level of the first floor of the building, and do not protrude more than four feet into any front or rear yard setback area, or more than two feet into any side yard setback area.
5. There shall be a minimum of two off-street parking spaces provided for each mobile home in accordance with Section 10-2-14(G). Uncovered parking areas shall be considered as a part of the open space required.

10-10-8

6. The design standards for the placement of mobile homes in a mobile home subdivision are as follows:
 - a. Each mobile home shall be placed upon a permanent foundation in accordance with all state, county, or City standards.
 - b. The tongue of the mobile home shall be removed or visually screened after placement.
 - c. If a mobile home is removed from its foundation and not replaced by another home within 30 days, the owner of the lot shall immediately thereafter remove the foundation, additions, and accessory structures, and disconnect and secure all utilities.
7. Perimeter screening of the subdivision may be required by the City.

10-10-8 PLANNED UNIT DEVELOPMENT (PUD) ZONE

(A) Purpose

The purpose of the Planned Unit Development (PUD) zone is to provide for the classification and development of unique parcels of land as coordinated, comprehensive projects, so as to take advantage of the superior environment which can result from flexible and innovative site planning. The PUD authorization serves to encourage the mixing of residential, commercial, and industrial uses in accordance with appropriate site and performance standards. The PUD approach is appropriate if it maintains compatibility with the surrounding area, and creates an attractive, healthful, efficient, and stable environment on the site. A PUD zone should either promote a harmonious variety or grouping of uses, and utilize the economy of shared services and facilities. The PUD zone is designed to include various types of land-uses, such as single-family residential development, multiple-family development, professional administrative offices, commercial services, business or industrial parks, public facilities, or any combination of such uses, through the adoption of master and development plans and text materials which set forth land-use relationships, and appropriate site and performance standards.

ARTICLE 6. R-MH MOBILE HOME

Section 6.1: Purpose. The Mobile Home Zone (R-MH) is intended to provide areas for mobile home parks and mobile homes located on individual lots. It also attempts to assure a quality living environment for mobile home residents. It may exist as an independent zone or overlay other residential zones provided for in this ordinance.

Section 6.2: Permitted uses. The following uses are permitted in an R-MH Zone:

1. Mobile home. In addition to the provisions of this ordinance, mobile homes must satisfy all applicable local and state laws.
2. Mobile home park
3. Accessory uses and buildings customarily incidental to mobile home parks, including utility and storage buildings, recreation areas, an office and a dwelling for the manager.

Section 6.3: Individual Mobile Homes: Lot Area Dimension and Parking Requirements.

1. In addition to the provision of this ordinance, mobile homes must comply with provisions of the Ontario Mobile Home Ordinance.
2. The lot area shall be a minimum of 4,000 square feet.
3. The front yard shall be a minimum depth of 15 feet, measured from the front lot line.
4. Side yards shall have a minimum width of 10 feet on each side.
5. Dwelling units shall be set back no less than 10 feet from the rear property line.
6. No detached structures shall exist in the side yard within 15 feet of the front property line. Fences in the front yard shall have a maximum height of 3 feet.
7. Building height shall be a maximum of 1 story or 20 feet, whichever is the lesser.
8. Off-street parking facilities shall be provided on the lot as prescribed in Article 12.

Section 6.4: Site Development Plan. Each application for a building permit for a mobile home park shall be accompanied by a development plan containing a plot plan, site details as related to topography, public utilities, parking, streets, and landscaping, beginning and completion dates and any other related information. The development plan shall comply with the following minimum standards:

1. Each site shall be adequately served by facilities such as water supply, sewers, sidewalks, and improved streets. Each mobile home unit shall be provided with a water, sewer and electrical connection. The electrical connection shall provide for 120 and 240 volt services.
2. Each mobile home park shall have a minimum frontage of 100 feet, a minimum depth of 105 feet, and an area of not less than 2 acres.
3. In mobile home parks there shall be a minimum of 3,000 square feet of site area for each mobile home unit.
4. Setbacks and yard requirements for units located in mobile home parks shall be as follows:
 - a. Front and rear yards shall have a minimum depth of 10 feet.
 - b. Side yards shall have a minimum width of 10 feet. On a corner lot the side yard shall be 15 feet on the side abutting the street.
 - c. No detached structure shall exist within 10 feet of the front lot line.
5. No structure shall exceed 38 feet in height.
6. A minimum of 100 square feet of outdoor recreation area, suitably improved for recreational use, shall be provided for each mobile home unit exclusive of required yards. Each recreation area shall have a minimum size of 2,500 square feet and a minimum width of 25 feet. No more than 10% of the recreation area may exceed a 5% slope.
7. There shall be a minimum of 6 off-street parking spaces for every 4 mobile home units or fraction thereof. At least one parking space shall be located on each site.
8. Primary access to mobile home parks shall be from city streets and shall be designed to cause minimum interference with traffic movement. Where necessary, additional right-of-way shall be dedicated to maintain adequate traffic circulation.
9. Access driveways connecting mobile home parks to a public street shall have a width of not less than 36 feet, of which not less than 20 feet shall be paved. Driveways shall be designed to provide for all maneuvering of mobile homes without encroaching on a public street. All parking areas and drives shall be constructed of durable and dustless materials.
10. A sight-obscuring mature evergreen hedge, fence or wall not less than 5 feet nor more than 6 feet in height shall surround the development.

The Planning Commission may recommend approval, disapproval, or modification of the application and attach any reasonable conditions to a development plan. Once approved by the City Council the plan submitted shall become the official plan. No building permit shall be issued except for construction conforming to the official plan and the plan shall be observed and fulfilled in the development of the site. All features required shall be installed and retained indefinitely or until approval has been received from the Building Official for modification.

Section 6.5: Commencement of Development. If construction pursuant to a valid building permit is not diligently prosecuted within not more than 2 years from the effective date of a decision permitting the development as a mobile home park, the area shall automatically revert to the zone in effect prior to designation, or if not previously zoned, to R-1. At any time prior to such reversion the Planning Commission by motion may grant an extension which shall expire no later than 3 years after the effective date of the ordinance designating the area as R-MH.

Discussion/Information /Hand-Out Items

City Council Meeting
December 21, 2015

The City of Ontario, Oregon

Invites Qualified Candidates to Apply For City Manager



ABOUT ONTARIO

Ontario, with a current population of 11,415, is located in the Treasure Valley region of Eastern Oregon along the Idaho border, and is the largest city in Malheur County. Primarily an agricultural area, it also serves as the regional retail and service center for over 80,000 people. A diverse community, Ontario has large Japanese and Hispanic populations, as well as the largest Basque population outside of Europe. It is also in close proximity to natural resources providing a large variety of sporting and recreational opportunities.

HISTORY

Ontario was initially a part of the Oregon Trail. In the 1840s, married couples were able to obtain free land for their families, and began forming a community in the surrounding area. With the construction of the Oregon Short Line Railroad in 1883, Ontario became a popular stopping point for cattlemen and their herds going to market. In 1895, a bridge was built across the Snake River joining Oregon and Idaho, and Ontario's population had grown to 300. With the support of local businesses hoping to encourage growth in the area, Ontario was incorporated in 1899.

Mining and ranching became the predominate industry in the region by the early 1900s. During WWII, internment camps were located in the area, with many Japanese American families working on local farms. Several families elected to remain in the Ontario vicinity at the conclusion of the war. The City continued to grow slowly as industry related to ranching and agriculture moved into the area. Construction of dams and reservoirs in the region, built originally for irrigation and/or power generation purposes, also created a number of recreational opportunities, which brought in tourists. In 1991, the State of Oregon constructed the Snake River Correctional Institution, which houses 3000 inmates - the largest in the state - and with it came a number of new jobs and business opportunities.



COMMUNITY PROFILE

Ontario presents a small-town atmosphere, and its citizens take great pride in their city and are very involved in community activities and programs. There are currently over 125 non-profit organizations in the City related to education, health, recreation, veterans, community support, and the arts. Generally, the community is conservative in its outlook, and most recently banned retail sales of marijuana in the area, despite Oregon's enactment of recreational use.

EDUCATION

Ontario is served by the Ontario School District, which oversees five grade schools, one middle school, and one high school, providing education to approximately 2,800 students within the district. There are also three privately run schools within Ontario. Recently, both Ontario High School and Ontario Middle School underwent renovations and additions, which included a new science building, gymnasium, and baseball field, among other improvements.

Ontario is also home to Treasure Valley Community College, a two-year junior college, annually providing secondary educational opportunities to more than 12,000 annual full- and part-time students. TVCC also works in partnership with four-year institutions, such as Eastern Oregon University and Oregon State University, which offer both bachelor and master degree programs. Special technical and health service programs have also been established at the college. Other colleges and universities within a 60-mile radius include College of Western Idaho, Northwest Nazarene University, and Boise State University.



NEIGHBORHOODS

Ontario has a number of well-established to newly-constructed residential neighborhoods throughout the city, with prices ranging from below \$100,000 to over \$700,000. A newer-quality three-bedroom, two-bath home can be found for under \$200,000. There is also an inventory of approved lots for custom development. Houses for rent are also available with prices ranging from approximately \$350/month for a one-bedroom, one-bath home, to over \$1,200/month for a four-bedroom, three-bath home with garage.

LEISURE AND CULTURE

The City of Ontario and surrounding area have an abundance of recreational and cultural facilities. These include a 24-lane bowling center; tennis courts; fitness centers; and over 61 acres of parks, including 5 municipal and one state park. Numerous hiking, bicycling, hunting, skiing, and fishing opportunities exist in the surrounding areas including Hells Canyon, and Owyhee, Bully Creek, Brownlee and Oxbow Reservoirs and Dams. The nearby Snake, Malheur, Owyhee, and Payette Rivers also offer numerous water, hunting, and fishing opportunities.



The Ontario Aquatic Center is currently closed; however, a community-based committee is reviewing options for improvements and funding, and suggestions for an upgraded facility will be recommended to the City Council. Anticipated ground-breaking is set for spring, 2016.

Ontario is also home to the Four River Cultural Center and Museum, which celebrates the diverse ethnic history of the area, including the Japanese Americans, Hispanics, Basques, Northern Paiute, and Europeans who settled the in and around the region. Named after the four converging rivers the Snake, Malheur, Owyhee, and Payette the facility includes a Japanese Garden in memory of the Japanese American interned in the area during WWII, and those who fought in the war for America. It also includes a 645-seat performing arts theater and an 18,000-square foot conference center. A capital campaign is underway for constructing improvements and upgrades to the facilities with a 2017 anticipated completion date.

