

ADAIR VILLAGE CITY COUNCIL-Final
City Hall - 6030 Wm. R Carr Av.
******Tuesday, August 8, 2017 - 6:00 pm******

1. ROLL CALL – Flag Salute

2. CONSENT CALENDAR: - *The following items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which case the item will be discussed before the Consent Calendar is considered. If any item involves a potential conflict of interest, Council members should so note before adoption of the Consent Calendar.*

- a. Minutes – City Council Meeting – July 11, 2017 (Attachment A)
- b. Bills List through July 31, 2017 (Attachment B) – \$79,002.43

3. PUBLIC COMMENT (Please limit comments to 3 minutes)

4. STAFF REPORTS:

- a) Community Service Officer (CSO) Report (Attachment C) Jerry Jackson
- b) Public Works (Attachment D) Pat Hare
- c) City Administrator (Attachment E) Pat Hare
- d) Sheriff's Report (Attachment F) Pat Hare
- e) Financial Report-Through June 30, 2017 (Attachments G, G-2) Pat Hare

5. OLD BUSINESS:

- a) Eclipse Update (Attachment H)
Action: Discussion Pat Hare

6. NEW BUSINESS:

- a) Calloway Creek Subdivision (Attachment I,I2,I3) Brownstone Homes, Don Driscoll
Action: Discussion

7. ORDINANCES, RESOLUTIONS, AND PROCLAMATIONS:

- a) Resolution 2017-#07 Supplemental Budget (Attachment J,J2,J3) Pat Hare
Action: Public Hearing/Decision

8. COUNCIL and MAYOR COMMENTS:

9. ADJOURNMENT:

Next meetings - City Council–Tuesday, September 12, 2017 6:00 PM
Planning Commission- Tuesday, September 12, 2017 6:00 PM

The Community Center is accessible to person with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting by calling City Offices at 541-745-5507 or e-mail kathy.edmaiston@adairvillage.org, or Oregon Relay Services by dialing 7-1-1. The City of Adair Village is an Equal Opportunity Employer.

The order in which items on the Agenda are addressed by the City Council may vary from the order shown on the Agenda.

**ADAIR VILLAGE
CITY COUNCIL MINUTES
6030 William R. Carr Avenue
****Tuesday, July 11, 2017 – 6:00 PM******

Agenda Item	Action
<p>1. Roll Call: City Council Members present: Councilors Andrews, King, Canfield and Mayor Currier were present. CA (City Administrator) Hare was present. Minutes were taken by Utility Clerk Kathy Edmaiston. Councilor Real arrived at 7:22 PM.</p>	<p>Mayor Currier called the meeting to order at 6:05 PM and led the flag salute</p>
<p>2. Consent Calendar (Agenda Item 2). Minutes of June 6, 2017 City Council Meeting. Bills List through June 30, 2017, (\$297,635.06 total).</p>	<p>Councilor King moved to approve the Consent Calendar as presented. Councilor Andrews seconded. Unanimous Approval (4-0).</p>
<p>3. Public Comment (Agenda Item 3). Gene Abraham, 3122 NE Willamette. Thank you for street sweeping and suggested the drains be cleaned. Faye Abraham, 3122 NE Willamette. AVIS agreement comment. Fiscal Policies, system development charges comments. Question about contacts mentioned in the fraud policy. Asked about the Cornelius land and if it was in UGB. Kim Gardner, 5173 NE Willamette. Asked about the website being updated, in particular being able to access Ordinances. Asked about emergency preparedness during the eclipse. Matthew Allard, 8344 Hibiscus. Asked about notifications being sent out regarding the Cornelius property matter.</p>	
<p>4. Attachment C – Community Services Officer (Agenda Item 4a). Jerry Jackson, CSO, presented the report for June.</p>	<p>Council received the report.</p>
<p>5. August 21, 2017 Solar Eclipse (No Agenda Item). CSO Jerry Jackson attended the meeting of the Benton County Solar Eclipse Emergency Management Force. CSO Jackson and CA Hare provided the council with information regarding August 21, 2017 and plans Benton County and Santiam Christian have for that date in the City. Council asked CA Hare to write an article for the Newsletter regarding the eclipse.</p>	<p>Council discussed the matter.</p>
<p>6. Attachment D – Public Works (Agenda Item 4b). CA Hare presented the report for June.</p>	<p>Council received the report.</p>
<p>7. Attachment E – City Administrator Report (Agenda Item 4c). CA Hare presented the report for June. Administration • Youth Program – The free youth lunch program in the park started</p>	<p>Council received the report.</p>

<p>last month and has been going well. Emily Nelson has been working with Brittany to administer the program. Emily has done a good job jumping into the community with enthusiasm and professionalism.</p> <ul style="list-style-type: none"> • Financials – Debbie and CA Hare will be getting the new budget entered this month and looking at different loan options for the barracks. • Audits – We will be working on the current audit the last week of this month. <p>Property/Businesses</p> <ul style="list-style-type: none"> • Adair Village Market – The market is now three months behind on their rent and would like the City to work with them to get caught up. • Benton County Property – We are hoping to receive the deed this month. <p>Major Projects/Engineering</p> <ul style="list-style-type: none"> • Voss Hill Water Tanks – The new tanks are officially online. The pump station has been demolished and they are working on Voss Hill. The next step is to get all the meters and telemetry online. The tanks are being monitored for leaks and so far it is looking good. • Wastewater/Leachate – CA Hare and Civil West met with Republic Services and we are working on a first draft of an agreement for the wastewater facility. • Water Intake – The City is working with ODFW to get the new intake work done in August and September. <p>Planning/Permits</p> <ul style="list-style-type: none"> • Tim Cornelius – The Planning Commission met and decided to approve the UGB with the condition that it be zoned R-2. The next step will be to hold a joint public hearing with the Benton County Commissioners. • Residential Development – Brownstone is trying to have their application in to the Planning Commission this month. • ServPro – Tim McGinnis has received his funding award and is hoping to get through all the paperwork this month. He would still like to start sometime in August. 	
<p>8. Attachment F – Sheriff’s Report (Agenda Item 4d). CA Hare presented the report.</p>	<p>Council received the report.</p>
<p>9. Attachment G – Financial Report-through June 30, 2017 (Agenda Item 4e). CA Hare presented the report. Income through June 30, 2017 is \$3,388,338.48 and expenses are \$2,919,79.38. The balance in the Local Government Investment Pool is approximately \$920,836.44, last year the balance was \$577,857.83.</p>	<p>Council received the report.</p>

<p>10. Attachment K – Resolution 2017 - #05 – Transfer of Jurisdiction of Arnold Avenue to the City of Adair Village (Agenda Item 7a). This Resolution accepts the transfer of NE Arnold Avenue to the City of Adair Village.</p>	<p>Councilor King moved to approve Resolution 2017 - #05. Councilor Canfield seconded. Unanimous Approval (4-0).</p>
<p>11. Attachment L – Resolution 2017 - #06 – Adjusting Wastewater Rates (Agenda Item 7b). This Resolution raises the residential wastewater rates by \$3.50 effective for the billing period for the month of July 2017.</p>	<p>Councilor King moved to approve Resolution 2017 - #06. Councilor Andrews seconded. Unanimous Approval (4-0).</p>
<p>12. Attachment H - Avis Agreement (Agenda Item 5a).</p>	<p>Councilor King moved approval of the AVIS Agreement. Councilor Andrews seconded. Unanimous Approval (5-0).</p>
<p>13. Attachment I- Financial Policies (Agenda Item 6a).</p>	<p>Councilor Real moved to replace the word “will” with the word “may” in the second sentence of Section 2.I.1. Councilor Andrews seconded. Unanimous Approval (5-0).</p> <p>Councilor Real moved to remove the first sentence of Section 3.N. and to adopt the policy with the changes. Councilor King seconded. Unanimous Approval (5-0).</p>
<p>11. Council and Mayor Comments (Agenda Item 8):</p> <ul style="list-style-type: none"> • Mayor Currier – None. • Councilor Real – None. • Councilor Andrews – None. • Councilor King – None. • Councilor Canfield – Excited about the water project. 	
<p>17 Adjournment: Next meeting- Council meeting on Tuesday, August 8, 2017 at 6:00 PM.</p>	<p>Mayor adjourned the meeting at 7:40 PM.</p>

Mayor’s Approval

Date

1:35 PM
07/26/17

City of Adair Village
Unpaid Bills Detail
As of July 26, 2017

Type	Date	Num	Due Date	Aging	Open Balan...
Brittany Kennedy Bill	21839 7/26/2017	July I...	8/5/2017		922.69
Total Brittany Kennedy					922.69
Century Link Bill	21840 7/26/2017	July/A...	8/5/2017		81.06
Total Century Link					81.06
City of Corvallis Bill	21841 6/30/2017	Invoice...	7/30/2017		267.05
Total City of Corvallis					267.05
Consumers Power Inc. Bill	21842 6/30/2017	June I...	7/10/2017	16	2,748.31
Total Consumers Power Inc.					2,748.31
Eric Harvey (V) Bill	21843 7/26/2017	Aug P...	8/5/2017		300.00
Total Eric Harvey (V)					300.00
R. G. Smith Bill	21844 7/26/2017	Invoice...	8/5/2017		135.00
Total R. G. Smith					135.00
Willamette Valley Processors Bill	21845 7/26/2017	Invoice...	8/5/2017		1,500.00
Total Willamette Valley Processors					1,500.00
TOTAL					5,954.11

