

ADAIR VILLAGE CITY COUNCIL-Final
City Hall - 6030 Wm. R Carr Av.
****Tuesday, September 1, 2020 - 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 – August 4, 2020 (Attachment A, A1)
- b. Bills List through – August 27, 2020 (Attachment B) – \$104,909.94

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

4. STAFF REPORTS:

- a) Community Service Officer (CSO) Report (Attachment C)
- b) Public Works (Attachment D)
- c) City Administrator (Attachment E)
- d) Sheriff's Report (Attachment F)
- e) Financial Report-Through August 29, 2020 (Attachments G, G-1)

Jerry Jackson
Pat Hare
Pat Hare
Pat Hare
Pat Hare

5. OLD BUSINESS:

- a) Creating Wards (Attachment H, H1)
Action: Discussion
- b) Water Tank Project (Attachment I)
Action: Discussion

Pat Hare
Pat Hare

6. NEW BUSINESS:

- a) Republic Service Lease (Attachment J)
Action: Decision

Pat Hare

7. ORDINANCES, RESOLUTIONS, AND PROCLAMATIONS:

N/A

Action: n/a

8. EXECUTIVE SESSION ORS 192.660 (e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

- a) Property Transaction
Action: Discussion

9. COUNCIL and MAYOR COMMENTS:

10. ADJOURNMENT:

Next meetings -

City Council –Tuesday, October 6, 2020 6:00 PM
Planning Commission- September 15, 2020 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.

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**ADAIR VILLAGE
CITY COUNCIL MINUTES
6030 William R. Carr Avenue
****Tuesday, August 4, 2020 – 6:00 PM******

Agenda Item	Action
<p>1. Roll Call: City Council Members present: Councilors Officer, Ray, Rowe and Mayor Currier were present. City Attorney Sean Kidd was present. CA (City Administrator) Hare was present. Minutes were taken by CA Hare.</p>	<p>Mayor Currier called the meeting to order at 6:00PM and led the flag salute.</p>
<p>2. Consent Calendar (Agenda Item 2). Minutes of the July 7, 2020 City Council meeting. Bills List through July 30, 2020, (\$225,053.95 total).</p>	<p>Councilor Rowe moved to approve the Consent Calendar. Councilor Ray seconded. Unanimous Approval (4-0).</p>
<p>3. Public Comment (Agenda Item 3). None.</p>	
<p>4. Attachment C – Community Services Officer (Agenda Item 4a). CA Hare presented the report.</p>	<p>Council received the report.</p>
<p>5. Attachment D – Public Works Report (Agenda Item 4b). CA Hare presented the report.</p>	<p>Council received the report.</p>
<p>6. Attachment E – City Administrator Report (Agenda Item 4c). CA Hare presented the report. Administration</p> <ul style="list-style-type: none"> • Security Systems – CA Hare has been working with a couple of different companies to get security systems installed at the barracks, wastewater and water plants. • Facilities Cleaned – The City will be utilizing ServPro to clean City Hall, barracks, wastewater and water plant. • Tangent – Staff is getting more efficient every month with the ongoing duties in Tangent. • Pacific Power – The City experienced a power outage at the water plant that caused some damage to different pumps. Pacific Power 	<p>Council received the report.</p>

<p>reimbursed the City for the work and parts needed.</p> <ul style="list-style-type: none"> • Theft at the Maintenance Shop – CA Hare has been working with City County Insurance on our claim. <p>Property/Businesses</p> <ul style="list-style-type: none"> • Farm Foods – Update. • AVIS – CA Hare should have a final lease document for Council to review next month. • Sweet Taste – CA Hare is working with Corvallis and Benton Economic Development to help Linda through some of the slower months. • AV Market – The Market wanted to thank the City Council for the long term lease. <p>Major Projects/Engineering</p> <ul style="list-style-type: none"> • Calloway Creek – The next phase of the project is being looked at. • SCS Property – CA Hare met with Santiam and we have moved the discussion back to running the road entirely on their property. If we work with ODFW it will be a much longer process. • William R. Carr Subdivision – Brian has applied for his final four permits hoping to be completed before the rainy season. 	
<p>7. Attachment F – Sheriff’s Report (Agenda Item 4d). CA Hare presented the report.</p>	<p>Council received the report.</p>
<p>8. Attachment G – Financial Report (Agenda Item 4e). CA Hare presented the report. Income is and expenses are \$. The balance in the Local Government Investment Pool is approximately \$ last year the balance was \$</p>	<p>Council received the report.</p>
<p>9. Attachment I- Resolution 2020 - 10, Supplemental Budget (Agenda Item 7a). The Public Hearing started at 7:06pm Administrator Hare gave the staff report no public comment closed public hearing at 7:10pm.</p>	<p>Councilor Officer moved to approve Resolution 2020-10. Councilor Rowe seconded. Unanimous Approval (4-0).</p>
<p>10. Attachment J – Ordinance 2020 1 – Adopting City Charter Changes (Agenda Item 7b). Public Hearing Started at 7:15pm Administrator Hare gave the staff report no Public comment closed Public Hearing at 7:20</p> <p>Councilor Ray read the title of Ordinance 2020 1..</p> <p>Councilor Ray provided the second reading of the title of Ordinance 2020 1.</p>	<p>Councilor Ray moved to have the second reading of Ordinance 2020 1 take place by reading of the title only. Councilor Rowe seconded. Unanimous Approval (4-0). Councilor Ray moved to approve the second reading and adopt Ordinance 2020 1. Councilor Rowe seconded. Unanimous Approval (4-0).</p>