TRANSPORTATION

Ontario is located at the center of four major highways: Interstate 84, U.S. Highway 95, U.S. Highway 20-26, and U.S. Highway 201. The highways provide access to Nevada and California to the south; Idaho to the east; Washington to the north; and Oregon's coast to the west. Boise Airport is a one hour drive to the southeast. The Ontario Municipal Airport is a general aviation airport with a 5,000-foot runway. Greyhound provides bus service, and there is an independent bus service, Snake River Transit, which provides transportation in Ontario and the surrounding communities

HEALTHCARE

Ontario is served by Saint Alphonsus Medical Center, a 49-bed acute care hospital that is part of the Trinity Care system. The hospital has undergone recent improvements increasing the medical services available to the region, and provides numerous community-outreach programs promoting the community's well-being. Numerous doctor's offices and clinics provide a full range of medical services. Also, Ontario is fortunate to be home to a regional Life Flight operation that provides emergency transportation to trauma centers in Boise.

ECONOMIC DEVELOPMENT

Because Oregon has no sales tax, and Ontario is a border town, retailers serve not only local Oregon residents, but also a large section of western Idaho. There are over 1,000 retail and service businesses located here, including Home Depot and a SuperWalmart, along with other national retail outlets.

The medium/minimum security Snake River Correctional Institution is located outside Ontario's city limits, but is inside Malheur County, and employs 900 personnel. Other major employers include St. Alphonsus Medical Center, Heinz Foods, and the Ontario School District. Many other industries in the community and adjoining areas are related to the agricultural activities in the region with beef cattle, onions, and potatoes the top industries. The six largest employers in Ontario have more than 2,500 employees.

Ontario has planned for future economic growth, with almost one-half of the land in its Urban Growth and Urban Reserve Area zoned for commercial and industrial development. Further, the City is a member of the Snake River Economic Development Alliance, a non-profit organization charged with diversifying the regional economy.

THE CITY GOVERNMENT

Governance and Organizational Structure

Ontario, Oregon, is a Home Rule city operating under a City Charter last adopted in 1985 (www.ontariooregon.org). Its Mission Statement is "To Provide a Safe, Healthful and Sound Economic Environment, Progressively Enhancing Our Quality of Life."

The City's 2015-16 budget is \$27.7 million, of which \$8.7 million is in the General Fund. A total fund reserve of over \$1 million is budgeted. The City has 44 full-time employees, 32 part-time employees, and two departments each have a contracted employee.

City Council

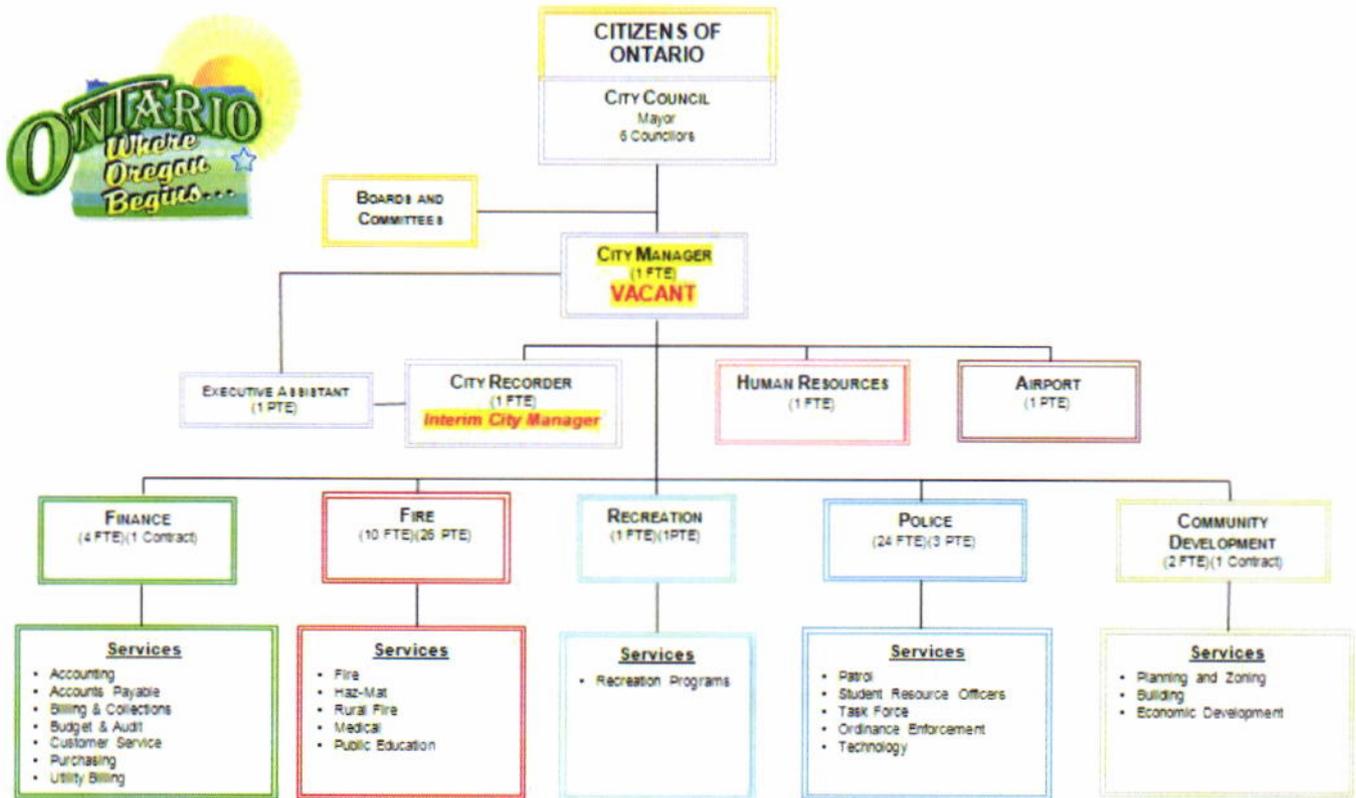
The City of Ontario is served by a six-member City Council and a separately elected Mayor, all of whom serve four-year terms. The City Council selects one of its members to serve as Council President to preside over meetings in the absence of the Mayor. Three Council Member terms end in 2016, and the other three Council Members and the Mayor have terms ending in 2018.

The Council also serves on as Liaison, or makes appointments to 11 Boards and Committees, and one Planning Commission, which provide advice to the City on many aspects of the City's services and community activities.

Administration

This Department consists of the City Council, City Manager, City Recorder, and P/T Executive Assistant. The City Manager is appointed by the City Council to serve as the Chief Administrative Officer of the City government and responsible for seeing that the City Council’s goals and policies are effectively implemented. The Manager directs the operations of all City departments, coordinates departmental work plans, recommends an annual budget, and serves as the City’s hiring authority. There have been three City Managers in Ontario since 2002. The City Recorder has been the Interim City Manager since April, 2014.

The City Recorder is a Department Head, and is also considered the Clerk to the Council. The position, at a minimum, is the Elections Official; is responsible for the maintenance and control of the City’s ordinance and resolution docket; records maintenance and archiving; working with the cemetery Sexton for all documents for the City’s two cemeteries; represents the City at Board meetings for the Chamber of Commerce and Visitors & Conventions Bureau Board; is co-administrator for City’s website; responsible for all records requests; develops the annual Administration budget; and supervises the Executive Assistant to the City Manager and City Recorder.



Public Safety

Police Department

The Ontario Police Department has 24 full-time and three part-time employees. The Police Chief recently retired after having been in that position for five years, and with the department for 31 years. The Department provides patrol, code enforcement, and school resource officer services. In 2014 a “Police Operations Analysis Report” was prepared for the City by the ICMA Center for Public Safety (www.ontariooregon.org/uploads/Police_911). Some of the recommendations have been or are in the process of implementation. The 9-1-1 Dispatch Center is housed and run through the Sheriff’s Office, located 18 miles away in Vale, Oregon.

Crime rates in the City have been historically low for its population. Current statistics are normal for a city of Ontario’s size and composition.

Fire & Rescue Department

The Ontario Fire & Rescue Department is staffed by the Fire Chief, an Administrative Assistant, eight full-time firefighters, and is supplemented by 26 part-time, paid firefighters. The Fire Chief has served in that capacity for eight years, and is scheduled to retire in June, 2016. The Department provides fire, emergency medical, and hazardous materials services within Ontario, as well as the Rural Fire District and State Hazmat Region 14 Team. Both the Rural and Hazmat portions of the Department are provided by contract. The Department currently has 24 city and rural department mutual aid agreements, covering areas in both Oregon and Idaho. A private ambulance service provides medical transportation.

The 7-bay manned main Fire Station is located at City Hall, with a secondary unmanned satellite 10-bay Fire Station located at the Ontario Municipal Airport. Between City-owned and Haz-Mat, state-owned, there are nearly 20 emergency vehicles within the two stations. In 2014, an "Operations Analysis Report – Fire and Emergency Medical Services" was prepared for the City by the ICMA Center for Public Safety (www.ontariooregon.org/uploads/Fire). Some recommendations have been implemented, while others have budgetary implications and are under review.

Public Works

In July 2014, the City Council began a 5-year contract with CH2M Hill to provide full public works services to the City. A CH2M employee serves as the City's Public Works Director, and many former City Public Works employees were hired by CH2M. Services include water and wastewater treatment, distribution, and collection; streets, parks, and cemeteries maintenance; fleet maintenance; development review; infrastructure inspection; and city engineering, including CIP development, design, and design review.

Finance

In February 2014, the City Council contracted with Oster Professional Group to provide financial management services for the City, as well as accounting and payroll. Four full-time employees in the Finance Department provide accounts receivable, accounts payable, front desk reception, and utility billing services. With the elimination of the Finance Director position, the Finance staff is currently supervised by the Interim City Manager.

Recreation

The Recreation Department Manager is a Department Head, and the Department has one full-time employee, and one PT Administrative Assistant. The Manager has been in the position for only 18 months, but has been an employee in the Recreation Department for over 20 years. Over 30 recreation programs are provided during the year using seasonal employees with an average of 2,000 paying customers. Additional recreational facilities are available for city programs through use agreements with the school district and community college.