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City of Adair Village
Unpaid Bills Detail
 As of July 20, 2017

Type	Date	Num	Due Date	Aging	Open Balan...
Al's Sweeping Service	21813				
Bill 7/20	7/13/2017	Invoic...	7/23/2017		600.00
Total Al's Sweeping Service					600.00
American Business Software, Inc	21814				
Bill 7/20	6/30/2017	Invoic...	7/10/2017	10	59.00
Total American Business Software, Inc					59.00
Auto Zone	21815				
Bill 7/20	6/30/2017	Inv #s...	7/10/2017	10	114.35
Total Auto Zone					114.35
Benton County Sheriff	21816				
Bill 7/20	6/30/2017	April...	7/10/2017	10	6,551.52
Total Benton County Sheriff					6,551.52
Benton County, Oregon	21817				
Bill 7/20	6/30/2017	Invoic...	7/10/2017	10	4,322.50
Total Benton County, Oregon					4,322.50
Best Pots Inc	21818				
Bill 7/20	6/30/2017	Invoic...	7/10/2017	10	77.28
Total Best Pots Inc					77.28
Cascade Columbia Distribution	21819				
Bill 7/20	7/19/2017	Invoic...	9/17/2017		3,283.50
Total Cascade Columbia Distribution					3,283.50
Century Link	21820				
Bill 7/20	6/30/2017	June ...	7/10/2017	10	5.30
Total Century Link					5.30
Cody Keune	21821				
Bill 7/20	6/30/2017	Utility ...	7/10/2017	10	46.07
Total Cody Keune					46.07
Comcast	21822				
Bill 7/20	7/19/2017	July/A...	7/29/2017		92.85
Total Comcast					92.85
Consumers Power Inc.	21823				
Bill 7/20	6/30/2017	Final I...	7/10/2017	10	247.11
Total Consumers Power Inc.					247.11
Cornerstone Janitorial	21824				
Bill 7/20	6/30/2017	Invoic...	7/10/2017	10	232.50
Total Cornerstone Janitorial					232.50
De Lage Landen Financial Services, Inc.	21825				
Bill 7/20	7/19/2017	Invoic...	7/29/2017		131.00
Total De Lage Landen Financial Services, Inc.					131.00
Edge Analytical Laboratories	21826				
Bill 7/20	7/17/2017	Ref #...	7/27/2017		88.20
Bill 7/20	7/20/2017	Refer...	7/30/2017		246.00
Total Edge Analytical Laboratories					334.20
Ferguson Enterprises	21827				
Bill 7/20	6/30/2017	Invoic...	7/10/2017	10	964.88
Total Ferguson Enterprises					964.88
HealthEquity	21828				
Bill 7/20	6/30/2017	July...	7/10/2017	10	6,750.00
Total HealthEquity					6,750.00

City of Adair Village
Unpaid Bills Detail
 As of July 20, 2017

Type	Date	Num	Due Date	Aging	Open Balan...
Pacific Power/PacificCorp	<i>21821</i>				
Bill <i>7/20</i>	6/30/2017	June ...	7/10/2017	10	2,152.47
Total Pacific Power/PacificCorp					2,152.47
R. G. Smith	<i>21830</i>				
Bill <i>7/20</i>	6/30/2017	Inv #1...	7/10/2017	10	1,117.03
Bill <i>7/20</i>	7/19/2017	Invoic...	7/29/2017		177.46
Total R. G. Smith					1,294.49
Republic Services #452	<i>21831</i>				
Bill <i>7/20</i>	6/30/2017	June ...	7/10/2017	10	74.04
Total Republic Services #452					74.04
Ricoh USA, INC	<i>21832</i>				
Bill <i>7/20</i>	6/30/2017	Final I...	7/10/2017	10	63.12
Total Ricoh USA, INC					63.12
Simply Payroll	<i>21833</i>				
Bill <i>7/20</i>	6/30/2017	Invoic...	7/10/2017	10	101.85
Total Simply Payroll					101.85
Smith-Wagar Consulting	<i>21834</i>				
Bill <i>7/20</i>	6/30/2017	Invoic...	7/10/2017	10	675.00
Total Smith-Wagar Consulting					675.00
Staples Credit Plan	<i>21835</i>				
Bill <i>7/20</i>	6/30/2017	June ...	7/10/2017	10	252.77
Total Staples Credit Plan					252.77
Ultrex	<i>21836</i>				
Bill <i>7/20</i>	6/30/2017	Invoic...	7/10/2017	10	465.00
Total Ultrex					465.00
USA Blue Book	<i>21837</i>				
Bill <i>7/20</i>	7/12/2017	Invoic...	7/22/2017		231.39
Total USA Blue Book					231.39
Verizon	<i>21838</i>				
Bill <i>7/20</i>	7/13/2017	Invoic...	7/23/2017		224.79
Total Verizon					224.79
TOTAL					29,346.98

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 7/20/17

City of Adair Village
Unpaid Bills Detail


As of July 6, 2017

Type	Date	Num	Due Date	Aging	Open Balan...
Architectural Associates	2179				
Bill	6/30/2017	June ...	7/10/2017		1,365.47
Total Architectural Associates					1,365.47
Bank of America	21800				
Bill	6/30/2017	May/J...	7/10/2017		1,603.30
Total Bank of America					1,603.30
Best Pots Inc	21801				
General Journal	8/11/2014	DSW...			-77.28
Bill	6/30/2017	Invoic...	6/10/2017	26	180.50
Total Best Pots Inc					103.22
CCIS Trust	21802				
Bill	6/30/2017	Invoic...	7/10/2017		22,721.23
Total CCIS Trust					22,721.23
Century Link	21803				
Bill	6/30/2017	July 2...	7/10/2017		55.23
Total Century Link					55.23
Civil West Engineering Services, Inc	21804				
Bill	6/30/2017	June l...	7/10/2017		13,374.14
Total Civil West Engineering Services, Inc					13,374.14
Comcast					
General Journal	4/30/2016	DSW...			-82.85
Total Comcast					-82.85
Delapoer Kidd Attorneys at Law	21805				
Bill	6/30/2017	Invoic...	7/10/2017		3,185.00
Total Delapoer Kidd Attorneys at Law					3,185.00
DEQ					
General Journal	9/6/2012	DSW...			-470.02
Total DEQ					-470.02
Drew Foster					
General Journal	6/5/2013	DSW...			-11.87
Total Drew Foster					-11.87
Edge Analytical Laboratories	21806				
General Journal	10/4/2013	DSW...			-305.10
Bill	6/30/2017	Ref #...	7/10/2017		-76.50
Total Edge Analytical Laboratories					-228.60
Ferguson Enterprises	21807				
Bill	6/30/2017	Invoic...	7/10/2017		911.65
Total Ferguson Enterprises					911.65
League of Oregon Cities	21808				
Bill	7/11/2017	Invoic...	7/31/2017		688.68
Total League of Oregon Cities					688.68
Madjek					
General Journal	3/18/2015	DSW...			-250.00
Total Madjek					-250.00
Maul Foster Alongi					
General Journal	2/16/2012	DSW...			-163.75
Total Maul Foster Alongi					-163.75
NW Natural	21809				
Bill	6/30/2017	June l...	7/11/2017		156.32
Total NW Natural					156.32

City of Adair Village
Unpaid Bills Detail
 As of July 6, 2017

Type	Date	Num	Due Date	Aging	Open Balan...
Ricca Amity	21810				
Bill	6/30	7/1/2017	Utility ...	7/11/2017	138.96
Total Ricca Amity					138.96
Ricoh USA Inc					
General Journal	4/30/2016	DSW...			-81.30
Total Ricoh USA Inc					-81.30
Shirley Lindsey					
General Journal	6/12/2013	DSW...			-135.47
Total Shirley Lindsey					-135.47
The Bark Place	21811				
Bill	6/30/2017	June 1...	7/10/2017		640.00
Total The Bark Place					640.00
Willamette Criminal Justice Council	21812				
Bill	7/6/2017	July 2...	7/16/2017		182.00
Total Willamette Criminal Justice Council					182.00
TOTAL					43,701.34

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 CODE COMPLIANCE	Willamette Valley Processors, LLC
End of Month	07/01/17 through 7/31/17

CSO	Jerry Jackson
Hours Worked:	71 hours
Complaint Total:	Monthly Case Load Citizen Complaints 0 Grass Warnings 1 Self-Initiated 22 Total Calls 23
Cases	2 old cases, 23 new cases, 22 closed