<p>11. Attachments K, K1 – Ordinance 2020 2 – Establishing Wards (Agenda Item 7c). Public Hearing Started at 7:27pm Administrator Hare gave the staff report no Public comment closed Public Hearing at 7:38</p> <p>Councilor Officer read the title of Ordinance 2020 2.</p> <p>Councilor Officer provided the second reading of the title of Ordinance 2020 2.</p>	<p>Councilor Rowe moved to have the second reading of Ordinance 2020 2 take place by reading of the title only. Councilor Ray seconded. Unanimous Approval (4-0).</p> <p>Councilor Ray moved to approve the second reading and adopt Ordinance 2020 2. Councilor Rowe seconded. Unanimous Approval (4-0).</p>
<p>12. Attachments L, L1, L2, L3, L4 – Ordinance 2020 3 – Cherry Dr Row Vacation (Agenda Item 7d).</p> <p>Public Hearing Started at 6:30pm Administrator Hare gave the staff report no Public comment closed Public Hearing at 6:35 Councilor Rowe read the title of Ordinance 2020 3.</p> <p>Councilor Rowe provided the second reading of the title of Ordinance 2020 3.</p>	<p>Councilor Rowe moved to have the second reading of Ordinance 2020 3 take place by reading of the title only. Councilor Ray seconded. Unanimous Approval (4-0).</p> <p>Councilor Rowe moved to approve the second reading and adopt Ordinance 2020 3. Councilor Ray seconded. Unanimous Approval (4-0).</p>
<p>13. Council and Mayor Comments (Agenda Item 9):</p> <ul style="list-style-type: none"> • Mayor Currier – None. • Councilor Officer – None. • Councilor Rowe – None. • Councilor Ray – None. 	
<p>14. Adjournment: Next meeting- Council meeting on Tuesday, September 1, 2020 at 6:00 PM.</p>	<p>Mayor Currier adjourned the meeting at 7:55pm.</p>

Mayor's Approval

Date

Aug 2020 Bills	Date	Amount
	8/4/2020	\$20,104.51
	8/4/2020	\$4,879.35
	8/18/2020	\$62,155.36
	8/18/2020	\$265.00
	8/27/2020	\$17,505.72

Total \$104,909.94

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
390 AI's Sweeping Service									
8917	1	Street Sweeping	Invoice	07/27/2020	08/27/2020	1,050.00		1,050.00	200-410-520
Total 8917:						1,050.00	.00	1,050.00	
Total 390 AI's Sweeping Service:						1,050.00	.00	✓ 1,050.00	24372
1050 BRX Inc.									
PO 20-082	1	Emergency Waterline Repair	Invoice	08/03/2020	08/06/2020	1,150.00		✓ 1,150.00	500-420-520
Total PO 20-082:						1,150.00	.00	1,150.00	
PO 20-084	1	Water Service Repair	Invoice	08/03/2020	08/06/2020	14,375.00		✓ 14,375.00	500-420-520
Total PO 20-084:						14,375.00	.00	14,375.00	
Total 1050 BRX Inc.:						15,525.00	.00	15,525.00	✓ 24373
2300 Delapoer Kidd Attorneys at Law									
1827	1	General City matters	Invoice	08/01/2020	08/31/2020	1,531.25		1,531.25	100-900-520
Total 1827:						1,531.25	.00	1,531.25	
Total 2300 Delapoer Kidd Attorneys at Law:						1,531.25	.00	✓ 1,531.25	24374
2520 Edge Analytical Laboratories									
20-24923	1	Influent	Invoice	07/24/2020	08/24/2020	76.50		76.50	510-430-521
Total 20-24923:						76.50	.00	✓ 76.50	
20-24924	1	Tangent WW	Invoice	07/31/2020	08/31/2020	76.50		76.50	100-900-520
Total 20-24924:						76.50	.00	✓ 76.50	
Total 2520 Edge Analytical Laboratories:						153.00	.00	153.00	✓ 24375
4430 Mid-Valley Newspapers									
126730-1	1	notice of supplemental budget	Invoice	07/29/2020	08/20/2020	719.00		719.00	100-900-520
Total 126730-1:						719.00	.00	719.00	
Total 4430 Mid-Valley Newspapers:						719.00	.00	✓ 719.00	24376
4670 NW Natural									
07282020	1	1942119.7	Invoice	07/28/2020	08/28/2020	110.27		110.27	100-900-521
Total 07282020:						110.27	.00	✓ 110.27	
07282020.	1	1407224-3	Invoice	07/28/2020	08/28/2020	15.99		15.99	100-900-521
Total 07282020.:						15.99	.00	✓ 15.99	
Total 4670 NW Natural:						126.26	.00	✓ 126.26	24377
7460 Spartan Environmental Services LLC									
3529	1	camera truck equipment mobilizatio	Invoice	07/28/2020	08/28/2020	1,000.00		1,000.00	520-440-520