Community Development

Ontario has a full-time Planning & Economic Development Director, a Department Head who oversees one FT Planning Technician, and a PT contracted Building Official. The Department is responsible for all planning, zoning, building, and economic development interests of the City.

Ontario has substantial opportunities to grow, as there are currently 2,925 acres within its corporate boundaries. An additional 1,990 acres are within the City's Urban Growth Area, and 1,466 acres are in the Urban Reserve Area, allowing for future development. The future growth areas have zones designated for industrial and commercial development, as well as significant residential growth.

Recognitions

In 2015, Ontario was the recipient of three recognitions. The City received the "Award for Excellence" from the League of Oregon Cities for its partnership program with CH2M Hill in providing public works services for the City.

Ontario City Recorder Tori Barnett was selected as the “Recorder of the Year” by the Oregon Association of Municipal Recorders for her extensive involvement in numerous aspects of the City’s operations. Further, Ontario received the International Economic Development Council’s 2015 Bronze Award for Cross-border Regional Collaboration in recognition of its multi-jurisdictional approach to economic development.

THE POSITION

The next City Manager will have an opportunity to guide Ontario to a successful growth in community pride and economic development. Working with the Council, and community organizations and businesses committed to the City’s future, the City Manager has the potential for facilitating development of a strategic plan to set the path for Ontario for many years to come.

ISSUES AND OPPORTUNITIES

Ontario’s next City Manager will face a number of opportunities to guide the City and community into the future, such as:

- The Police Chief recently retired and the Fire Chief will retire in June, 2016. The new City Manager will be responsible for recruiting and hiring qualified individuals for the Fire Chief; the process has begun for the replacement of the Police Chief.
- Economic development activities need to be increased with the goal of attracting businesses and industries that will provide middle-class wages. It is anticipated the City Manager will work closely with the Planning & Economic Development Director in this endeavor.
- The community needs to re-image Ontario to better promote the City and attract new businesses, residents, and tourists.
- The City’s financial base needs to be improved to provide the basic services desired by its residents.
- New long- and short-term goals for the City need to be developed with Council and community involvement.
- Improved code enforcement activities are needed throughout the City.

JOB REQUIREMENTS

Education/Experience

Minimum job requirements are: 1) Bachelor’s Degree, preferably in Public or Business Administration; 2) four years of management/supervisory experience, preferably in local government; or 3) any equivalent combination of education and experience.

Desired Professional and Personable Attributes

The ideal candidate for the Ontario City Manager position should have the following demonstrated attributes:

- Strong, visionary, collaborative leader within both City organization and community;
- Proactive with a “can-do” attitude;
- Servant-leader with impeccable integrity;
- Ability to develop long-term goals and vision for City in conjunction with internal and external partners and effectively communicate them to residents;
- Innovative who looks for new ways to provide City services more efficiently and effectively;
- Personable and approachable to employees and public;
- Provides assistance to Council in policy development, while maintaining appropriate separation of policy and administrative roles;
- Knowledgeable of local government finance and budgeting and good steward of public resources;
- Promotes accountability and transparency for government activities;
- Skilled in negotiating union contracts;
- Active in community events and organizations recognizing public relations role of City Manager;

- Experience with local economic development programs and interaction with regional development organizations; and
- Experience with service contract management a plus.

COMPENSATION

The salary for the City Manager position is negotiable depending on qualifications and experience. The current salary range for the position is \$105-120K. The City Manager is eligible for the following benefits, which are negotiable:

- Oregon Public Employees Retirement System [PERS] after 6 months of employment with the employee paying 6% and the City paying the remainder;
- \$150 per month paid into a deferred compensation plan;
- A HDHP-2 medical plan with a Health Savings account (employee pays 20% of premium);
- Vision program (employee pays 20% of premium);
- Dental plan (100% paid by City);
- Life insurance of \$100,000 paid by City;
- 14.67 hours vacation leave per month for first five years;
- 16 hours sick leave per month for the first year; 8 hours a month for subsequent years; and
- 10 paid holidays per year.

The City Manager is required to live within the city limits.

To Apply:

In order to be considered for this position, please send your resume and cover letter in Word format to John E. Nowak, johnn51@msn.com. The first review of resumes for this position which will remain open until filled will occur on **January 17, 2016**. For additional information about this job, please contact:

Paul Wenbert, ICMA-CM
 Western Regional Manager
 Slavin Management Consultants
 Mesa, Arizona
 480-664-2676
pwconsulting@cox.net

John E. Nowak
 California Recruitment Manager
 Slavin Management Consultants
 Manteca, California
 209.825.1420
johnn51@msn.com



Top applicants will be asked to complete a supplemental questionnaire. Confidentiality will be maintained until selection of finalists for interviewing is made by the City Council.

AN EQUAL OPPORTUNITY RECRUITER/EMPLOYER



Advertisement

CITY OF ONTARIO, OREGON

City Manager

Ontario, Oregon is a diverse community of 11,415 located at the eastern edge of Oregon along the Idaho border. Primarily an agricultural area Ontario serves as the retail and service center for over 80,000 people in eastern Oregon and western Idaho. Ontario retains a small town atmosphere while enjoying a wide variety of recreational, educational, and cultural facilities within a short distance.

The City of Ontario operates under the council-manager form of government and is a Home Rule city operating under a City Charter. The Council is comprised of a Mayor and six Council Members elected at-large on a non-partisan basis to four-year overlapping terms.

The City Council employs a City Manager to oversee the operations of the City. Ontario has had three city managers since 2002. The City has an annual budget of \$27.7 million and 44 FT and 32 PT employees. The City contracts for its Public Works services.

A minimum of a Bachelor Degree and four years of management/supervisory experience preferably in local government is required. A Master's Degree and experience in a smaller and/or rural city is preferred. A background in economic development, finance, and community consensus building is desired. A recruitment profile brochure is available at: www.slavinmanagementconsultants.com and www.ontariooregon.org.

The position is open until filled and offers a competitive compensation package. Please send your resume and cover letter in Word to johnn51@msn.com. The first review of resumes will occur on **January 17, 2016**. For additional information about this job, please contact:

John E. Nowak
California Recruitment Manager
Slavin Management Consultants
209.825.1420
johnn51@msn.com

Paul Wenbert
Western Regional Manager
Slavin Management Consultants
480.664.2676
pwconsulting@cox.net

11/29/2015

ONTARIO CM ADVERTISING PROGRAM

DRAFT

1. International City/County Management Association (ICMA)
2. ICMA JOB targeted to diversity candidates
3. Govtjobs.com
4. Jobs Available
5. League of Oregon Cities

Tori Barnett - Rates

From: <scottywilson1958@gmail.com>
To: "Tori.Barnett@ontariooregon.org" <Tori.Barnett@ontariooregon.org>
Date: 11/13/2015 11:07 AM
Subject: Rates
Attachments: 2016 city rate increase and letter to city.docx

Tori,

I have attached a letter and rate sheet for 2016. As you may know, I am not a fan of raising the rates but the franchise has a provision for this and it is time. Let me know if you need anything further.

On a separate note, we had 210 participants in the hazardous waste collection day. That is a great turnout and DEQ was very happy with our event.

Thanks
Scott Wilson
Ontario Sanitary Service

Sent from Windows Mail



November 13th. 2015

Tori Barnett, City Manager
Ontario City Council
444 SW 4th St.
Ontario, Oregon 97914

Dear Tori,

For the past seven years, Ontario Sanitary Service has been providing waste and recycling services to the residents and businesses of Ontario at rates set in 2008. The franchise allows for an annual rate adjustment based on CPI and Malheur County PCPI. While CPI data is current through 2015, Malheur County PCPI data is only available through 2013.

Using the available data, the formula in the franchise would give the following adjustments by year.

2009 - - .2%
2010 - 1.3%
2011 - 4.5%
2012 - 4.55%
2013 - 2.75%

The cumulative total of these increases would be 12.9%. This increase is beyond the needs of Ontario Sanitary Service and would make the rates in Ontario higher than necessary. Besides normal inflation, the only issue facing Ontario Sanitary Service is the decline of recycling revenue over the past seven years because of poor recycling markets.

At this time, Ontario Sanitary Service will be adjusting its rates on January 1st, 2016 by the 2.75%. This is based on the most current data that is used in the formula in the franchise. For a resident having weekly cart service, this increase is fifty five cents per month. Included with this letter is the revised rates for all of the services provided by Ontario Sanitary Service.

If you have any questions or need any further information, please do not hesitate to get in touch.

Sincerely,
Scott Wilson
Scott Wilson
President
Ontario Sanitary Service
541-889-5719
swilson@srvinet.com



Ontario
Sanitary Service, Inc.

City of Ontario
Rate Schedule
Effective 1/1/2016

Residential Collection and Recycling Rates

90 Gallon Cart Weekly Service	\$21.70 per month
90 Gallon Cart EOW Service	\$17.25 per month
90 Gallon Cart Yard Waste	\$ 5.00 per month (March – November)
Overfull Cart	\$ 2.70 per occurrence
Extra Dump, Off Week Dump, per Cart	\$ 5.35 per occurrence
Return Trip Charge	\$ 5.35 per occurrence

Commercial Collection & Recycling Rates

Size	1 X Week	2 X Week	3 X Week	4 X Week	5 X Week	6 X Weel	Per Dump
1 Yard	\$ 60.80	\$ 97.01	\$ 133.12	\$ 168.73	\$ 205.28	\$ 241.88	\$ 8.28
1.5 Yard	\$ 79.10	\$ 133.68	\$ 188.12	\$ 242.72	\$ 297.25	\$ 352.03	\$ 12.42
2 Yard	\$ 97.00	\$ 169.40	\$ 241.92	\$ 314.29	\$ 386.78	\$ 459.17	\$ 16.57
3 Yard	\$ 137.44	\$ 246.14	\$ 354.73	\$ 464.66	\$ 572.05	\$ 680.77	\$ 24.85
4 Yard	\$ 179.74	\$ 322.67	\$ 466.53	\$ 612.37	\$ 757.26	\$ 902.23	\$ 33.14
6 Yard	\$ 262.64	\$ 479.88	\$ 808.74	\$ 914.55	\$ 1,142.99	\$ 1,349.19	\$ 49.71
8 Yard	\$ 334.98	\$ 624.85	\$ 914.55	\$ 1,204.39	\$ 1,494.08	\$ 1,768.11	\$ 66.27

Special Containers 1 – 8 Yards

Delivery & two weeks rental	\$25.00
Each additional two weeks	\$25.00
Per Dump Charge based on Commercial Rate Table	

Drop Box Service 10 -40 Cubic Yards

Delivery	No Charge
Drop Box per Haul	\$135.30
Compactor per Haul	\$162.35
Disposal Charge	\$ 25.00 per ton
Drop Box Rental Charge	\$ 5.35 (after 3 rd day)

Stop Service Reconnect Fee \$ 25.00 per occurrence

Residential and Commercial Rates include all State mandated Recycling Services.