Case	Date Initiated	Location/Summary	Violation
AV17-003	5/16/17	4220 NE Laurel Dr. / Old pile of construction material in the front yard. Unauthorized parking pad. - Open	Under Investigation
AV17-043	6/22/17	232 Azalea / Parking Ticket for parking on the lawn. - Open	43.220 Unauthorized Parking
AV17-046	6/27/17	Kiddie Park / Graffiti - Closed	Crime BCSO 17B02536
AV170047	6/30/17	3121 NE Willamette - Closed	Documented
AV17-048	7/5/17	Santiam Christian Parking Lot - Closed	43.229(c) Illegal Parking
AV17-049	7/12/17	6040 Marcus Harris - Open	40.460(1) Zoning Violation - Living in a commercial building
AV17-050	7/17/17	Vacant Lot on Willamette - Closed	40.429 Tall Grass
AV17-051	7/19/17	200 Block Azalea - Closed	40.470 Garbage Cans left out
AV17-052	7/19/17	113 Columbia / Parking on the lawn - Closed	43.220 Unauthorized Parking
AV17-053	7/19/17	100 Block Columbia - Closed	40.470 Garbage Cans left out

AV17-054	7/19/17	130 Columbia - Closed	40.470 Garbage Cans left out
AV17-055	7/19/17	132 Columbia - Closed	40.470 Garbage Cans left out
AV17-056	7/19/17	6313 William R. Carr - Closed	40.470 Garbage Cans left out
AV17-057	7/19/17	8010 Barberry - Closed	40.470 Garbage Cans left out
AV17-058	7/19/17	8076 Barberry - Closed	40.470 Garbage Cans left out
AV17-059	7/19/17	8959 Barberry - Closed	40.470 Garbage Cans left out
AV17-060	7/21/17	4220 Laurel / Parking on the lawn - Closed	43.220 Unauthorized Parking
AV17-061	7/26/17	5000 Block Laurel - Closed	40.470 Garbage Cans left out
AV17-062	7/26/17	5224 Laurel - Closed	40.470 Garbage Cans left out
AV17-063	7/26/17	5175 Willamette - Closed	40.470 Garbage Cans left out
AV17-064	7/26/17	4000 Block Holly - Closed	40.470 Garbage Cans left out
AV17-065	7/26/17	5224 Laurel - Open	41.990(2) Dog at large
AV17-066	7/26/17	122 Columbia - Closed	40.470 Garbage Cans left out
AV17-067	7/26/17	5224 Laurel - Moved and left furniture and cans outside the house. - Open	40.470 Garbage Cans left out. 40.474 Prohibited Property
AV17-068	7/26/17	8000 Block Barberry - Closed	40.470 Garbage Cans left out

Parking Report Total 3

Wrong Way Parking 0

On yellow curb 0

Prohibited Parking 3

Animal Control Total 1

Noise 0

Animal at large 1

Livestock Violations 0

Citizen Assist Total 0

Trash Container 15

Information/Paperwork Provided 0

Vacation assist/ 1

Animal Control: Continue to work with the Sheriff's Office Animal Control Officer

Parking: Identified two people who are going the wrong way to or from their house. Need a way to enforce parking tickets.



PUBLIC WORKS
OPERATIONS AND MAINTENANCE REPORT
PERIOD: 6/20/2017 TO 7/20/2017

WATER USE / DISTRIBUTION REPORT

WATER USE REPORT

Water Produced: 10.9 Million Gallons

Average Usage per Day: 351,000 Gallons

Water Loss:

WATER DISTRIBUTION REPORT

Maintenance Activity: A large leak was found by staff on the north mainline it was repaired the following day. Staff has been keeping the new tanks full and adjusting to new hydraulics in the system. Staff has also been responding to issues at the Calloway pump station. A plan to replace and fix the issues is in the works.

Collected Monthly, Bacterial Sample: Results were clean.

Collected quarterly, fourth quarter sampling to start soon.

WASTEWATER TREATMENT REPORT

Flows into the WWTP flows are at or near summer lows. Staff continues to maintain, clean and inspect system daily.

Total Monthly Influent: 1.2 Million Gallons

Discharged: Holding pond is off and containing effluent for the summer.

STORM WATER COLLECTION SYSTEM REPORT

Maintenance Activity: Storm drains are clear. Staff will soon be preparing for fall rains.

STREETS MAINTENANCE REPORT

Maintenance Activity: Streets are in good shape. Staff continues vegetation control along streets and sidewalks.

CITY HALL / PARKS AND WETLANDS

Maintenance Activity: Mowing had slowed down a bit with very dry conditions. Staff continues to maintain grass and vegetation at all city locations.

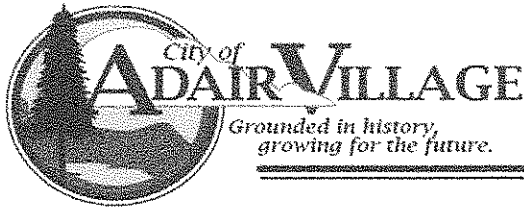
WATER TREATMENT PLANT

Maintenance Activity: Staff continues to adjust and learn new ways of running the water plant. The new tank have changed the hydraulics of the system making the way the plant is run and maintained a little different.

WASTEWATER TREATMENT PLANT

Maintenance Activity: Flow are stable plant is running well. Solids are drying in preparation for fall removal. Staff had cleaned and organized all parts and tools at the facility.

Completed by Matt Lydon, Public Works Supervisor



CITY ADMINISTRATOR'S REPORT August 8, 2017 Council Meeting

Administration

- **Youth Program** – The numbers have been up for the free lunch program. The youth have gone on field trips that consisted of an overnight camping trip, bounce place in Salem, and bowling. This month there is movie night in the park on August 16th and the 23rd. The younger kids will be going to the Cascade Raptor Center on August 15th.
- **Audits** – We have completed all the in house work for the current audit. Merina hopes to have our audit complete the first part of September.

Property/Businesses

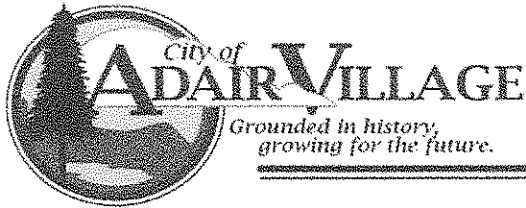
- **Adair Village Market** – The Adair Village Market paid two of the three months they were behind. They will be open for 24 hrs on the weekend of the eclipse.
- **AVIS** – GP, Office Depot and the City have a phone conference on the 11th, we will be talking with our consultant about engaging DEQ.

Major Projects/Engineering

- **Voss Hill Water Tanks** – The tanks are online and one of them still has a few minor leaks. Engineering America is going to send divers in to check the issue. All of the demolition work has been completed. We are working on getting all the meters online.
- **Wastewater/Leachate** – I am working with our engineers and attorneys to try and have a rough agreement to Republic Service by September.
- **Water Intake** – We will begin this project on September 6th. ODFW is hoping the project will take two to three weeks.
- **Water Plant** – Russell Sheet Metal will begin roofing the water plant this month.

Planning/Permits

- **Tim Cornelius** – Tim is going through the application process with Benton County and once he has completed their requirements we will schedule a joint public hearing with the commissioners.
- **Serve Pro** – Tim McGinnis has started to begin work on his property and is hoping to work through the winter on this project.



STAFF REPORT
Attachment G – Financial Report
 August 8, 2017 Council Meeting

Totals - Income shown for Fiscal Year 2017 is \$3,388,338.48. (69.14% of budget) and Expenses are \$2,919,799.38 (59.7% of budget), which shows a Net Income of \$+468,539.10 for all funds.

Category	Expenses	Percent of Budget
• Personal Services	339,991.21	84.83
• Materials & Services	2,459,062.84	73.76
• Capital Outlay	18,618.60	26.45
• Debt Service	92,126.73	95.62

Totals by Fund – Income and Expenses for each Fund (Reserve and System Development Charges funds are not included, because they are basically in stasis with no expenses) are shown below.

Fund	Income	Expenses	Difference
• General	277,133.27	283,521.81	-6,388.54
• Storm Drain	15,531.28	31,702.87	-16,174.59
• Streets	42,383.49	50,374.79	-7,991.30
• Wastewater	237,422.82	235,909.39	+1,513.43
• Water	2,815,867.62	2,318,209.75	+497,657.87
• TOTAL	\$3,388,338.48	\$2,919,739.98	+\$468,598.50

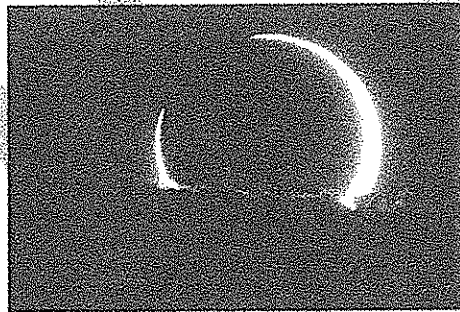
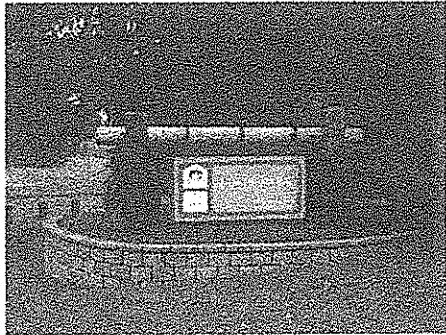
We have approximately \$820,836.44 in the Local Government Investment Pool (LGIP). Last month we had \$920,836.44. Last year we had \$587,264.06.