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 3529:						1,000.00	.00	1,000.00	
Total 7460 Spartan Environmental Services LLC:						1,000.00	.00	✓ 1,000.00	24378
Total :						20,104.51	.00	20,104.51	
Grand Totals:						20,104.51	.00	20,104.51	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-900-52010	719.00	.00	719.00
100-900-52017	1,531.25	.00	1,531.25
100-900-52019	76.50	.00	76.50
100-900-52109	126.26	.00	126.26
200-410-52024	1,050.00	.00	1,050.00
500-420-52011	15,525.00	.00	15,525.00
510-430-52104	76.50	.00	76.50
520-440-52019	1,000.00	.00	1,000.00
Grand Totals:	20,104.51	.00	20,104.51

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
07/20	3,048.26	.00	3,048.26
08/20	17,056.25	.00	17,056.25
Grand Totals:	20,104.51	.00	20,104.51

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
690 Bank of America									
07232020	1	bulldesign refund	Invoice	07/23/2020	08/19/2020	65.59-		65.59-	100-900-520
07232020	2	Home Depot Theft	Invoice	07/23/2020	08/19/2020	406.47		406.47	100-900-529
07232020	3	fuel	Invoice	07/23/2020	08/19/2020	4.20		4.20	100-900-520
07232020	4	Utility Jugs	Invoice	07/23/2020	08/19/2020	70.90		70.90	100-900-520
07232020	5	Corvallis Power Equipment	Invoice	07/23/2020	08/19/2020	1,795.33		1,795.33	100-900-520
07232020	6	Corvallis Power Equipment	Invoice	07/23/2020	08/19/2020	13.70		13.70	100-900-520
07232020	7	Home Depot	Invoice	07/23/2020	08/19/2020	55.39		55.39	100-900-520
07232020	8	Sportsmans Warehouse	Invoice	07/23/2020	08/19/2020	434.97		434.97	100-900-520
07232020	9	Staples	Invoice	07/23/2020	08/19/2020	5.19		5.19	100-900-520
07232020	10	Amazon Theft	Invoice	07/23/2020	08/19/2020	126.08		126.08	100-900-529
07232020	11	USPS	Invoice	07/23/2020	08/19/2020	276.80		276.80	100-900-521
07232020	12	Schaeffers	Invoice	07/23/2020	08/19/2020	33.00		33.00	100-900-521
07232020	13	USPS	Invoice	07/23/2020	08/19/2020	55.00		55.00	100-900-521
07232020	14	8 x 8	Invoice	07/23/2020	08/19/2020	226.92		226.92	100-900-521
07232020	15	home depot theft	Invoice	07/23/2020	08/19/2020	439.78		439.78	100-900-529
07232020	16	USPS	Invoice	07/23/2020	08/19/2020	276.80		276.80	100-900-521
07232020	17	staples COVID	Invoice	07/23/2020	08/19/2020	102.61		102.61	100-900-528
07232020	18	Sportsmans Warehouse	Invoice	07/23/2020	08/19/2020	199.96		199.96	100-900-520
07232020	19	Chevrom	Invoice	07/23/2020	08/19/2020	10.52		10.52	100-900-520
07232020	20	Southpaw Pizza	Invoice	07/23/2020	08/19/2020	40.98		40.98	500-420-520
07232020	21	Staples COVID	Invoice	07/23/2020	08/19/2020	151.92		151.92	100-900-528
07232020	22	Amazon	Invoice	07/23/2020	08/19/2020	28.98		28.98	100-900-520
07232020	23	amazon	Invoice	07/23/2020	08/19/2020	47.96		47.96	100-900-520
07232020	24	amazon	Invoice	07/23/2020	08/19/2020	19.95		19.95	100-900-520
07232020	25	verizon	Invoice	07/23/2020	08/19/2020	39.99		39.99	500-420-521
07232020	26	home depot	Invoice	07/23/2020	08/19/2020	63.55		63.55	100-300-520
07232020	27	wilco	Invoice	07/23/2020	08/19/2020	17.99		17.99	100-300-520
Total 07232020:						4,879.35	.00	4,879.35	
Total 690 Bank of America:						4,879.35	.00	4,879.35	
Total :						4,879.35	.00	4,879.35	
Grand Totals:						4,879.35	.00	4,879.35	<i>✓ 24379</i>

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-300-52002	81.54	.00	81.54
100-900-52002	2,672.33	.00	2,672.33
100-900-52014	14.72	.00	14.72
100-900-52030	.00	65.59-	65.59-
100-900-52108	641.60	.00	641.60
100-900-52110	226.92	.00	226.92
100-900-52800	254.53	.00	254.53
100-900-52900	972.33	.00	972.33
500-420-52011	40.98	.00	40.98
500-420-52110	39.99	.00	39.99