MALHEUR COUNTY COURT MINUTES

NOVEMBER 25, 2015

County Court met with Judge Dan Joyce presiding with Commissioner Don Hodge and Commissioner Larry Wilson present. Staff present was Surveyor/Engineer Tom Edwards.

Also present was Larry Meyer of the Argus Observer, John Braese of the Malheur Enterprise, and public member Skip Cockerum.

CHECK REGISTER

Accounting Specialist Judy Bond met with the Court. The Court signed the Accounts Payable (AP) Register for October 2015.

COURT MINUTES

Commissioner Wilson moved to approve Court Minutes of November 4, 2015 as written. Judge Joyce seconded and the motion passed. (Commissioner Hodge was not present on November 4)

DEED - KINCADE

Commissioner Hodge moved to approve Statutory Bargain and Sale Deed to the Michael Kincade Revocable Trust of 2014 for Ref. #11892. Commissioner Wilson seconded and the motion passed unanimously. See instrument # [2015-4210](#)

SUB-AGREEMENT - MCOA

Commissioner Hodge moved to approve Sub-Agreement with Malheur Council on Aging and Community Services (MCOA&CS) for General Public Transit Services Pursuant to State Agreement Number 31028, Capital-5311. Commissioner Wilson seconded and the motion passed unanimously. See instrument #[2015-4211](#)

LEASE AMENDMENT - ERLEBACH

Commissioner Hodge moved to approve Fourth Amendment to Lease Agreement with Bruce and Teresa Erlebach for the period of January - December 2016. Commissioner Wilson seconded and the motion passed unanimously. See instrument #[2015-4213](#)

County Counsel Stephanie Williams joined the meeting.

ORDER - COCKERUM

Judge Joyce moved to approve Findings of Fact, Conclusions and Order GO-13-15 - In the Matter of: Appeal of Planning Commission's Decision Approving a Conditional Use Permit for a Commercial Activity in Conjunction with Farm Use - the Propagation, Cultivation, Maintenance and Harvest of Insect Species *Musca Domestica*, Common Housefly under ORS 215.283(2)(p). Commissioner Wilson seconded and the motion passed. (Commissioner Hodge was not present for the hearing on November 4, 2015) See instrument #[2015-4214](#)

EMPLOYMENT AGREEMENT - DUGAN

Commissioner Wilson moved to approve Malheur County Deputy District Attorney - employment of PERS retiree Employment Agreement with Michael T. Dugan. Commissioner Hodge seconded and the motion passed unanimously. The term of the agreement is January 2016 through June 30, 2016. See instrument #2016-4212

ADVISORY BALLOT MEASURE

It was noted that Judge Joyce and Commissioner Hodge have not reviewed the canyonlands advisory ballot measure language; Ms. Williams has a deadline of December 9 for passage of a resolution to include the advisory ballot measure on the March election.

LETTER TO SENATORS

The Court signed a letter to Senator Merkley and Senator Wyden requesting their support of an amendment to H.R. 2822-the Department of Interior, Environment and Related Agencies Appropriations Act, 2016. There is language in the bill prohibiting funding for a national monument designation in Malheur County. See instrument #2015-4219

RENTAL OF BROGAN PROPERTY

The Court discussed the future rental of the home on the Brogan property (gravel pit site) recently purchased by the Road Department. The Court requested Ms. Williams draft a lease for the property with rent to be set between \$550 and \$600.

Mr. Cockerum left the meeting.

EXECUTIVE SESSIONS

Executive Session was called in accordance with ORS 192.660(2)(d) - Labor Negotiator Consultations with Judge Joyce presiding and Commissioner Hodge and Commissioner Wilson present. Also present were: County Counsel Stephanie Williams, Surveyor/Engineer Tom Edwards, Larry Meyer of the Argus Observer and John Braese of the Malheur Enterprise. No decisions were made during or following the session.

Executive Session was also called in accordance with ORS 192.660(2)(e) - Real Property Transactions with Judge Joyce presiding and Commissioner Hodge and Commissioner Wilson present. Also present were: County Counsel Stephanie Williams, Surveyor/Engineer Tom Edwards, Larry Meyer of the Argus Observer and John Braese of the Malheur Enterprise. No decisions were made during or following the session.

Mr. Braese and Mr. Edwards left the meeting but returned later in the day.

ONTARIO SANITARY SERVICE - PROPOSED RATE INCREASE

Scott Wilson from Ontario Sanitary Service met with the Court and discussed a proposed rate increase of approximately 5.5%; the last rate increase for Ontario Sanitary Service was in 2008. Ontario Sanitary Service has reduced the number of employees, reduced employee benefits and given limited wage increases over the last seven years; recycling services have continued despite severe reductions in revenue from collected materials; tipping fees charge by DEQ will be increasing in 2016; and new equipment has been purchased in the last few years to replace equipment that has been in service for over 15 years. A hearing to consider the proposed rate increase was scheduled for December 16, 2015.

CITIZENS IN OPPOSITION TO THE OWYHEE CANYONLANDS MONUMENT PROPOSAL

Members of the taskforce in opposition to the Owyhee Canyonlands monument proposal met with the Court. Present were: Mike Hanley IV, Jeana Hall, Ken Davis, Tim Newton, Tom Phillips, John Blake, Sheriff Wolfe, and Andy Bentz. Mr. Bentz noted that Burns Paiute Tribal Council Chair Charlotte Rodrique had planned to attend the session but was unable to due to weather conditions. Mr. Bentz read a prepared statement as follows:

Thank you for giving us time today to address you on the status of your Task Force in Opposition to the Wilderness/Monument Proposal of the Owyhee Canyonlands Coalition. We want to give you an update on what your task force's has been doing along with presenting some options that we think are open to you as the County Court and to give some ideas to where we think this will go in the future. We are more than happy to answer any questions that you may have for us as members of your task force.

Let's review how we got here: A coalition of outdoor recreation businesses and environmental groups are proposing to change the use of 2.5 million acres of BLM lands located in central and southern Malheur County. It is somewhat of a disjointed coalition due to the fact that in this case one of the members, ONDA continues to put forth a proposal of wilderness areas and national conservation areas that make up the 2.5 million acres and you can see from the map that they have connected all of the wilderness study areas that exist in that area today on BLM land into one area making up the 2.5 million acres.

Other coalition members such as Keen Footwear based in Portland, Oregon funded a campaign across the nation promoting and gathering signatures from any and all people that would listen on a petition to present to the President of the United States to declare these 2.5 million acres along with others throughout the west as a National Monument under the Antiquities Act.

Since publicly they are not promoting the same action it makes their proposal very difficult to talk about with anyone because no one is sure what the request is, what the plan is, or what they want. History does tell us that they have no interest in multiple use for that land. History also teaches us that the coalition will take any new status as long as it is not multi-use and basically locks up the 2.5 million acres of our corner of the state. We should never lost sight of their larger focus which in time helps them connect the Owyhee Wilderness Lands in Idaho and the Steen's Mountain Wilderness Lands in Oregon, both already operating under special designations to each other for one large land mass of non-use in the Northern Great Basin.

The Task Force members have met many times and studied, discussed, argued and put a great deal of thought into this and we agree on the following facts:

- 1. This proposal for a Monument/Wilderness Area is a gross over-reach and miss-use of existing laws and policies. Which we cannot influence very effectively.*
- 2. If made a Monument or Wilderness Area the health of the land will suffer greatly due to the progress just started on addressing the invasive species will be stopped or made cost prohibitive. Exotic Annual Grasses cover most of the lands in question and some also have issues with the Western Juniper encroachment.*
- 3. A Monument or Wilderness area this size will gratly impact the economic future of our Industries, Tribes, Businesses, Disabled Veterans, Senior Citizens, Communities, Schools and our Children's future.*

That the survivability and the sustainability of rural Oregon and its people and communities are in the same boat as the vast majority of the rural West and that is we are righting for our lives and the future of our children. The citizens of rural Oregon and the Tribes of Oregon share a great deal. We all know what happens when people are moved off the land and away from their traditional and cultural uses and access to the land. That model has been proven to be a disaster by what was done to the tribes. It certainly has not worked for them so why do we believe that will work any better the second time around.

Those of us that live in the environment and open spaces of South East Oregon, share the belief that it is not land just to visit while on vacation. For all of us it represents our culture, our customs, its spiritual, it's our economics, it's our livelihood, it's our home while others see this land as only a place to occasionally recreate. By rafting a river if and when there is enough water in the spring or going for a hike and maybe a camping trip. Unfortunately the recreation that can occur and does occur today on this land for people that

do not live here is mostly for wealthy people and does not have an economic benefit that the other side keeps promising. The uses of this land if made a Monument or Wilderness will not be available for the poor, the at-risk the underserved the under privileged inner-city, the disabled, none of those, only the well-heeled that don't care about rural communities, our children or the poverty that their regulations and environmental policies have created. Nor do they care about the human cleansing of the west that they and their ideas are facilitating.

Your Task Force recognizes there are three options:

1. *Instruct us to do nothing and let what happens just happen.*
2. *Instruct the task force to continue to gather signatures in opposition, both hard copy and electronically. Continue getting letters of support of Malheur County's opposition from other County, City and Businesses to hold in the opposition package. Continue to attempt to get face to face meetings with the Secretary of Interior, both of Oregon's Senators and the White House before a decision would be made. None have been receptive to date.*
3. *Instruct us to set up a meeting with members of the coalition that is proposing this land-use change on the 2.5 million acres to see what the real request and/or want is.*

Please do not mistake number three for a negotiation on what if anything our communities should give up or change. It would be simply a meeting to listen and learn what is truly being put forth.

What all of us have known for many years is that the other side of this debate is not going to go away nor are they going to change what they want, but only continue to evolve on how they try to accomplish their goal of locking up land from any economic use. For those reasons I think it is prudent that a County such as Malheur that has been targeted in the past is today and will continue to be in the future must have some kind of a long-term plan. As you know this will take a great deal of careful thought, negotiations, work and inclusion.