	TOTAL			Total General Fund				
	Jul '16 - Jun 17	Budget	\$ Over Budget	% of Budget	Jul '16 - Jun 17	Budget	\$ Over Budget	% of Budget
Income								
4001 - Property Taxes-Current	109,607.64	105,000.00	3,607.64	103.44%	109,134.74	105,000.00	4,134.74	103.94%
4002 - Property Taxes - Prior Year	1,689.43	1,600.00	89.43	105.59%	1,689.43	1,600.00	89.43	105.59%
Total 4010 - Government Sources	2,546,938.79	2,925,953.00	-379,014.21	87.05%	19,418.93	33,953.00	-14,534.07	57.19%
Total 4020 - Rental Income	74,930.59	77,050.00	-2,219.41	97.12%	74,930.62	77,050.00	-2,119.38	97.25%
Total 4030 - Fees	754,953.89	810,275.00	-55,321.11	93.17%	14,557.61	7,400.00	7,157.61	196.72%
Total 4050 - Other Income	64,921.17	161,900.00	-97,878.83	39.54%	46,278.48	54,500.00	-8,221.52	84.92%
4060 - Interest	8,911.60	3,200.00	5,611.60	273.36%	8,911.60	3,200.00	5,611.60	273.36%
4090 - Transfers In	0.00	10,000.00	-10,000.00	0.0%	0.00	10,000.00	-10,000.00	0.0%
Total Income	3,559,853.11	4,900,635.00	-1,340,781.89	72.64%	274,821.41	392,703.00	-117,881.59	69.98%
Expense								
5000 - Personal Services								
5010 - City Administrator	75,502.98	75,500.00	2.98	100.0%	26,428.50	26,428.00	3.50	100.01%
5016 - Utility/Court Clerk	33,231.03	33,203.00	28.03	100.08%	6,921.02	6,641.00	280.02	104.22%
5018 - Finance Clerk	12,822.51	12,046.00	276.51	102.3%	1,848.20	1,807.00	41.20	102.28%
5020 - Park Director	266.60	0.00	266.60	100.0%	266.60			
5025 - Summer Program Coordinator	5,933.77	11,364.00	-5,430.23	52.22%	5,933.77	11,364.00	-5,430.23	52.22%
5050 - Public Works Supervisor	53,844.24	51,797.00	1,247.24	102.41%	-7.44	1,950.00	-1,957.44	79.67%
5052 - Utility Worker III	6,499.96	0.00	6,499.96	100.0%	1,950.00			
5054 - Utility Worker II	30,124.01	29,514.00	610.01	102.07%	1,848.88	7,530.00	-7,524.92	0.97%
5056 - Utility Worker I	5.08	25,101.00	-25,095.92	0.02%	5.08			
5064 - Intern	813.34	0.00	813.34	100.0%	813.34			
5081 - Employee Health Ins Benefits	65,108.07	86,714.00	-21,607.93	75.09%	10,745.81	14,741.00	-3,995.19	72.9%
5082 - Retirement Benefits	31,867.88	42,077.00	-10,209.12	75.74%	7,499.56	9,485.00	-1,985.44	79.67%
5085 - Employment Taxes	21,277.81	33,480.00	-12,202.19	63.55%	4,844.25	7,547.00	-2,702.75	64.19%
Total 5000 - Personal Services	335,995.28	400,796.00	-64,800.72	83.83%	68,897.57	85,540.00	-16,642.43	80.54%
Total 5100 - Material & Services	2,741,841.43	3,333,953.00	-592,111.57	82.24%	297,947.68	208,453.00	-1,495.32	99.33%
Total 5300 - Capital Outlay	16,618.60	70,400.00	-51,781.40	26.45%	0.00			
Total 5400 - Debt Service	95,364.98	96,348.00	-983.02	98.98%	0.00			
Total 5800 - Fund Reserve	10,000.00	73,842.00	-63,842.00	13.54%	10,000.00	45,355.00	-35,355.00	22.05%
5700 - Contingency	0.00	124,320.00	-124,320.00	0.0%	0.00	20,000.00	-20,000.00	0.0%
7777 - Unappropriated Fund Balance	0.00	790,976.00	-790,976.00	0.0%	0.00	33,355.00	-33,355.00	0.0%
Total Expense	3,291,829.29	4,890,635.00	-1,598,814.71	63.47%	285,946.23	392,703.00	-106,757.75	72.82%
	359,023.82	16,000.00	348,023.82	3,580.33%	-11,123.84	0.00	-11,123.84	100.0%

	Wastewater Fund				Water Fund			
	Jul '16 - Jun 17	Budget	\$ Over Budget	% of Budget	Jul '16 - Jun 17	Budget	\$ Over Budget	% of Budget
Income								
4001 - Property Taxes-Current	0.00				0.00			
4002 - Property Taxes - Prior Year	0.00				0.00			
Total 4010 - Government Sources	66,659.00				2,352,843.00			82.65%
Total 4020 - Rental Income	-37.20				-58.04			
Total 4030 - Fees	172,933.09	205,000.00	-32,066.91	84.37%	465,177.05	520,000.00	-54,822.95	89.46%
Total 4050 - Other Income	0.00	101,000.00	-101,000.00	0.0%	1,592.69	6,000.00	-4,397.31	28.21%
4050 - Interest	0.00				0.00			
Total 4080 - Transfers In	0.00				0.00			
4090 - Beginning Fund Balance	0.00				0.00			0.0%
Total Income	239,574.89	306,000.00	-66,425.11	78.29%	2,819,654.70	3,736,000.00	-916,345.30	75.47%
Expense								
5000 - Personal Services								
5010 - City Administrator	11,323.50	11,325.00	-1.50	99.89%	30,200.38	30,200.00	0.38	100.0%
5018 - Utility/Court Clerk	8,307.92	8,301.00	6.92	100.08%	16,615.19	16,601.00	14.19	100.09%
5018 - Finance Clerk	3,697.36	3,614.00	83.36	102.31%	5,545.52	5,421.00	124.52	102.3%
5020 - Park Director	0.00				0.00			
5025 - Summer Program Coordinator	0.00				0.00			
5050 - Public Works Supervisor	13,266.62	12,949.00	311.62	102.41%	31,631.83	31,078.00	753.83	102.43%
5052 - Utility Worker III	1,300.00				2,599.98			
5054 - Utility Worker II	8,566.19	8,854.00	-287.81	96.75%	15,308.53	16,233.00	-724.47	95.54%
5058 - Utility Worker I	0.00	5,020.00	-5,020.00	0.0%	0.00	10,041.00	-10,041.00	0.0%
5054 - Intern	0.00				0.00			
5081 - Employee Health Ins Benefits	19,168.91	19,944.00	-755.09	96.21%	38,374.63	42,490.00	-4,115.37	90.31%
5082 - Retirement Benefits	6,793.61	8,831.00	-2,037.39	76.93%	14,073.11	19,329.00	-5,255.89	72.81%
5085 - Employment Taxes	4,743.44	7,027.00	-2,283.56	67.5%	9,439.68	15,380.00	-5,940.32	61.38%
Total 5000 - Personal Services	77,191.55	65,862.00	-8,633.45	89.89%	164,188.83	186,773.00	-22,584.17	87.91%
Total 5100 - Material & Services	110,958.21	113,250.00	-2,290.79	97.95%	2,381,120.02	2,975,500.00	-594,179.98	80.03%
Total 5300 - Capital Outlay	5,995.19	9,000.00	-3,004.81	66.61%	8,899.69	35,000.00	-26,100.31	25.43%
Total 5400 - Debt Service	58,718.25	62,848.00	-4,129.75	93.43%	36,646.73	33,500.00	3,146.73	109.39%
Total 5600 - Fund Reserve	0.00	18,605.00	-18,605.00	0.0%	0.00	6,743.00	-6,743.00	0.0%
5700 - Contingency	0.00	10,000.00	-10,000.00	0.0%	0.00	75,000.00	-75,000.00	0.0%
7777 - Unappropriated Fund Balance	0.00	6,432.00	-6,432.00	0.0%	0.00	429,684.00	-429,684.00	0.0%
Total Expense	252,854.20	306,000.00	-53,145.80	82.63%	2,580,655.27	3,736,000.00	-1,145,144.73	69.36%
	-13,279.31	0.00	-13,279.31	100.0%	228,799.43	0.00	228,799.43	100.0%