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
Grand Totals:	4,944.94	65.59-	4,879.35

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
07/20	4,944.94	65.59-	4,879.35
Grand Totals:	4,944.94	65.59-	4,879.35

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8/4/20

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
150 A & B Septic									
48439	1	pump work for Tangent	Invoice	07/02/2020	08/02/2020	300.00		✓ 300.00	100-900-520
Total 48439:						300.00	.00	300.00	
48474	1	pump work for Tangent	Invoice	07/07/2020	08/06/2020	300.00		✓ 300.00	100-900-520
Total 48474:						300.00	.00	300.00	
48503	1	pump work for Tangent	Invoice	07/08/2020	08/07/2020	125.00		✓ 125.00	100-900-520
Total 48503:						125.00	.00	125.00	
48507	1	pump work for Tangent	Invoice	07/08/2020	08/07/2020	750.00		✓ 750.00	100-900-520
Total 48507:						750.00	.00	750.00	
48623	1	pump work for Tangent	Invoice	07/15/2020	08/14/2020	450.00		✓ 450.00	100-900-520
Total 48623:						450.00	.00	450.00	
48637	1	pump work for Tangent	Invoice	07/16/2020	08/15/2020	65.00		✓ 65.00	100-900-520
Total 48637:						65.00	.00	65.00	
48824	1	pump work for Tangent	Invoice	07/31/2020	08/30/2020	65.00		✓ 65.00	100-900-520
Total 48824:						65.00	.00	65.00	
48825	1	pump work for Tangent	Invoice	07/31/2020	08/30/2020	65.00		✓ 65.00	100-900-520
Total 48825:						65.00	.00	65.00	
48826	1	pump work for Tangent	Invoice	07/31/2020	08/30/2020	65.00		✓ 65.00	100-900-520
Total 48826:						65.00	.00	65.00	
48845	1	pump work for Tangent	Invoice	07/31/2020	08/30/2020	65.00		✓ 65.00	100-900-520
Total 48845:						65.00	.00	65.00	
48849	1	pump work for Tangent	Invoice	07/31/2020	08/30/2020	300.00		✓ 300.00	100-900-520
Total 48849:						300.00	.00	300.00	
48881	1	pump work for Tangent	Invoice	07/31/2020	08/30/2020	125.00		✓ 125.00	100-900-520
Total 48881:						125.00	.00	125.00	
Total 150 A & B Septic:						2,675.00	.00	✓ 2,675.00	24380
400 Alisco									
LEUG212227	1	Soap	Invoice	08/14/2020	09/13/2020	94.40		94.40	100-900-520
Total LEUG2122271:						94.40	.00	✓ 94.40	24381

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 400 AlSCO:						94.40	.00	94.40	24387
410 American Business Software Inc									
135970	1	Water	Invoice	08/01/2020	09/01/2020	35.45		35.45	500-420-520
135970	2	Wastewater	Invoice	08/01/2020	09/01/2020	35.45		35.45	510-430-520
Total 135970:						70.90	.00	70.90	
Total 410 American Business Software Inc:						70.90	.00	70.90	24382
890 Best Pots Inc									
A-412155	1	Rented Unit	Invoice	07/30/2020	08/09/2020	82.60		82.60	500-420-520
Total A-412155:						82.60	.00	82.60	
Total 890 Best Pots Inc:						82.60	.00	82.60	24383
1340 Caselle Inc.									
104092	1	Monthly Software Hosting Fees	Invoice	08/01/2020	09/01/2020	583.20		583.20	500-420-521
104092	2	Monthly Software Hosting Fee	Invoice	08/01/2020	09/01/2020	388.80		388.80	100-900-521
104092	3	Monthly Software Hosting Fee	Invoice	08/01/2020	09/01/2020	194.40		194.40	510-430-521
104092	4	Monthly Software Hosting Fee	Invoice	08/01/2020	09/01/2020	64.80		64.80	200-410-521
104092	5	Monthly Software Hosting Fee	Invoice	08/01/2020	09/01/2020	64.80		64.80	520-440-521
Total 104092:						1,296.00	.00	1,296.00	
Total 1340 Caselle Inc.:						1,296.00	.00	1,296.00	24384
1410 Century Link									
07252020	1	503-T31-4410 130B	Invoice	07/25/2020	08/25/2020	55.23		55.23	500-420-521
Total 07252020:						55.23	.00	55.23	
Total 1410 Century Link:						55.23	.00	55.23	24385
1550 City of Corvallis									
217144	1	Fuel	Invoice	06/15/2020	08/20/2020	122.96		122.96	500-420-520
Total 217144:						122.96	.00	122.96	
Total 1550 City of Corvallis:						122.96	.00	122.96	24386
1610 Civil West Engineering Services Inc									
1001.001.07.	1	Misc services devel review	Invoice	08/03/2020	09/03/2020	670.00		670.00	100-900-520
Total 1001.001.07.031:						670.00	.00	670.00	
1001.028.00	1	WWTP IFA	Invoice	08/03/2020	09/03/2020	12,920.75		12,920.75	510-430-530
Total 1001.028.003:						12,920.75	.00	12,920.75	
1001.029.00	1	WWTP IFA	Invoice	08/03/2020	09/03/2020	24,260.50		24,260.50	510-430-530
Total 1001.029.003:						24,260.50	.00	24,260.50	
1001-001.02-	1	Mis Svcs Water	Invoice	08/03/2020	09/03/2020	240.00		240.00	500-420-520