This is your report and those are the three options that we need directions on from you as the County Court.

Thank you for your time and interest. I would be remiss if I did not point out and thank the work done by the members of the Task Force and the leadership of Commissioner Wilson for making the Task Force happen. I think the letters of support for the Counties position speak for themselves on the work being done and we also want to thank Rep. Cliff Bentz and you the County Court members for hosting the town hall meeting in Adrian last month. What a great turn out and it is safe to say that the citizens around here don't want a Wilderness or Monument of the kind being proposed.

We look forward to your directions.

The Court members and committee members discussed the matter. Mr. Blake noted he has talked to staff and schedulers in the Senator's Offices and is requesting in-person meetings with the two Senators. Bob Skinner is working to secure a meeting with the Governor's Office. General consensus was for the Court to proceed with the Advisory Ballot Measure; it was questioned who would be responsible for campaign efforts, the committee or the court. After discussions, Commissioner Wilson moved to proceed with the Advisory Ballot Measure in the March 2016 election; and to recommend to the task force that they continue moving forward with Option 2 as presented..... 2- *Instruct the task force to continue to gather signatures in opposition, both hard copy and electronically. Continue getting letters of support of Malheur County's opposition from other County, City and Businesses to hold in the opposition package. Continue to attempt to get face to face meetings with the Secretary of Interior, both of Oregon's Senators and the White House before a decision would be made.* Commissioner Hodge seconded and the motion passed unanimously.

COURT ADJOURNMENT

Court was adjourned.

MALHEUR COUNTY COURT MINUTES

DECEMBER 9, 2015

County Court met with Judge Dan Joyce presiding with Commissioner Don Hodge and Commissioner Larry Wilson present. Staff present was Surveyor/Engineer Tom Edwards and Maintenance Supervisor Don Dalton.

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

FAIR

Fair Board members Prudi Sherman and Helen Thomas met with the Court. Also present was Fair Manager Janeen Kressly and incoming Fair Manager Lynelle Christiani. Ms. Sherman introduced newly hired Fair Manager Lynelle Christiani to the Court and Ms. Christiani gave the Court a brief background of herself. The Court members welcomed Ms. Christiani.

Commissioner Wilson moved to approve Employment Agreement with Lynelle Christiani for Malheur County Fair Manager. Commissioner Hodge seconded and the motion passed unanimously. See instrument # [2015-4329](#)

Ms. Kressly was thanked for her years of service and it was noted that a retirement celebration will be held for her on December 17.

Ms. DuBois joined the meeting.

COURT MINUTES

Commissioner Wilson moved to approve Court Minutes of November 25, 2015 as written. Commissioner Hodge seconded and the motion passed unanimously.

RESOLUTION - MINIMUM WAGE

Commissioner Hodge moved to approve Resolution R15-42: A Resolution Opposing a Sweeping Increase in the State Minimum (Starting) Wage. Commissioner Wilson seconded and the motion passed unanimously. The Court implores Governor Brown, State Labor Commissioner Avakian and the Oregon State Legislature to oppose the petitions or any other increase to the state minimum wage and instead continue to work with us on long term solutions that help create jobs, support business, promote decent wages, reduce unemployment and encourage businesses/manufacturing to locate in Malheur County. See instrument # [2015-4326](#)

COUNTY POLICY - DOMESTIC VIOLENCE LEAVE

Commissioner Wilson moved to approve updates to County Policy 322 - Domestic Violence Leave. Commissioner Hodge seconded and the motion passed unanimously. See instrument # [2015-4328](#)

RESOLUTION - ADVISORY BALLOT MEASURE

Commissioner Wilson moved to approve Resolution R15-41: In the Matter of Placing Advisory Referendum Question on the March 8, 2016 Ballot - 2.5 Million Acre Owyhee Canyonlands Conservation Proposal/National Monument. Commissioner Hodge seconded and the motion passed unanimously. See instrument # [2015-4325](#)

Ballot Title/Caption: Advisory Vote on 2.5 Million Acre Owyhee Canyonlands Monument Proposal

Question: In your opinion, should 2.5 million acres of the Owyhee Canyonlands in Malheur County be designated as a National Monument? Yes/No

Summary: This is a non-binding advisory vote submitted by the Malheur County Court to the citizens of Malheur County. It asks voters to express an opinion on the 2.5 million acre Owyhee Canyonlands Conservation Proposal made by the Owyhee Coalition, which includes a request to designate the Owyhee Canyonlands as a National Monument. The Antiquities Act of 1906 authorizes the United States President to create a national monument on federal lands, without input from the public or local affected governments.

Yes/favor vote expresses your desire for the Owyhee Canyonlands to have a monument, conservation, wilderness or wild and scenic designation and to be managed by the Bureau of Land Management or other federal agency.

No/oppose vote expresses your desire for the Owyhee Canyonlands to have no federal designation.

FAIR BOARD MEMBERSHIP

The Court received correspondence from Shad Hansen, Leanna Elguezabal and Warren Osborne expressing their interest in serving on the Fair Board. The Court took the matter under advisement.

County Counsel Stephanie Williams joined the meeting.

SIDEWALK GRANT

Ms. Williams told the Court that the City of Ontario is applying for a grant for construction of a sidewalk on SE 5th Avenue - from Eastside Kiwanis Park to the Malheur Federal Credit Union. Some of the property is within the boundaries of Malheur County's jurisdiction. If the City receives the grant assistance may be requested from the County at a later date. Mr. Edwards suggested that the County may request the City to annex the right-of-way into the City boundaries.

COURT OF APPEALS DECISION - HANDY VS LANE COUNTY

Ms. Williams also briefed the Court on a recent decision from the Oregon Court of Appeals having to do with public meeting law and violations conducted over email. Decisions cannot be made over email even if it is through a third party. Ms. Williams noted that the Court members do not correspond with Staff over email very often and when they do it is for informational purposes only. Ms. Williams advised that emails may state that it is for "informational purposes only - you do not need to respond", or, "read only - no action required". Email is not to be used for decision making purposes.

COURTHOUSE SECURITY - PANIC BUTTONS

Trial Court Administrator Kim Migliaccio and Court Security Deputy Cindy Padgett met with the Court and explained a proposal to update the panic button system within the Courthouse. The current system is antiquated and parts are obsolete. The proposal is to update the system with a wireless system; there would be a control station in Deputy Padgett's office as well as the Control Room of the jail. Court Security state funds will pay for the system in the Circuit Court facilities; the County will need to fund the project for the County offices within the Courthouse. The project cost is estimated at \$12,000; approximately \$8,000 is needed from the County. The Court requested Deputy Padgett meet with Ms. DuBois concerning the matter and placing the request in the next fiscal year's budget.

Mr. Dalton left the meeting.

SUPPLEMENTAL BUDGET

Commissioner Hodge moved to approve Resolution R15-43: In the Matter of Fiscal Year 2015/2016 Supplemental Budget by Resolution Under Local Budget Law ORS 294.471. Commissioner Wilson seconded and the motion passed unanimously. The purpose of the supplemental budget is to allocate the spending of additional funds which were received but not anticipated when the adopted budget was prepared. These are OWEB grant funds for training communications equipment, personal protection equipment, fire suppression equipment and contracted services in the amount of \$75,000. See instrument #2015-4327

AMENDMENT - IGA #148021

Commissioner Hodge moved to approve Second Amendment to Oregon Health Authority 2015-2017 Intergovernmental Agreement for the Financing of Public Health Services. Commissioner Wilson seconded and the motion passed unanimously. The amendment replaces Program Element #12 "Public Health Emergency Preparedness (PHEP)". A copy will be returned electronically for recording.

JUVENILE DEPARTMENT

Ms. DuBois visited with the Court about the vacant Juvenile Department Assistant Director position. Ms. DuBois explained that Ms. Gregory is exploring whether it would be most beneficial to replace the vacant Assistant position or bring back the Diversion Specialist position. Judge Joyce indicated he wanted to follow-up with Ed Pierson from Oregon Youth Authority.

CHECK REGISTER

Accounting Specialist Judy Bond met with the Court. The Court signed the Accounts Payable (AP) Register for November 2015.

CROSSING PERMITS

Commissioner Hodge moved to approve Crossing Permit #32-15 to Kale Buller for water lines for drip station irrigation on Oleander Road #912; Permit #31-15 to Idaho Power for installation of poles on Fin Road #967; Permit #30-15 to Cascade Natural Gas for installation of gas service on Lincoln Drive #903; and Permit #33-15 to LS Networks for aerial on existing poles on Sunset Drive #891 to SW 18th Street #887. Commissioner Wilson seconded and the motion passed unanimously. Original permits will be kept on file at the Road Department.

BROGAN PROPERTY

Ms. Williams told the Court that Mr. Moulton would be doing some minor repairs on the Brogan area property recently purchased from the Wrights so the home will not be ready for rental until the middle of January or first of February.

5TH STREET PROPERTY - ONTARIO

Ms. DuBois requested authorization to contract with tree trimming company to have some limbs removed from the tree on the County foreclosed property on 5th Street in Ontario. The limbs are dangerous to the home as well as the neighboring property owners home. An estimate to remove the limbs was given of \$320. The Court authorized the request. The property will be placed on the 2016 County Land Sale.

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, Surveyor/Engineer Tom Edwards, Larry Meyer of the Argus Observer and John Braese of the Malheur Enterprise. No decisions were made during or following the session.

COURT ADJOURNMENT

Court was adjourned.



BOARD OF DIRECTORS
December 2, 2015 ~ 7 am
The Portia Club, Payette, Idaho

Members and guests present: Patrick Nauman, Ken Bishop, Harry Flock, Josette Flock, Ed Susman, Nancy Dale, Jeff Williams, Brad Holland, John Breidenbach, Robert Komoto, Andy Oyervides, Torie Ramirez, Ryan Kerby, Dana Young, Judy A. Cordeniz, Kathy Patrick, Ray Wickersham, Charlotte Fugate, Abby Lee, Randy Shroll, Barbara Wilson, Tom Hemenway, Sandy Hemenway, Derrell Childers, Jim Smith, Laura Gross, Liz Amason, Mike Hanigan, and Stan Clements.

Staff: Kit Kamo

Call Meeting to Order: Chairman Patrick Nauman called the meeting to order at 7:06 a.m.