	Storm Drain Fund				Street Fund			
	Jul '16 - Jun '17	Budget	\$ Over Budget	% of Budget	Jul '16 - Jun '17	Budget	\$ Over Budget	% of Budget
Income								
4001 - Property Taxes-Current	0.00				0.00			
4002 - Property Taxes - Prior Year	0.00				0.00			
Total 4010 - Government Sources	0.00				42,383.49	52,000.00	-9,616.51	81.51%
Total 4020 - Rental Income	0.00				0.00			
Total 4030 - Fees	15,642.45	18,000.00	-2,357.55	86.9%	0.00			
Total 4050 - Other Income	0.00	200.00	-200.00	0.0%	0.00	200.00	-200.00	0.0%
4080 - Interest	0.00				0.00			
Total 4090 - Transfers In	0.00				0.00			
4090 - Beginning Fund Balance	0.00	25,000.00	-25,000.00	0.0%	0.00	80,000.00	-80,000.00	0.0%
Total Income	15,642.45	43,200.00	-27,557.55	36.21%	42,383.49	132,200.00	-89,816.51	32.06%
Expense								
5000 - Personal Services								
5010 - City Administrator	3,775.80	3,775.00	0.80	100.02%	3,774.80	3,775.00	-0.20	100.0%
5016 - Utility/Court Clerk	1,386.90	1,680.00	-293.10	83.55%	0.00			
5018 - Finance Clerk	615.72	602.00	13.72	102.28%	615.71	602.00	13.71	102.28%
5020 - Park Director	0.00				0.00			
5025 - Summer Program Coordinator	0.00				0.00			
5050 - Public Works Supervisor	2,652.34	2,590.00	62.34	102.41%	5,306.89	5,190.00	126.89	102.45%
5052 - Utility Worker III	326.00				326.00			
5054 - Utility Worker II	1,506.07	1,476.00	30.07	102.04%	2,894.34	2,951.00	-56.66	98.09%
5058 - Utility Worker I	0.00	1,255.00	-1,255.00	0.0%	0.00	1,255.00	-1,255.00	0.0%
5084 - Intern	0.00				0.00			
5081 - Employee Health Ins Benefits	3,837.75	4,336.00	-498.25	88.51%	4,605.40	5,203.00	-597.60	88.51%
5082 - Retirement Benefits	1,593.55	2,004.00	-410.45	79.52%	1,908.05	2,428.00	-519.95	78.59%
5085 - Employment Taxes	987.57	1,594.00	-606.43	61.96%	1,262.87	1,932.00	-669.13	65.37%
Total 5000 - Personal Services	16,680.70	19,292.00	-2,611.30	86.46%	20,693.06	23,326.00	-2,632.94	88.71%
Total 5100 - Material & Services	13,909.43	9,000.00	4,909.43	154.55%	28,805.09	27,950.00	855.09	103.06%
Total 5300 - Capital Outlay	1,489.49	2,400.00	-910.51	62.05%	2,234.23	24,000.00	-21,765.77	9.31%
Total 5400 - Debt Service	0.00				0.00			
Total 5600 - Fund Reserve	0.00	489.00	-489.00	0.0%	0.00	2,640.00	-2,640.00	0.0%
5700 - Contingency	0.00	4,320.00	-4,320.00	0.0%	0.00	15,000.00	-15,000.00	0.0%
7777 - Unappropriated Fund Balance	32,079.62	7,689.00	-24,390.62	0.0%	0.00	39,284.00	-39,284.00	0.0%
Total Expense	16,437.17	43,200.00	-26,762.83	74.22%	51,732.38	132,200.00	-80,467.62	39.13%
		0.00	-16,437.17	100.0%	-9,348.89	0.00	-9,348.89	100.0%

Benton County Natural Areas & Park Solar Eclipse Event Action Plan



Action Plan Goal

Providing for the safety and security of county park users, facilities, and natural resources: before, during, and after the total solar eclipse event

Schedule of Duties for Priority Parks

The following parks are likely to experience an increase in park visitors wanting to experience the total eclipse event:

- Adair County Park (camping event)
- Bezell Memorial Forest
- Bellfountain Park
- Fitton Green Natural Areas
- Ft. Hoskins Historic Park
- North Albany Park

Due to the elevated fire danger level and possible issues with increased park use, the following schedule of duties and timeline to be completed by parks staff, groundskeepers, temporary staff and contractors was developed (see next page).

DRAFT

**Total Solar Eclipse Event
Timeline (current as of 7/6/17)**

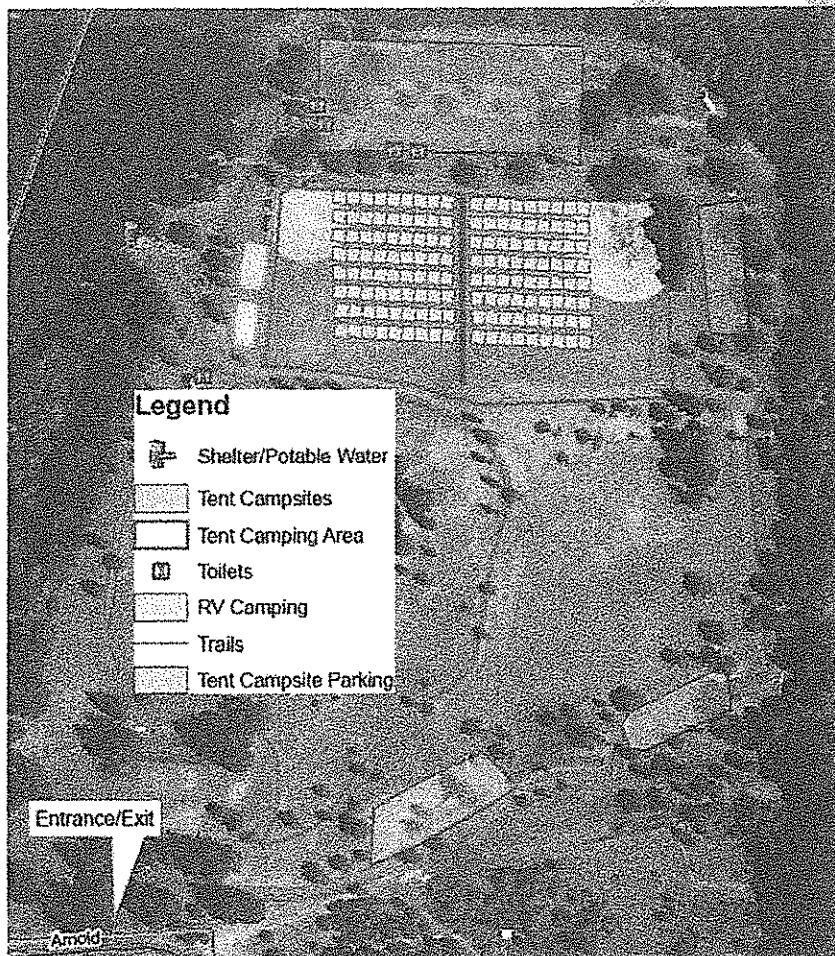
* See Solar Eclipse Event Preparation and Duties
Details for site specific actions

Action	Dates													
	6-Jul	10-Jul	10-Jul	13-Jul	21-Jul	8-Aug	15-Aug	17-Aug	18-Aug	19-Aug	20-Aug	21-Aug	22-Aug	23-Aug
Print and online media promotion of event														
Bi-weekly updates to Adair Fire, City Staff														
Action Plan Meeting with Groundskeepers														
Signage developed and installed by 8/8														
Director decision to end camper registration														
Confirm Adair Village access rd closure and staging														
Finalize check-in/registration packets, provide to check in temps or volunteer														
Staff posting of camping area boundaries, final signage and rules, shuttle service location														
Groundskeepers complete daily inspections, cleaning, and reporting as directed														
Security Contractor completes daily inspections and crowd management as directed														
Dial-A-Bus provides shuttle service to and from site														
Juvenile crew completes initial site cleanup														
Staff completes final cleanup														

Adair County Park Eclipse Camping

Benton County will allow tent and RV camping in designated areas only (see Map) from August 19th-21st. Registrations for 150 maximum camping spots (300 people) will be taken (starting in April) with a fee of \$100/campsite. Registrations will be completed by NAPD office/admin assistants using existing preferred event registration process. Camping restrictions will be included in registration forms including: camping location, restrooms, kitchen shelter use, and other important details (see Appendix for camping rules).

Parks staff will prep the boundaries of the camping area and will complete inspections with support from contract Security. Preparation of camping area will be completed by Friday August 18th with post-event cleanup starting on August 22nd.



0 45 90 180 Feet

Total Eclipse Camping Overview Map
Adair County Park
7295 NE Arnold Avenue
Adair Village, OR

N



City of ADAIR VILLAGE
*Grounded in history,
 growing for the future.*

6030 NE William R. Carr Ave
 Adair Village, OR 97330
 Voice - 541 745-5507
 Fax - 541 230-5219

APPLICATION FORM

DATE July 21, 2017 FILE NUMBER _____

APPLICANT NAME Calloway Creek, LLC

CONTACT ADDRESS P.O. Box 725, Lake Oswego, OR 97035

CONTACT PHONE (503) 245-1131

APPLICATION FOR: (Check Appropriate Box)

- | | |
|--|---|
| <input type="checkbox"/> SITE PLAN REVIEW | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT |
| <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> PARTITION |
| <input type="checkbox"/> VARIANCE PETITION | <input checked="" type="checkbox"/> SUBDIVISION |
| <input type="checkbox"/> APPEALS PETITION | <input type="checkbox"/> ANNEXATIONS |
| <input type="checkbox"/> AMENDMENT | <input type="checkbox"/> VACATIONS |

LOCATION:

PROPERTY ADDRESS Unassigned

ASSESSOR MAP & TL NO. 10S 04 W31 Tax Lot 205 and 10S 04 W32 Tax Lot 201 (portion of)

TOTAL AREA OF PROPERTY 40.86 Acres = Area of Project
 (Acres or Square Feet)

EXISTING ZONING OF PROPERTY R-3

EXISTING COMP PLAN DESIGNATION Residential

EXISTING USE OF THE PROPERTY Vacant, Grass Seed Farm

REQUESTED ACTION AND PROPOSED USE OF PROPERTY:

Subdivide property into 199 residential lots and a park/open space plus public infrastructure.