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 1001-001.02-79:						240.00	.00	240.00	
1001-001.03-	1	Misc Svcs WW	Invoice	08/03/2020	09/03/2020	134.00		✓ 134.00	510-430-530
Total 1001-001.03-44:						134.00	.00	134.00	
1001-001.05-	1	Misc services transportation	Invoice	08/03/2020	09/03/2020	600.00		✓ 600.00	100-900-520
Total 1001-001.05-03:						600.00	.00	600.00	
Total 1610 Civil West Engineering Services Inc:						38,825.25	.00	✓ 38,825.25	24387
1800 Consumers Power Inc.									
08102020	1	1152418	Invoice	08/10/2020	09/10/2020	110.80		110.80	510-430-521
Total 08102020:						110.80	.00	110.80	
Total 1800 Consumers Power Inc.:						110.80	.00	✓ 110.80	24388
1910 Corvallis Power Equipment									
49148	1	Equipment replacement Theft	Invoice	07/06/2020	08/05/2020	1,828.85		1,828.85	100-900-529
Total 49148:						1,828.85	.00	1,828.85	
49149	1	Equipment replacement Theft	Invoice	07/06/2020	08/05/2020	3,768.85		3,768.85	100-900-529
Total 49149:						3,768.85	.00	3,768.85	
Total 1910 Corvallis Power Equipment:						5,597.70	.00	✓ 5,597.70	24389
2270 De Lage Landen Financial Services Inc.									
69064621.	1	monthly service	Invoice	08/18/2020	08/20/2020	131.00		131.00	100-900-520
Total 69064621.:						131.00	.00	131.00	
Total 2270 De Lage Landen Financial Services Inc.:						131.00	.00	131.00	24390
2520 Edge Analytical Laboratories									
20-26818	1	monthly coliform	Invoice	08/10/2020	09/10/2020	29.70		29.70	500-420-521
Total 20-26818:						29.70	.00	29.70	
Total 2520 Edge Analytical Laboratories:						29.70	.00	✓ 29.70	24391
4940 Oregon Dept of Administrative Services									
ARK45319	1	Chemical Pump	Invoice	08/18/2020	08/20/2020	450.00		450.00	500-420-520
Total ARK45319:						450.00	.00	450.00	
Total 4940 Oregon Dept of Administrative Services:						450.00	.00	✓ 450.00	24392
4980 Oregon DEQ Attn: Accounting Office									
WQ21DOM-0	1	Annual fee for sewage disposal	Invoice	08/18/2020	08/20/2020	40.00		40.00	500-420-521
Total WQ21DOM-0007...:						40.00	.00	✓ 40.00	24393