Introductions of Attendees: Patrick thanked everyone for coming today and gave a big thank you to Nancy Dale for hosting the SREDA meeting. He then asked if everyone present would please introduce themselves and what specific entity they are representing. We took a few minutes for the group to complete introductions.

Approval of the November minutes: Chairman Nauman asked if everyone had a chance to read and review the board minutes that were sent out to everyone. Chairman Nauman then asked if anyone had any questions or corrections to the minutes. Hearing none, Chairman Nauman asked for a motion to approve the minutes from the meeting minutes as presented. Jim Smith made a motion to approve the November 4, 2015 minutes, seconded by Andy Oyervides. The motion passed unanimously.

Financial Update: Treasurer Sandy Hemenway provided the treasurer's report for the group. Sandy went over in detail the financial handouts discussing balances at the end of the month in both the checking and money market accounts, and then totals for month end. Chairman Nauman asked if there were any questions for clarification or discussion, there were none, so Chairman Nauman asked the group for a motion to approve the financial report as printed and presented. Ken Bishop made a motion to approve the financial update as printed, seconded by Jim Smith. The motion passed unanimously.

Chairman Nauman asked Barb Wilson to give a little background on the Portia Club. Barb gave a very well informed history of the Portia Club from the origin to the present. Currently there are 1500-2000 guests per month using the facility. She offered contact information for those interested in utilizing the facility.

City of Ontario – City Councilor Charlotte Fugate reported on filling the city manager, chief of police and other positions at the city. She also said that Councilor Yost has been called to active duty for 1 year and that position will be replaced with a temporary council member from within the city limits. There will be a Brownsfield meeting on Dec 8th; The \$50,000 city façade grant program has had 3 applications; and the swimming pool survey showed 73% of the people were in favor and support of the pool reopening and having other amenities.

Ontario Community – John Breidenbach from the Ontario Area Chamber said that the Winter Wonderland Parade this Saturday had 80+ entries plus SANTA! The chamber's annual banquet will be in January and this Friday is breakfast with Santa at the Elks Lodge 6:45 am.

Vale – no report

Nyssa City & Community – Councilmember Harry Flock reported that the city is in Christmas mode! December 12th is the Night Parade and Saturday is the annual Fireman's dinner.

Fruitland City & Community – Mayor Ken Bishop reported that Christmas on Main Street will be celebrated on Saturday evening with the Treasure Valley Cordsmen at the Old School. The city had a small hiccup with the wastewater system but that has been taken care of. Additionally, Dickinson Frozen Foods has cleaned up their smell program very quickly. The city is investing in more infrastructure and is doing upgrades on NW 9th Street for both sewer and water.

Payette City & Community – Mayor Jeff Williams reported that SANTA would be in Payette Friday night for the tree lighting and the Fire Departments annual chili feed. City Councilor Nancy Dale updated the group on the Chase Property restoration and the Victorian bungalows for rent as well as the courthouse restoration and its unique apartments.

Weiser City & Community – Patrick said that the City's Economic Development Taskforce is in the final stages of their brochure and it will be going to print soon. This Thursday is the Holiday Open House in Weiser and the stores will be open until 7 pm. Friday night SANTA will be stopping in Weiser at the Night Light Parade and Festival of Trees. There is a new business trying to get opened for the holiday season.

*after all these reports, it was noted that SANTA is going to be one busy guy!!

Payette & Malheur County – no reports

Washington County – Patrick state that the county, in cooperation with the city, was going to pay for the design of the economic development brochures until the city funds could be available so that the project could move forward.

Executive Director Report:

Project Neighbor – working on financial package – still looking at the Weiser site. Project 78 – company is have a new transportation model completed to verify the cost of goods in and out of the top facilities. Project Pumpkin - harvest all done and some of the seed has been cleaned and dried. Extension Service will be processing the rest of their pumpkins today. We only had 1 new project this past month and it was from the Idaho side. We worked with one of the cities locating a building and with the local broadband provider. Everything looked great until we actually visited with the realtor. The building had just been tied up in a 3 year lease and was no longer available.

The 2016 annual work plan and budget, which was passed out at the last meeting, will be revised this month via the Executive Board and presented for final approval in the January meeting.

USDA Rural Development from Idaho and Oregon will be meeting in Boise with SREDA and others next week to visit about potential projects for Eastern Oregon and Western Idaho. There may be some unique cross border opportunities that could help us qualify for certain federal dollars.

Kit then turned the time over to Randy Shroll from Idaho Dept of Commerce. Randy talked about the Rural Economic Development Training that will be held on January 19th in Boise. There are currently 19 rural programs in Idaho, including the SREDA program. The state will open up a new grant cycle later in the spring for the next round of funding.

Round Table Discussion: “was quite robust!”

Payette Mayor Jeff Williams talked about the November 11th Veterans Memorial dedication and thanked Representative Ryan Kerby for his presentation.

Ed Susman, Manager from Work Source Oregon said that there will be a regional Job Fair on March 3, 2016. It will be open to all employers. Please contact his office for more information.

John Breidenbach reported that the Chamber and SBDC have partnered to do ongoing workshops for businesses. These include classes from customer service to labor laws, and so forth. The Chamber has adopted the Oregon Trail Charm program. You may stop by and get your trail charms, see the new office, and also help hang Christmas lights on the outside...

Torie Ramirez, Zions Bank, said that the bank will be having their Lights On Celebration beginning at 6:30 pm with food, drink and second graders singing.

Fruitland Mayor Ken Bishop advised the group about the musical Tribute to Christ, a nondenominational free concert that will be held on the 20th of December at the LDS Stake Center in Ontario.

TVCC President Dana Young reported on the college’s activities in meeting with the manufacturing firms in the region to better serve their workforce needs. In the Career Tech training of high school students, the automated systems is in its 1st year, Nursing is in the 2nd year and welding is in its 3rd year.

Dana also emphasized Oregon’s new FREE TUITION program for all Oregon Students who attend a community college. The 1 year in Oregon residency applies and the deadline for application is MARCH 1st! If you know of any students who would like to go to college, now is a great time for them with the free tuition.

In other campus news, Dana reported that the new elevator lift was going in at the Gym; lots of concerts coming this month with the first one on Thursday; and the TVCC Annual Art sale is Saturday, December 5th.

Lifeways CEO Judy Cordeniz, said her organization is gearing up for the tough times during the holidays. For many people, this is a difficult time. Lifeways has now expanded into Weiser. Judy updated the group on the recent hiring to better serve the communities in the region. Within the past year, Lifeways has hired approximately 60 more employees.

Jeff Williams updated the group about the real estate activity for November. So far it has been the busiest he's seen. He expects December and January to also be robust. Economic development activities in the City of Payette are still moving forward. There is another new business going in behind Dutch Brothers and 2 businesses in town will be doing major expansions. John Breidenbach received a call in Ontario that someone was interested in buying 2 businesses in town. Also, he mentioned the latest Employment Report that said jobs are increasing in Eastern Oregon.

Senator Abby Lee visited with the group about the upcoming Interim Tax Policy meeting on 12/15. She needs input and public comment from folks in our region on issues such as personal property tax levels, grocery tax and so forth. Please contact the senator and share your ideas.

Representative Ryan Kerby said that they were going to revisit one of the business property tax incentives to see if they can reduce the investment required from \$3 million down to \$500,000 so that more of our small businesses can take advantage of it.

Patrick mentioned that the Chamber Christmas Dinner & Show will be December 19th.

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

Upcoming Calendar of Events:

December 2, 2015	SREDA Monthly Board Meeting 7 am Portia Club, Payette, Idaho
December 25, 2015	Merry Christmas!
January 6, 2016	SREDA Monthly Board Meeting 7 am TVCC Boardroom Science Center, Ontario – update from Campo-Poole Oil
January 14-15	Treasure Valley Ag Show, 4 Rivers Cultural Center
January 17-19	Fancy Food Show – Team Oregon – San Francisco
January 19-22	Shot Show – Idaho Commerce – Las Vegas
January 27-28	Canyon County Ag Show - Caldwell
February 3, 2016	SREDA Monthly Board Meeting 7 am St. Luke's, Fruitland, ID
February 4-6	Pacific NW Sportsman Show - Portland
March 2, 2016	SREDA Monthly Board Meeting 7 am TBA

Minutes prepared by Jeff Williams, SREDA Vice Chair, and Kit

CH2M

November 2015

Business Report



Justin Apodaca, top photo, tosses a bag of yard debris into a loader during the City of Ontario's Annual Leaf Pickup program in November.

November
2015

Prepared by CH2M for
CITY OF ONTARIO/PUBLIC WORKS DEPARTMENT

Monthly Business Report

PUBLIC WORKS DEPARTMENT

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FIELD SERVICES: STREETS AND COLLECTION/DISTRIBUTION SUMMARY

Collection and Distribution staff is responsible for Sewer Collection and Water Distribution throughout the City. Water Distribution duties include maintenance and repair of approximately 97 miles of water lines and 3,625 services which include service installations, mainline installation, meter reading, maintenance of more than 600 fire hydrants, and valve exercising of more than 1,700 water valves.

Sewer Collection duties include maintenance and repair of approximately 78 miles of sanitary sewer lines within the City. Responsibilities include constructing new pipelines, cleaning all gravity sanitary sewer lines, repairing or replacing sanitary sewer lines as needed, providing line locations for all water and sewer lines, and maintaining eight lift stations plus a barscreen and one lift station from Snake River Correctional Institution. The City has approximately 56 miles of storm drain collection lines and 1,450 catch basins throughout the City limits. Duties include Storm drain maintenance and repair, cleaning of approximately eleven miles of Storm drain lines and cleaning the catch basins.

*FIELD SERVICE STAFF
CONSISTS OF SEWER COLLECTION
AND WATER DISTRIBUTION
PLUS STREET MAINTENANCE DIVISION*

The Street Maintenance Division maintains more than 122 lane miles of improved streets and more than 9 miles of alleys. The street department is responsible for resurfacing, repairing and maintaining the streets, installing and maintaining street signs and markings, tree trimming, repairing all established pavement markings. The division also completes excavation and repair of deteriorating streets, gravel road grading, street sweeping, crack sealing, chipsealing, snow removal and sanding during the winter months, and weed control along the alleys. Street Maintenance staff assists the Chamber of Commerce by putting up decorations on street lights during the Christmas season and replacing them with the regular decorations when the season is over.