Owner's Engineer: Dan Watson, P.E. K&D Engineering, Inc. P.O. Box 725 Albany OR 97321 (541) 928-2583

SEE ATTACHMENTS TO THIS FORM FOR ADDITIONAL INFORMATION

The applicant shall state specifically what is being requested and the ordinance provisions that apply to the request. Furnish all necessary drawings, evidence and statements supporting the requested action.

APPLICANT SIGNATURE _____
 Print Name & Sign

OWNER SIGNATURES _____
 Print Name & Sign

REQUIRED APPLICATION INFORMATION

An application for a property line adjustment must comply with the review criteria of the Adair Village Development Code. The information listed below must be submitted with the application and will be used to determine if the application complies with the requirements for a partition.

1. A tentative plat that illustrates the proposed partition. A survey is not required in order to apply. The tentative plat shall be prepared on a sheet that is between 8 1/2 x 11 inches and 11 x 17 inches in size. The scale shall be one inch equals some multiple of 10 feet. The tentative plat shall show:
 - Date, north arrow, and scale;
 - The entire boundary of the parent parcel and the boundaries of each proposed parcel;
 - The location, approximate dimensions, and square footage of proposed parcels and the proposed parcel numbers;
 - The location and size of natural features that might influence development of the property, such as rock outcroppings, wetlands, wooded areas, etc.;
 - Sites, if any, allocated for purposes other than single-family dwellings;
 - The location and size of buildings and driveways and the setbacks of existing buildings to proposed parcel lines;
 - The amount of frontage of each proposed parcel on an adjacent public street;
 - The location, width and purpose of easements;
 - The location and size of all existing utilities including water, sewer, power, telephone, natural gas and cable television;
2. A narrative describing the proposed partition and how it complies with the applicable review criteria.

The Planning Official, or his designee, may require additional information to be submitted with the application as provided by the Adair Village Development Code. The specific information to be submitted will be identified at the pre-application conference.

ADDITIONAL RESPONSIBILITIES OF THE APPLICANT

It is the responsibility of the applicant to determine if wetlands are present on the property and to contact the appropriate state and federal permitting agencies prior to applying for a development permit from the City. If hydric soils are present on the property or if the property contains a wetland designated on the National Wetlands Inventory Map, the applicant must submit documentation to the City that: (1) A permit has been applied for from the Oregon Division of State Lands; or (2) The Division of State Lands has determined that no permit is necessary for the project.

City staff will assist the applicant in determining if the property contains hydric soils or is identified on the National Wetlands Inventory Map, but the City has no responsibility for determining if wetlands are present or if a state or federal permit is required.

SIGNATURES(S)

I hereby certify that the information contained in this application is accurate to the best of my knowledge; and that the proposed use would not violate any deed restrictions attached to the property. All owners of the property must sign this application.

Applicants' signature: _____ Date _____

Applicants' signature: _____ Date _____

Applicants' signature: _____ Date _____

PROCESSING INFORMATION

This application will be reviewed and a decision issued by the Planning Official in approximately four weeks. The City will send notices of pending action and final decision to the applicant, other local government agencies involved in the processing of the application, owners of land within 100 feet of the boundaries of the property, and other groups or individuals identified in Section 3.3 of the Adair Village Development Code. If the application is approved, special conditions identified in the notice of approval must be satisfied within one year in order to complete the partition. Anyone may appeal a decision of the Planning Commission to the City Council within 14 days of the decision by filing an appeal application with the City.

For Office Use Only

Date Application Received _____ *Receipt Number* _____ *By* _____

File Number Assigned _____ *Date Application Deemed Complete* _____

NARRATIVE
for
CALLOWAY CREEK
TENTATIVE SUBDIVISION PLAT

Introduction

This project is located on the ground locally known as the Weigel property, south of Ryals Avenue and consists of the area within the City of Adair Village city limits located on Tax lots 201 of Assessors Map 10S-04W-32 and 205 of Assessors Map 10S-04W-31.

This project proposes to subdivide 40.68 acres into 199 residential lots, construct public infrastructure and public park with natural areas in phases. Public infrastructure including water distribution pipes, sewer collection and pumping facilities, storm collection and detention facilities will be constructed to serve the project. Franchised utilities will be extended to each of the lots as well.

A Tentative Plat and exhibits showing offsite water and sewer routes accompany this application.

Project Description

This project is zoned R-3 and single family lots meeting the development code regulations for the zone will be created. The minimum lot size is 4,080 sf and average lot size will be 4,394 sf as proposed. Minor deviations complying with the development may be expected during final design of the project.

Phasing of the project is designed to avoid any wetland impacts during the first phase so grading may be accomplished this year with infrastructure installation occurring on prepared rock surfaces during wet weather.

The slopes of this site are gently rolling, substantially less than 10% at all locations and generally in the 5% range.

Wetlands have been identified on site and, to the extent feasible, have been avoided by the design and layout of the projects. Unavoidable impacts will occur at drainage crossings of the public streets and utilities.

SECTION 2.326 ACCOMPANYING STATEMENTS

Sewer Utility Service

Sewer collection services will be provided to each lot of the subdivision. The operator of the sewer collection, treatment and discharge service is the City of Adair Village public system system.

The site cannot be served with sewer collection without a sewer pump station. In 2014 the City of Adair Village commissioned a master plan for service of this and neighboring sites. That plan calls for a sewer pump station and force main to serve this site and surrounding properties. It will be sited on the project. The pump station and force main will serve multiple properties within the City and the costs should naturally be borne by all benefited properties. We request the City reimburse this project on a pro-rata basis for the proportional share of the work that will serve other properties. The Applicants are willing to fund the sewer pumping project with the first phase and would be willing to accept SDC credits against lots within the subdivision as a repayment vehicle.

Water Supply Service

Water service will be provided to each lot of the subdivision. The source of the water is the City of Adair Village public water system.

Water supply for this project is available in Arnold Avenue approximately 3,000 feet from the site. The required water main extension in Ryals Avenue from Arnold Avenue to the site fronts undeveloped property within the city limits. The Applicant will construct this required water main with the first phase and requests 100% reimbursement of construction costs for this segment of the 10" water main. As Arnold Avenue turns west, the waterline fronts both our project and undeveloped property to the north, we request 50% reimbursement of construction costs for this segment of 10" water line. The reimbursement may be in the form of water SDC credits.

Right-of-Ways and Public Utility Easements

Public utility easements will be provided in the front of all lots as requested by power, gas, phone and Cable TV utilities.

Storm water detention facilities and park/natural areas will be dedicated to the City as Tracts.

Street right-of-way will be dedicated on the final plat. The City acquired access easements over the strip of property between the project site and Ryals Avenue will be utilized for street and utility infrastructure. We do not have authority to grant right-of-way in those areas. We understand that the City has acquired those access and utility easement rights.

Infrastructure Financing

Financing will be through private entities and infrastructure will be installed or financially secured prior to recordation of the final Plat.

Declarations

The declarations required by ORS 92.075 on the final Plat can be achieved by the fee owner, vendor and/or the mortgage or trust deed holder of the property.

Timing

The first phase of construction and final platting is scheduled for 1 to 3 years from approval of the Tentative Plat. Subsequent phases are planned for each 1 to 2 year period thereafter. Delays may be experienced obtaining wetlands fill/removal permits issued by DSL and ACOE. Current state and federal regulations allow for the proposed work and related impacts, however, federal and state permits are subject to the complexities of multiple state and federal agencies and the uncertainties, interpretations and requirements of many individual regulators. We will endeavor to keep the City updated on permit status and progress.

DECISION CRITERIA

[CODE CRITERIA WILL BE WRITTEN IN ITALICS FOLLOWED BY PROPOSED FINDINGS]

- 2.328 (1) *Any undeveloped portion of the proposed land division can be developed in accordance with City ordinances.*

FINDINGS OF FACT

- 1.1 Streets and utilities will be stubbed to the south and east to serve the land under consideration for annexation.
- 1.2 Utilities will be sized to serve master planned service areas.
- 1.3 Tracts I, K and L will be undeveloped remainder parcels so that those irregularly shaped areas can be included in adjoining future development.

CONCLUSION: This criterion is met.