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 4980 Oregon DEQ Attn: Accounting Office:						40.00	.00	40.00	
5300 Pacific Power/PacificCorp									
08072020	1	02099381-001 7	Invoice	08/07/2020	08/25/2020	2,229.41		2,229.41	500-420-521
Total 08072020:						2,229.41	.00	2,229.41	
Total 5300 Pacific Power/PacificCorp:						2,229.41	.00	2,229.41	24394
5330 Pape Machinery									
5123665	1	Service Tractor	Invoice	07/30/2020	08/30/2020	152.59		152.59	100-300-520
Total 5123665:						152.59	.00	152.59	
Total 5330 Pape Machinery:						152.59	.00	152.59	24395
5360 Pat Hare									
08182020	1	Admin	Invoice	08/18/2020	08/20/2020	660.00		660.00	100-100-500
08182020	2	PS	Invoice	08/18/2020	08/20/2020	60.00		60.00	100-200-500
08182020	3	Water	Invoice	08/18/2020	08/20/2020	360.00		360.00	500-420-500
08182020	4	WW	Invoice	08/18/2020	08/20/2020	96.00		96.00	510-430-500
08182020	5	SD	Invoice	08/18/2020	08/20/2020	24.00		24.00	520-440-500
Total 08182020:						1,200.00	.00	1,200.00	
Total 5360 Pat Hare:						1,200.00	.00	1,200.00	24396
5780 Republic Services #452									
0452004323	1	3-0452-0023479	Invoice	07/31/2020	08/31/2020	36.65		36.65	100-900-521
Total 0452004323427:						36.65	.00	36.65	
0452004334	1	3-0452-0340655	Invoice	07/31/2020	08/31/2020	37.14		37.14	510-430-521
Total 0452004334318:						37.14	.00	37.14	
Total 5780 Republic Services #452:						73.79	.00	73.79	24397
5810 RG Smith Electric & Plumbing Inc									
18530	1	Replaced soft start, partially tested	Invoice	08/06/2020	09/05/2020	4,343.03		4,343.03	500-420-520
Total 18530:						4,343.03	.00	4,343.03	
Total 5810 RG Smith Electric & Plumbing Inc:						4,343.03	.00	4,343.03	24398
6290 Smith-Wagar Consulting									
D1076	1	Financial Consulting - July 2020	Invoice	08/12/2020	09/12/2020	4,575.00		4,575.00	100-900-520
Total D1076:						4,575.00	.00	4,575.00	
Total 6290 Smith-Wagar Consulting:						4,575.00	.00	4,575.00	24399
Total :						62,155.36	.00	62,155.36	
Grand Totals:						62,155.36	.00	62,155.36	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-100-50010	660.00	.00	660.00
100-200-50010	60.00	.00	60.00
100-300-52022	152.59	.00	152.59
100-900-52002	94.40	.00	94.40
100-900-52019	7,381.00	.00	7,381.00
100-900-52020	1,270.00	.00	1,270.00
100-900-52109	36.65	.00	36.65
100-900-52114	388.80	.00	388.80
100-900-52900	5,597.70	.00	5,597.70
200-410-52114	64.80	.00	64.80
500-420-50010	360.00	.00	360.00
500-420-52011	4,343.03	.00	4,343.03
500-420-52014	122.96	.00	122.96
500-420-52019	118.05	.00	118.05
500-420-52020	240.00	.00	240.00
500-420-52025	450.00	.00	450.00
500-420-52104	29.70	.00	29.70
500-420-52107	40.00	.00	40.00
500-420-52109	2,229.41	.00	2,229.41
500-420-52110	55.23	.00	55.23
500-420-52114	583.20	.00	583.20
510-430-50010	96.00	.00	96.00
510-430-52019	35.45	.00	35.45
510-430-52109	147.94	.00	147.94
510-430-52114	194.40	.00	194.40
510-430-53005	37,315.25	.00	37,315.25
520-440-50010	24.00	.00	24.00
520-440-52114	64.80	.00	64.80
Grand Totals:	62,155.36	.00	62,155.36

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
06/20	122.96	.00	122.96
07/20	8,636.91	.00	8,636.91
08/20	53,395.49	.00	53,395.49
Grand Totals:	62,155.36	.00	62,155.36

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8/18/20

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
4990 Oregon DMV 08182020	1	Title & Reg for 2009 Prius	Invoice	08/18/2020	08/20/2020	265.00		265.00	500-420-521
Total 08182020:						265.00	.00	265.00	
Total 4990 Oregon DMV:						265.00	.00	265.00	24400
Total :						265.00	.00	265.00	
Grand Totals:						265.00	.00	265.00	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
500-420-52107	265.00	.00	265.00
Grand Totals:	265.00	.00	265.00

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
08/20	265.00	.00	265.00
Grand Totals:	265.00	.00	265.00