*STREET MAINTENANCE STAFF ASSISTS THE CHAMBER OF
COMMERCE BY PUTTING UP DECORATIONS ON STREET
LIGHTS DURING THE CHRISTMAS SEASON AND REPLACING
THEM WITH THE REGULAR DECORATIONS
WHEN THE SEASON IS OVER.*

As part of the Street Division's maintenance program, crews chipseal street surfaces in the summer to protect them from water and weather damage and to keep them in good condition. A chipseal maintains the existing pavement, delaying further aging due to water and sun; and provides a moisture barrier and corrects existing pavement problems by sealing cracks. A chipseal application provides substantial savings to taxpayers and should last a minimum of eight years with minimal maintenance required. The City chipseals approximately 7 miles per year.

FIELD SERVICES: STREETS AND COLLECTION/DISTRIBUTION CONTINUED

The following is a brief detail of activities for the month of November:

- Repaired trip hazard at Downtown Moore Park sidewalk. Replaced two panels of sidewalk which were broken and uneven.
- Poured a 14'x14' concrete pad for the 10,000 gallon magnesium tank.
- Annual Fall Leaf Pick Up Program.
- Set up the trucks with snow and ice equipment.
- Pretreated the streets for expected snow event Nov. 20.
- Sign inspections.
- Flushed 215 fire hydrants.
- Bladed the roads at the Wastewater Treatment plant.
- 27 line locates were completed.
- Water meter maintenance (replaced one broken meter boxe and five leaking angle stops).
- 1 water main break was repaired Nov. 10.
- 1 meter frost place blew off due to freezing temperatures.
- 32 water services were turned on customer request.
- 41 water services were shut off customer request.
- 50 water services were shut off for non-payment.
- 36 water services were turned back on for payment received.
- 29 water services were read only on/off customer request.
- 2 new water services were installed.
- 15 water services were checked for zero consumption.
- 11 water services were shut off for leaks at the customer's request.
- 9 water services were checked for leaks at the customer's request.
- 2 meters were changed out for mechanical issues (not working).
- 11 water services were checked to verify the leaks have been repaired by customer request.



Jeremy Delehant and Justin Apodaca, Field Services Crew, work together to toss bags of yard debris into a loader during the City of Ontario's Annual Leaf Pick Up program in November.

FIELD SERVICES: STREETS AND COLLECTION/DISTRIBUTION CONTINUED



Field Services crew loading more bags of yard debris. The Leaf Pickup Program is the same time every year, and the City of Ontario has been collecting bags of yard debris as a service to the Ontario residents for the past 40 years.

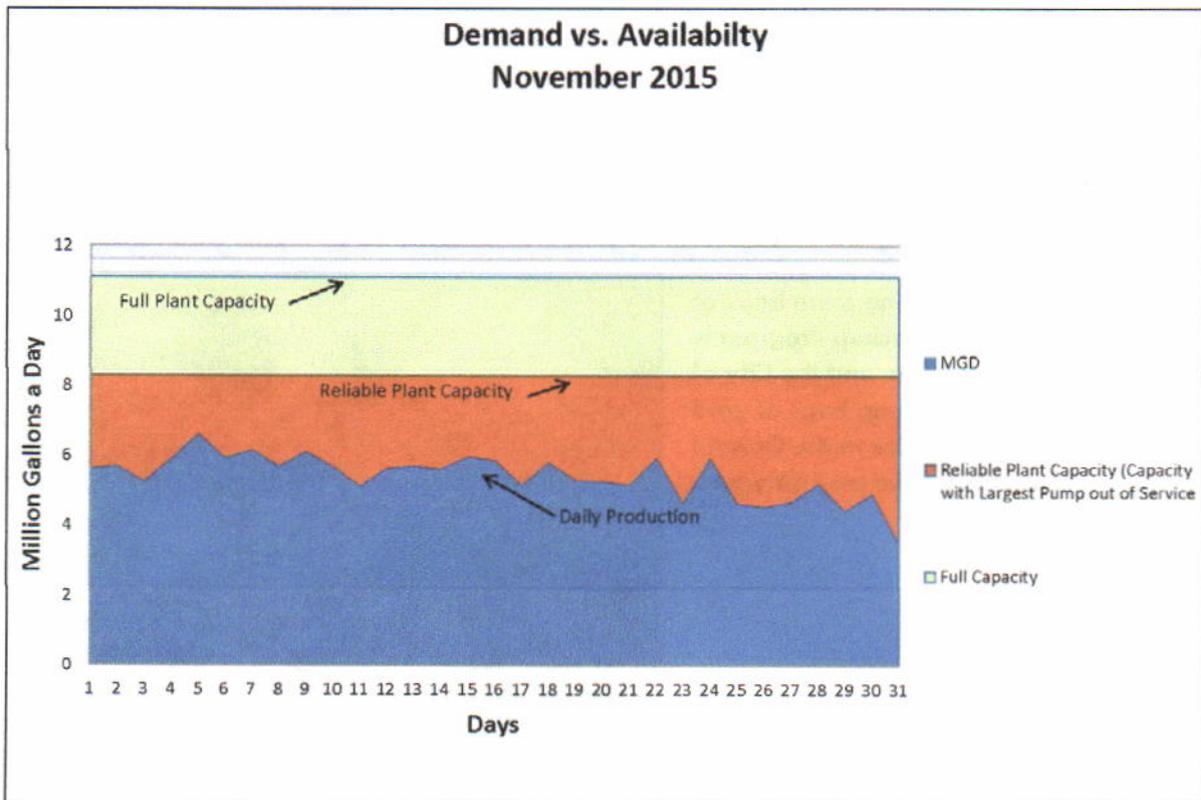


WATER TREATMENT PLANT SUMMARY

Water treatment plant performance parameters continue to vary. The new primary effluent water meter has arrived but installation was delayed due to pressing issues and the Thanksgiving holiday. The table below summarizes our typical water treatment plant performance factors. The delivered water is estimated due to the primary effluent pump situation as noted above. Average filter run times are, in general, dropping. This is an indication that the sedimentation channels are not performing as well with the colder river water. We treated an average of 5.5 million gallons per day.

The following is a brief detail of activities for the month of November:

- Sampled stockpiled water treatment plant solids to help determine suitable disposal alternatives.
- Updated Public Works Committee at monthly meeting.
- Conducted power outage test at plant.
- Attended a conference in Salt Lake City and represented the City of Ontario and CH2M in a presentation of technical solutions toward management of high calcium water sources.
- Held planning meeting for installation of new media, scheduled for late next month.



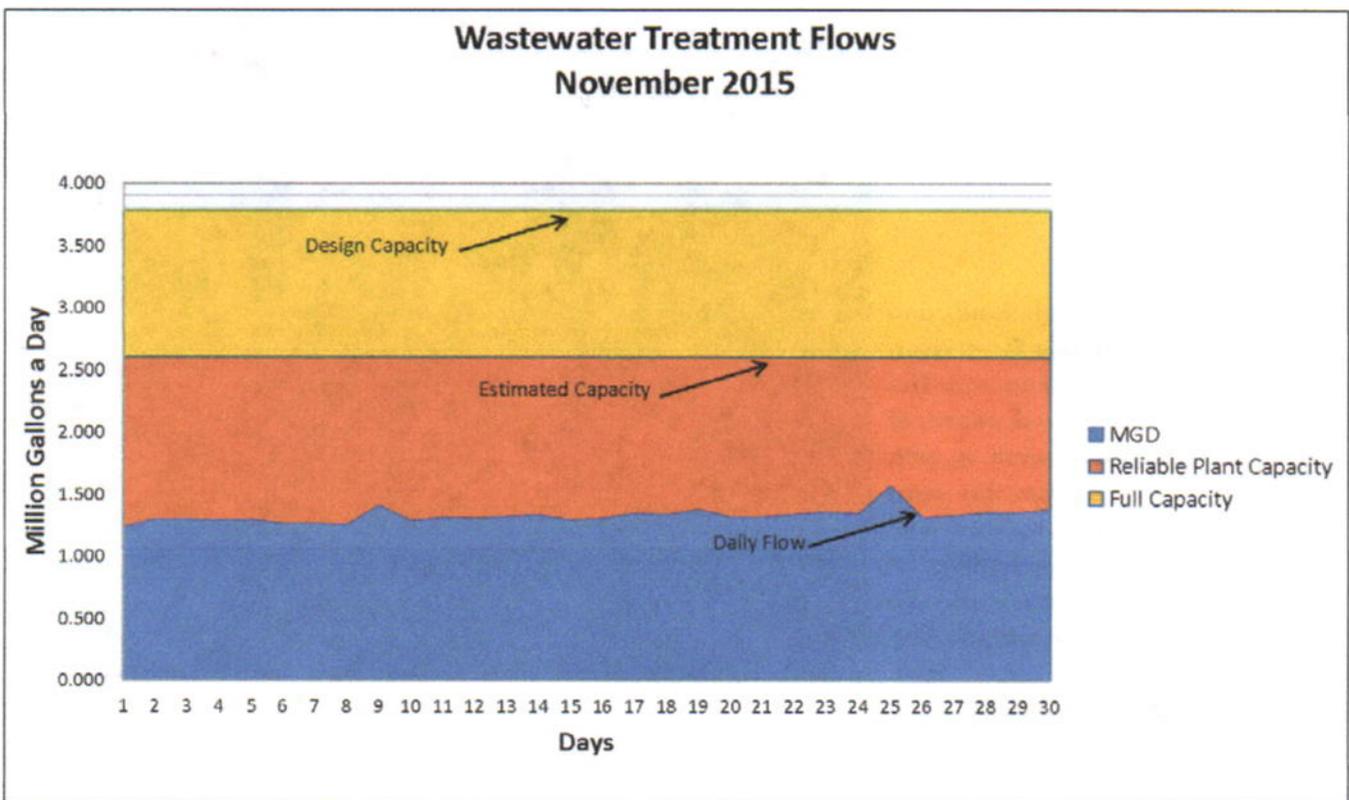
WASTEWATER TREATMENT PLANT SUMMARY

Average flow remains low and stable. As of November 1, we transitioned from summer permit operations to winter operations. Winter operations means that we are now discharging to the Snake River and are therefore now required to monitor for effluent Biological Oxygen Demand (BOD), Total Suspended Solids (TSS) and E-Coli. As shown on the table our discharge values were low and well within permit limits.