- 2.328 (2) *The proposed development and all adjoining land can be developed in accordance with this Code and City Ordinances.*

FINDINGS OF FACT

Adjoining undeveloped land has been considered in the configuration of the proposed subdivision plat of the subject property.

- 2.1 Streets and utilities will be stubbed to the serve adjoin lands as shown on the Tentative Plat.
- 2.2 Utilities will be sized to accommodate the master planned areas of service.

CONCLUSION: This criterion is met.

- 5.6 Agricultural Lands. This site is currently farmed for grass seed.
- 5.7 Trees. Trees on site are generally associated with the drainageways. These areas will be dedicated to the City. These measures minimize impacts to trees.
- 5.8 Open Space. Park/open space will be dedicated to the City as shown on the Tentative Plat.
- 5.9 Natural Vegetation and Wildlife Habitat. Natural vegetation is generally associated with the drainageways and wetlands. These areas are proposed as public park and open space.

CONCLUSION: This criterion is met.

- 2.328 (6) Drainageways are protected and required drainage facilities are provided in conformance with State erosion control regulations.

FINDINGS OF FACT

- 6.1 Storm Drainage. Storm water in the streets will be collected in pipes and conveyed to detention/WQ basins throughout the project at the locations shown on the Tentative Plat.
- 6.2 Storm Drainage. Lots will drain to the streets or drainageways. Storm water in the streets will be collected in pipes and conveyed to detention/WQ basins throughout the project at the locations shown on the Tentative Plat.
- 6.3 Storm Drainage. Detention basins will discharge to the drainageways on site. These drainageways flow east under the railroad tracks to Calloway Creek.
- 6.4 Drainageways. Drainageways and wetlands areas will be avoided to extent practicable. The proposed impacts are at unavoidable street and utility crossings.
- 6.5 Erosion Control. Prior to grading 1200 C Erosion Control Permits will be obtained from The Oregon Department of Environmental Quality.

CONCLUSION: This criterion is met.

- 2.328 (3) *The proposed street plan is in conformance with City standards and provides the most economic, safe and efficient circulation of traffic in relation to the existing City street system.*

FINDINGS OF FACT

- 3.1 Ryals Avenue will be widened from the easterly project boundary to State Government property line. A bike lane, curbs and sidewalk will be added.
- 3.2 The City has acquired an easement for street access from the project to Ryals Avenue. Two street connections will be made to Ryals Avenue.
- 3.3 Six streets will be stubbed to the project boundaries. Two of those will be 66 feet wide right-of-way minor collectors.
- 3.4 Street crossings of the existing drainage swales will be minimized to reduce wetlands impacts.
- 3.5 Double frontage lots are avoided. (No lot access is available along Ryals Avenue.)
- 3.6 Streets are laid out to preclude the need for public water or storm drain easements through private lots.

CONCLUSION: This criterion is met.

- 2.328 (4) *The proposed utility connections are available, adequate and provide the most efficient and convenient connections to the existing utility systems and the proposed utilities can be extended in the future to accommodate future growth beyond the proposed land division.*

FINDINGS OF FACT

- 4.1 Franchise Utilities. Franchise utilities will be stubbed to the edges of the property at the street ends.
- 4.2 Sanitary Sewer. The Sanitary sewer pump station will be sized to serve the master planned service area as identified by the City.
- 4.3 Sanitary Sewer Lines. Sewer lines will be extended to the property edges at the street ends.
- 4.4 Sanitary Sewer. All proposed new gravity public sanitary sewers will be placed in dedicated street right-of-way.
- 4.5 Storm Drainage. Lots will drain to the streets or drainageways. Storm water in the streets will be collected in pipes and conveyed to

detention/WQ basins throughout the project at the locations shown on the Tentative Plat.

- 4.6 Storm Drainage. Detention basins will discharge to the drainageways on site. These drainageways flow east under the railroad tracks to Calloway Creek.
- 4.7 Water. Water service is provided by extending the public water line in Arnold Avenue to the Project.
- 4.8 Water. All lots in the proposed subdivision will be served by the public water system. Fire hydrants, mains and related appurtenances will be installed. Services will be installed during street construction. Water meters will be installed on the proposed lots at the time the homes are constructed.
- 4.9 Franchise Utility Easements. Public utility easements will be placed along both sides of all street rights-of-way for use by the franchise utility companies as shown. Prior to final engineering design all utility companies will be provided plans to design their distribution systems. Prior to final platting all franchised utility companies will be given the opportunity to obtain additional easements that may be necessary for their installations.

CONCLUSION: This criterion is met.

2.328 (6) *Special site features have been considered and utilized.*

FINDINGS OF FACT

- 5.1 Topography. The slopes of this site are gentle (+/- 5%).
- 5.2 Floodplain. This site does not lie within any flood plains. The property is shown as Zone X (Areas determined to be outside the 500-year floodplain) on FEMA Flood Insurance Rate Map, Community-Panel 41003C0100F, Effective Date June 2, 2011.
- 5.3 Lot Drainage. Generally, the streets are designed to sit below the lots and the lot grading should be directed to the street upon completion of home construction. On this site there are some exceptions, lots abutting drainageways may drain partially to the rear.
- 5.4 Wetlands. Wetlands delineations have been performed by The Acker Group, LLC, the locations and limits are shown on the plans. Residential lots will be platted in areas outside the wetlands. Impacts to the wetlands are limited to three unavoidable street crossings. Drainageways and wetlands will be dedicated to the City.
- 5.5 Historic/Archeological. The subject property contains no known historic or archeological resources.

- 2.328 (7) *The extent of possible emission or nuisance characteristics are compatible with the land use zoning district, adjacent properties and the applicable standards of all regulatory agencies having jurisdiction.*

FINDINGS OF FACT

- 7.1 Emissions. Single family homes are proposed for this development. The homes will comply with State building codes. Current building codes require energy efficiencies that reduce energy use, therefore reduce emissions for power generation over existing less efficient homes.
- 7.2 Zone District Compatibility. Single family lots are allowed outright in R-3 Zone.
- 7.3 Adjacent Properties. The property to the north is zoned residential. On the other boundaries, the site is bordered by agricultural land under consideration for annexation as residential, and this land is currently owned by the contract seller of the project site.
- 7.4 Authorities Having Jurisdiction. Benton County owns Ryals Avenue; the south side of Ryals Avenue along the project frontage will be constructed to County standards and requirements as shown on the Tentative Plat.

CONCLUSION: This criterion is met.

- 2.328 (8) *Potential adverse impacts have been mitigated to the maximum extent possible.*

FINDINGS OF FACT

- 8.1 Site Design. The characteristics of the site have been taken into consideration in the design of this subdivision. The design features described above have been devised to minimize impacts in conformance with the zoning codes and comprehensive plan.
- 7.2 State and Federal Regulations. Wetlands and storm water quality regulations have been considered in the design of this project.
- 7.3 Local Input. City and County planning and engineering staff have been consulted during this preliminary design phase.
- 7.4 Known Impacts. Known potential impacts, project objectives and experience with numerous similar projects over the 30+ years have informed the design of this project.

CONCLUSION: This criterion is met.

TENTATIVE SUBDIVISION PLAT
FOR
CALLOWAY CREEK SUBDIVISION

SW 1/4 SEC. 24 OF 1/4 SEC. 30, 1/4 SEC. 31 + NW 1/4 SEC. 32
T. 10 S. R. 4 W. W.P.
IN THE HARBOR CANYON DONATION LAND CLAIM NO. 58
JULY 21, 2017
CITY OF ADAM VILLAGE, HENTON COUNTY, OREGON

GENERAL:
THIS PLAT IS PREPARED IN ACCORDANCE WITH THE OREGON SUBDIVISION ACT, CHAPTER 215, OREGON STATUTES, AND THE RULES AND REGULATIONS OF THE OREGON DEPARTMENT OF LAND, DIVISION OF LAND MANAGEMENT, AND THE CITY OF ADAM VILLAGE, HENTON COUNTY, OREGON.

BOUNDARIES:
THE BOUNDARIES OF THIS PLAT ARE AS SHOWN ON THE PLAT, AND ARE SUBJECT TO SURVEY ADJUSTMENTS AND CORRECTIONS.

ADJACENT PROPERTIES:
THE ADJACENT PROPERTIES TO THIS PLAT ARE AS SHOWN ON THE PLAT, AND ARE SUBJECT TO SURVEY ADJUSTMENTS AND CORRECTIONS.

RECORDING:
THIS PLAT IS TO BE RECORDED IN THE PUBLIC RECORDS OF HENTON COUNTY, OREGON, AND THE CITY OF ADAM VILLAGE, HENTON COUNTY, OREGON.

CONVEYANCE:
THE CONVEYANCE OF THIS PLAT IS TO BE MADE BY DEED, AND IS SUBJECT TO THE TERMS AND CONDITIONS OF SAID DEED.