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8/18/20

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
1300 Cascade Columbia Distribution									
778300	1	Chemicals	Invoice	05/06/2020	07/05/2020	3,124.52		3,124.52	500-420-520
Total 778300:						3,124.52	.00	3,124.52	
Total 1300 Cascade Columbia Distribution:						3,124.52	.00	3,124.52	
1410 Century Link									
08112020	1	541-745-58580873B	Invoice	08/11/2020	09/10/2020	83.94		83.94	510-430-521
Total 08112020:						83.94	.00	83.94	
08162020	1	541-928-8372 054B	Invoice	08/16/2020	09/12/2020	83.49		83.49	500-420-521
Total 08162020:						83.49	.00	83.49	
Total 1410 Century Link:						167.43	.00	167.43	
1520 CIS TRUST									
SEPTEMBE	1	Employee Health Ins	Invoice	08/19/2020	09/10/2020	1,561.95		1,561.95	100-100-510
SEPTEMBE	2	Employee Health Ins	Invoice	08/19/2020	09/10/2020	97.62		97.62	100-200-510
SEPTEMBE	3	Employee Health Ins	Invoice	08/19/2020	09/10/2020	585.73		585.73	100-300-510
SEPTEMBE	4	Employee Health Ins	Invoice	08/19/2020	09/10/2020	488.11		488.11	200-410-510
SEPTEMBE	5	Employee Health Ins	Invoice	08/19/2020	09/10/2020	4,685.84		4,685.84	500-420-510
SEPTEMBE	6	Employee Health Ins	Invoice	08/19/2020	09/10/2020	1,952.43		1,952.43	510-430-510
SEPTEMBE	7	Employee Health Insurance	Invoice	08/19/2020	09/10/2020	390.49		390.49	520-440-510
Total SEPTEMBER 2020 FINAL INVOICE:						9,762.17	.00	9,762.17	
Total 1520 CIS TRUST:						9,762.17	.00	9,762.17	
1740 Comcast									
08182020	1	877B 10 607 0002520	Invoice	08/18/2020	09/17/2020	102.85		102.85	100-900-521
Total 08182020:						102.85	.00	102.85	
Total 1740 Comcast:						102.85	.00	102.85	
1800 Consumers Power Inc.									
08192020	1	1152400	Invoice	08/19/2020	09/19/2020	1,038.00		1,038.00	200-410-521
08192020	2	1152401	Invoice	08/19/2020	09/19/2020	25.43		25.43	100-300-521
08192020	3	1152406	Invoice	08/19/2020	09/19/2020	146.00		146.00	100-900-521
08192020	4	1152408	Invoice	08/19/2020	09/19/2020	29.91		29.91	100-900-521
08192020	5	1152409	Invoice	08/19/2020	09/19/2020	25.43		25.43	100-900-521
08192020	6	1152410	Invoice	08/19/2020	09/19/2020	57.96		57.96	510-430-521
08192020	7	1152411	Invoice	08/19/2020	09/19/2020	69.79		69.79	500-420-521
08192020	8	1152412	Invoice	08/19/2020	09/19/2020	116.75		116.75	510-430-521
08192020	9	1152413	Invoice	08/19/2020	09/19/2020	88.29		88.29	510-430-521
08192020	10	1152414	Invoice	08/19/2020	09/19/2020	25.32		25.32	500-420-521
08192020	11	1152415	Invoice	08/19/2020	09/19/2020	25.05		25.05	100-900-521
08192020	12	1152417	Invoice	08/19/2020	09/19/2020	1,529.26		1,529.26	100-900-521
Total 08192020:						3,177.19	.00	3,177.19	
Total 1800 Consumers Power Inc.:						3,177.19	.00	3,177.19	
2520 Edge Analytical Laboratories									
20-27720	1	Waste Water	Invoice	08/20/2020	09/19/2020	76.50		76.50	510-430-521
Total 20-27720:						76.50	.00	76.50	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
20-28027	1	Waste Water	Invoice	08/20/2020	09/19/2020	76.50		76.50	510-430-521
Total 20-28027:						76.50	.00	76.50	
Total 2520 Edge Analytical Laboratories:						153.00	.00	153.00	
7471 Evenflo Plumbing									
12149688	1	plumbinb repair for Ron Tucker 826	Invoice	08/13/2020	09/13/2020	701.50		701.50	100-900-520
Total 12149688:						701.50	.00	701.50	
Total 7471 Evenflo Plumbing:						701.50	.00	701.50	
7130 Verizon									
9860143067	1	Phone	Invoice	08/29/2020	09/28/2020	111.53		111.53	510-430-521
9860143067	2	Phone	Invoice	08/29/2020	09/28/2020	151.53		151.53	500-420-521
9860143067	3	Phone	Invoice	08/29/2020	09/28/2020	54.00		54.00	100-900-521
Total 9860143067:						317.06	.00	317.06	
Total 7130 Verizon:						317.06	.00	317.06	
Total :						17,505.72	.00	17,505.72	
Grand Totals:						17,505.72	.00	17,505.72	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-100-51010	1,561.95	.00	1,561.95
100-200-51010	97.62	.00	97.62
100-300-51010	585.73	.00	585.73
100-300-52109	25.43	.00	25.43
100-900-52019	701.50	.00	701.50
100-900-52109	1,755.65	.00	1,755.65
100-900-52110	156.85	.00	156.85
200-410-51010	488.11	.00	488.11
200-410-52109	1,038.00	.00	1,038.00
500-420-51010	4,685.84	.00	4,685.84
500-420-52001	3,124.52	.00	3,124.52
500-420-52109	95.11	.00	95.11
500-420-52110	235.02	.00	235.02
510-430-51010	1,952.43	.00	1,952.43
510-430-52104	153.00	.00	153.00
510-430-52109	263.00	.00	263.00
510-430-52110	195.47	.00	195.47
520-440-51010	390.49	.00	390.49
Grand Totals:	17,505.72	.00	17,505.72

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
05/20	3,124.52	.00	3,124.52
08/20	14,381.20	.00	14,381.20
Grand Totals:	17,505.72	.00	17,505.72