BOD and TSS influent concentrations came up a bit but are well within normal range. We had no violations or incidents of significance this month.

The following is a brief detail of activities for the month of November:

- Continued to communicate and negotiate with the Oregon DEQ on new permit process and conditions. Held a telephone conference meeting with DEQ and modified the delivery schedule of the permit and clarified additional data requirements.
- Received CPR training.
- Researched septage receiving pricing and costs – presented preliminary findings to the Ontario Public Works Committee.
- Coordinated with contract farmer on planning for soil sampling.
- Worked with CH2M's regional biosolids advisor to build protocol for lagoon solids sampling.
- Evaluated sludge management options in conjunction with ODEQ in regard to permit requirements and schedule.



FACILITY MAINTENANCE SUMMARY

The following is a brief detail of activities for the month of November:

- Continuing to work on Heating Ventilation and Air Conditioning (HVAC) system at City Hall with contractor YMC. Developed plan forward for mapping and trouble shooting.
- Completed HVAC mapping and received results from manufacturer regarding refrigerant volumes.



Jay Hysell, Parks and Cemetery Supervisor, along with Tim Townsend, seasonal employee working with Field Services this year, assist City Staff with decorating the parking lot remembrance trees with lights at Ontario City Hall.

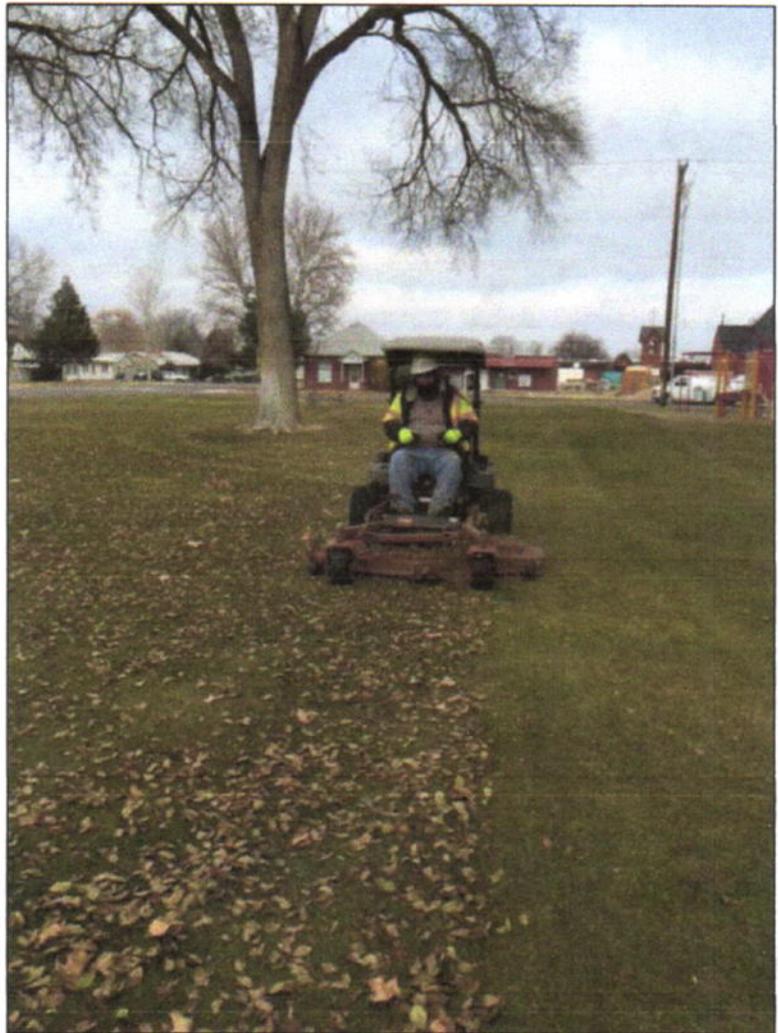
ch2m.

PARKS AND CEMETERIES SUMMARY

The Ontario park system consists of both active and passive recreational areas. There are four neighborhood parks, one community park, one large urban park and numerous special use sites in the park system. In total, the City owns 13 park and recreational areas representing more than 1,012 acres of land. The City also owns the skateboard park.

The following is a brief detail of activities for the month of November:

- We had 3 burials in Evergreen Cemetery and 1 at Sunset Cemetery.
- We mowed 43.5 hours in the Cemetery and 27.5 hours in the park this month.
- We have been burning weeds at the Airport and at the water plant.
- We removed a fence at the swimming pool at Lions Park.
- Blow out all the sprinklers systems.
- Put up Christmas lights at City Hall.
- We are still mowing leaves at the parks and cemeteries.
- We repaired a monument at Sunset Cemetery.



AJ Jimenez, a seasonal employee from the Parks and Cemetery Department, mulches leaves at the Lions Park in Ontario.

PARKS AND CEMETERY SUMMARY CONTINUED



Tim Townsend, a seasonal employee from the Parks and Cemetery Department, burns weeds at Ontario Golf Course and Ontario Municipal Airport.



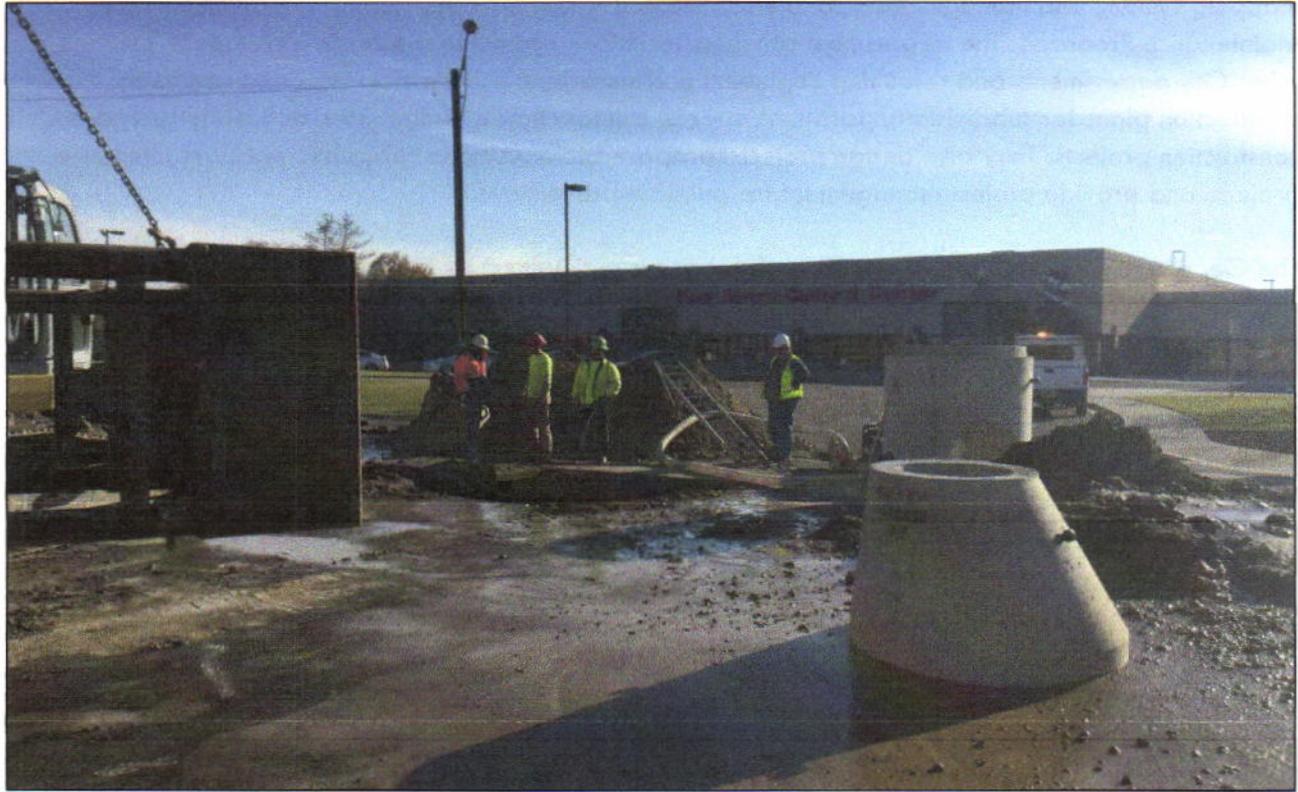
ENGINEERING DIVISION SUMMARY

The Engineering Division reviews plans for construction of public improvements, maintains the City's mapping system, and manages the engineering projects within both the Capital Improvements and Maintenance Programs. The department provides technical support to residents, developers, builders, other City departments and consulting engineers and surveyors. The staff reviews and approves construction plans for subdivisions, partitions, streets, sanitary sewer, water lines, and storm drainage construction projects. They also design projects, prepare bid documents for public works maintenance projects and provide project management for public improvements.

The Geographic Information System (GIS) database is maintained by Engineering Department staff. The department also maintains and updates the record maps for all City utilities, right-of-way, easements, land division plots and City base maps.

The following is a brief detail of activities for the month of November:

- Preliminary Development Advisory Committee Meetings
 - Proposed storage building
 - Restaurant
 - Auto restoration business
 - Property partition
- Wastewater Collection System Improvements 2015 inspections begin including day to day coordination.
- Right of way permits issued: 1
- Right of way inspections: 2
- Request to form Local Improvement District 28 – West Idaho Avenue – Denied by Ontario City Council.
- Maps printed: 25
- Ontario Aquatic Center – Coordinated development of Pro-Forma by YMCA for City of Ontario pool committee.
- City Hall Heating, Ventilation and Air Conditioning (HVAC) – Continued coordination with Facilities staff, engineering staff, and HVAC contractor to resolve issues with the system. Developed mapping step, analyzed results of mapping information, and began coordination on following step: draining, cleaning, and replacing refrigerant in system.
- WTP Design – Continued coordination with design team on specific aspects of improvements design, including handling of caustic needs.
- Worked with Pine Ridge Subdivision regarding irrigation challenges and helped to resolve issues.
- Coordinated with Children's Relief Nursery, City Council, and CK3 to resolve utility issues for CRN.
- Developed Grant application for SE 5th Avenue new sidewalk through the Oregon Department of Transportation.



Dan Shepard, Engineering, inspecting Cascade Pipeline during a manhole replacement on SW 5th Avenue as part of the Wastewater System Improvements Project.