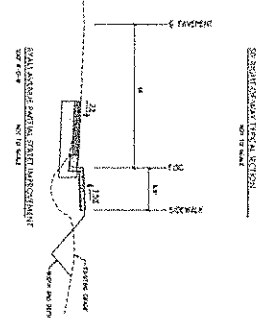
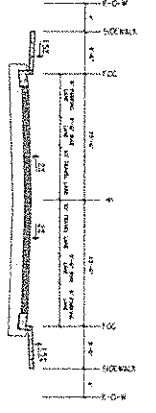
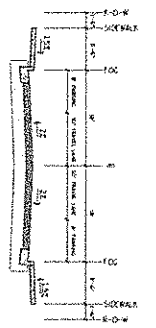
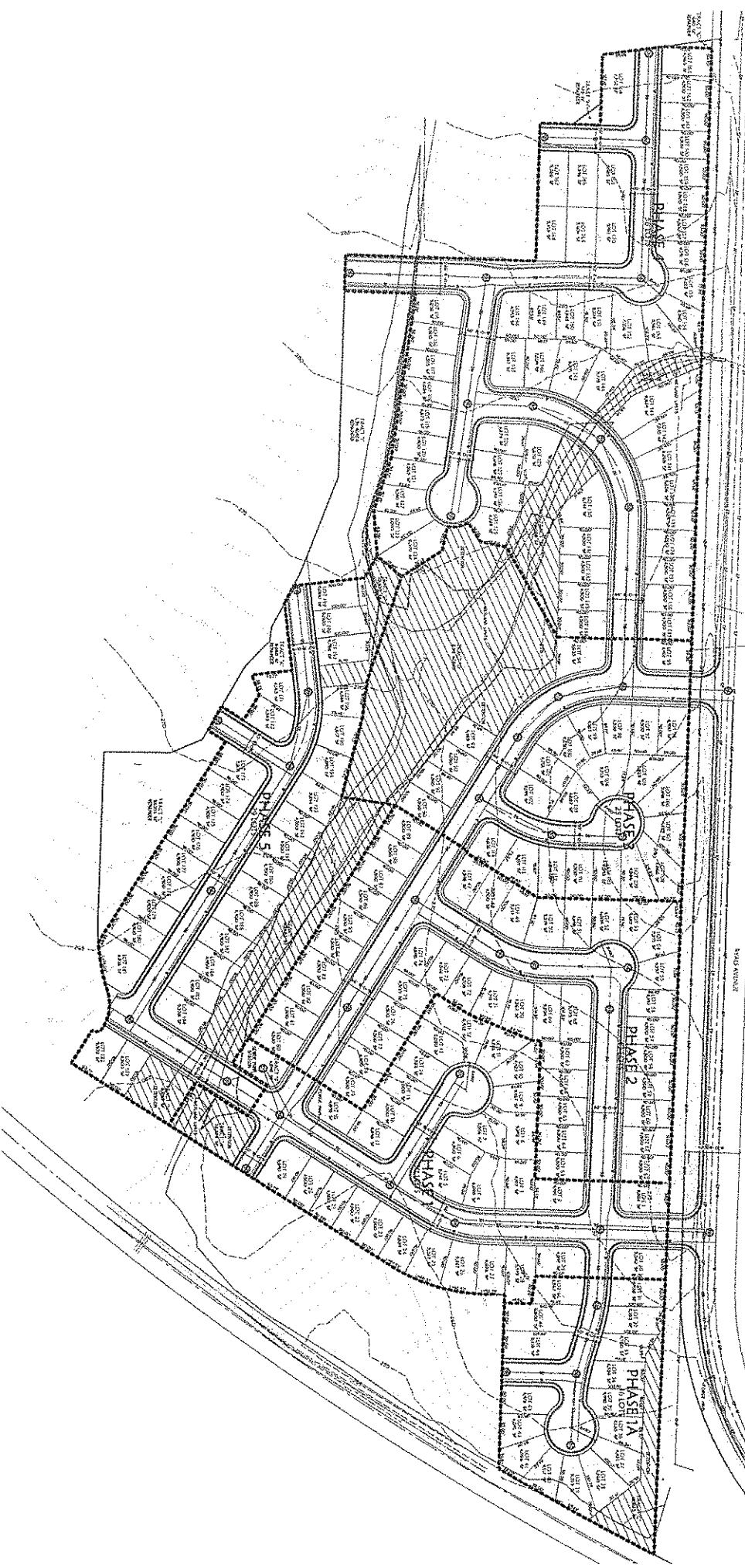
RESERVATIONS:
THE RESERVATIONS TO THIS PLAT ARE AS SHOWN ON THE PLAT, AND ARE SUBJECT TO SURVEY ADJUSTMENTS AND CORRECTIONS.

UTILITIES:
THE UTILITIES TO THIS PLAT ARE AS SHOWN ON THE PLAT, AND ARE SUBJECT TO SURVEY ADJUSTMENTS AND CORRECTIONS.

ASSESSMENT:
THE ASSESSMENT TO THIS PLAT IS AS SHOWN ON THE PLAT, AND IS SUBJECT TO SURVEY ADJUSTMENTS AND CORRECTIONS.

LIENS:
THE LIENS TO THIS PLAT ARE AS SHOWN ON THE PLAT, AND ARE SUBJECT TO SURVEY ADJUSTMENTS AND CORRECTIONS.

REMARKS:
THIS PLAT IS PREPARED BY THE CITY OF ADAM VILLAGE, HENTON COUNTY, OREGON, AND IS SUBJECT TO SURVEY ADJUSTMENTS AND CORRECTIONS.



BEFORE THE CITY COUNCIL OF THE
CITY OF ADAIR VILLAGE, OREGON

IN THE MATTER OF APPROPRIATING)
THE UNANTICIPATED CARRYOVER OF)
A CAPITAL PROJECT)

RESOLUTION NO. 2017 -- #7

WHEREAS, the Voss Hill Water Storage project in the WATER FUND was not completed by June 30, 2017 as originally anticipated; and,

WHEREAS, supplemental budget adjustments are allowed when items were unknown at the time the fiscal 2017-18 budget was adopted; and,

WHEREAS, the City will receive sufficient resources from the Infrastructure Financing Authority (IFA) loan to provide for this additional budget item;

NOW, THEREFORE, BE IT RESOLVED by the City of Adair Village City Council that:

SECTION 1: The FY 2017-18 Budget is hereby amended as follows:

	As Adopted	This Change	New Budget
Operations	432,310	-	432,310
Capital Outlay	-	550,000	550,000
Debt Service	162,000	-	162,000
Transfers	17,356	-	17,356
Contingency	75,000	-	75,000
Reserve for Future Expenditure	164,634	-	164,634
	<u>851,300</u>	<u>550,000</u>	<u>1,401,300</u>

SECTION 2: This resolution is effective immediately upon passage.

PASSED: The 8th day of August, 2017.

City Administrator

Mayor

CITY OF ADAIR VILLAGE
ADAIR VILLAGE SUPPLEMENTAL BUDGET
ORDER OF PROCEDURE FOR THE CONDUCT OF HEARING
Public Hearing May 2, 2017

OPEN THE HEARING

1. Announce.

The purpose of this Public Hearing is to receive testimony on the City of Adair Village's proposed Supplemental Budget.

2. Call for Staff Report & Announcements.

Summarize Budget Changes

3. Call for testimony from those in favor of the Supplemental Budget.

4. Call for testimony from those opposed to the Supplemental Budget.

5. Call for any general comments.

6. Close Hearing.

7. Council Deliberation

The Council may make a motion to approve or disapprove Resolution 2017 #2. Or, the Council may move to continue the Hearing until a specified time and place or they may hold the Record open for additional written testimony until a specified time and place.

8. Council Decision.

Following the Council's discussion, take final action on motion.

NOTICE OF SUPPLEMENTAL BUDGET HEARING

- For supplemental budgets proposing a change in any fund's expenditures by more than 10 percent.

A public hearing on a proposed supplemental budget for the City of Adair Village for the current fiscal year will be held at Adair Village City Hall, 6030 NE William R. Carr Avenue, Adair Village, Oregon.

The hearing will take place on August 8, 2017 at 6:00 PM.

The purpose of the hearing is to discuss the supplemental budget with interested persons.

A copy of the supplemental budget document may be inspected or obtained on or after July 18, 2017 at Adair Village City Hall between the hours of 8:00 AM and 5:00 P

SUMMARY OF PROPOSED BUDGET CHANGES AMOUNTS SHOWN ARE REVISED TOTALS IN THOSE FUNDS BEING MODIFIED

WATER FUND

Resource	Amount	Expenditure	Amount
1 Beginning Fund Balance	315,000	1 Operations	432,310
2 IFA Loan	550,000	2 Capital Outlay	550,000
3 All Other Resources	536,300	3 Debt Service	162,000
		4 Transfers	17,356
		5 Contingency	75,000
		6 Reserve for Future Expenditure	164,634
Revised Total Fund Resources	1,401,300	Revised Total Fund Requirements	1,401,300

Explanation of change(s):

The project to build new water storage tanks on Voss Hill was not finished by June 30, 2017, so the project must be carried over into fiscal year 2017-2018. This will increase appropriations in the Water Fund by \$550,000 for Capital Outlay. The project is funded by a loan from the Infrastructure Financing Authority (IFA).