JA
8/27/20



**CODE
COMPLIANCE**

Willamette Valley Processors, LLC

End of Month – August

7/29/20 through 8/26/20

CSO	Jerry Jackson						
Hours Worked:	Hrs. - 85						
Complaint Total:	Monthly Case Load						
	Complaints 4 Self-Initiated 14 Total Calls 18						
A20-128	7/29/20 9:25 AM	Tall Grass	Observed	234 NE Azalea Ave	Administration Warning		
A20-129	7/29/20 9:25 AM	Tall Grass	Observed	236 NE Azalea Ave	Administration Warning		
A20-130	7/29/20 9:26 AM	Tall Grass	Observed	251 NE Azalea Ave	Administration Warning		
A20-131	7/29/20 9:26 AM	Tall Grass	Complaint	253 NE Azalea Ave	Administrative Citation		
A20-132	7/29/20 9:29 AM	Tall Grass	Observed	204 NE Cedar Ln	Administration Warning		
A20-133	7/28/20 9:33 AM	Tall Grass	Observed	184 NE Azalea Ave	Administration Warning		
A20-134	7/31/20 8:48 AM	Tall Grass	Observed	4313 NE Holly Ln	Administrative Citation		
A20-135	8/3/20 10:02 AM	Tall Grass	Observed	184 NE Azalea Ave	Administration Warning		
A20-136	8/5/20 9:19 AM	Tall Grass	Observed	236 NE Azalea Ave	Administrative Citation		
A20-137	8/5/20 9:19 AM	Tall Grass	Observed	234 NE Azalea Ave	Administrative Citation		
A20-138	8/5/20 9:20 AM	Tall Grass	Observed	170 NE Azalea Ave	Administration Warning		
A20-139	8/12/20 9:25 AM	Illegal Parking	Complaint	100 Block Azalea Ave	Correction Notice		

A20-140	8/17/20 9:58 AM	Illegal Parking	Complaint	City Lot off Arnold	Called owner to move truck that is for sale
A20-141	8/21/20 9:30 AM	Citizen Assist	Called	2505 NE Laurel Dr	Assisted in jumping car
A20-142	8/21/20 9:35 AM	Illegal Parking	Complaint	200 Block of Azalea	Towed 8/21/20
A20-143	8/24/20 9:56 AM	Basketball hoop on street	Observed	7257 SE Berg Dr	Posted card on basketball Hoop
A20-144	8/24/20 10:00 AM	Parked the wrong way	Observed	7241 SE Dot St	Left card on car
A20-145	8/25/20 9:34 AM	Parked the wrong way	Observed	8070 Barberry Dr	Verbal Warning

Wrong Way Driving 0

Noise 0

Yellow Zone 0

Animal at large 0

Prohibited Parking 5

Livestock/Dog Violations 0

Grass/Vegetation Warnings 11

2019 Chicken Permits 0

Criminal 0

Basketball Hoop on sidewalk 1

Trash Container 0

Traffic Violation Warning 0

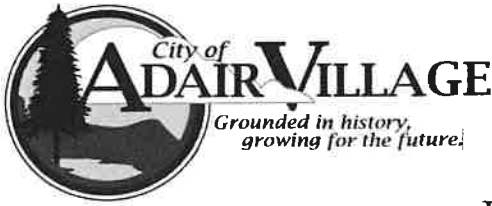
Solid Waste/Littering 0

Vacation/Citizen Assist 1

Animal Control:

City Assist:

- Emergency Management – Monthly CERT Training - Next full CERT course begins September 9th
- Impounded car off Azalea
- Benton County Assist with distribution of PPE to the public – 4 CERT Members
- Daily Patrol



PUBLIC WORKS
OPERATIONS AND MAINTENANCE REPORT
PERIOD: 7/20/2019 TO 8/20/2020

WATER USE / DISTRIBUTION REPORT

WATER USE REPORT

Water Produced: 9,983,809 Million Gallons

Average Usage per Day 322k

WATER DISTRIBUTION REPORT

Maintenance Activity: Water demand is still high but has leveled off. The plant still runs 5 days a week. No new leaks were reported this month. Staff replaced one meter this month and fixed on leaking valve at a meter.

Collected quarterly samples, third quarter samples have been taken.

WASTEWATER TREATMENT REPORT

Flows into the WWTP are decreasing again with drier weather. Staff continues to work with Civil West on plans for new treatment facility. Staff assisted in line locating and core drilling with contractors at the plant.

Total Monthly Influent: 1.7 Million Gallons

Discharged: Discharge to the river concluded on April 20th.

STORM WATER COLLECTION SYSTEM REPORT

Maintenance Activity: Storm drains remain clear with no issues to report.

STREETS MAINTENANCE REPORT

Maintenance Activity: Streets are in good shape, spraying for weed in the cracks continues. Staff will be filling potholes on Vandenburg and William R Carr.

CITY HALL / PARKS AND WETLANDS

Maintenance Activity: Mowing has slowed some with very dry weather. Jeremy continues to do an outstanding job keeping up with all ground's maintenance at city facilities and parks.

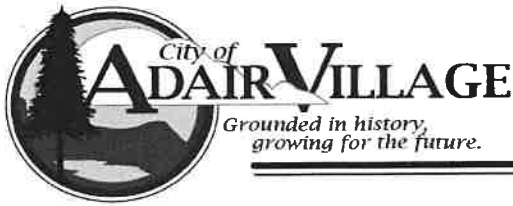
WATER TREATMENT PLANT

Maintenance Activity: The water plant is running well. We are running 5 days a week. All sed basins have been cleaned and are ready for winter. Staff have been working with Civil West on planned upgrades to the plant.

WASTEWATER TREATMENT PLANT

Maintenance Activity: The wastewater treatment plant is doing good. Staff continues to monitor, report and complete all sampling and labs.

Completed by Matt Lydon, Public Works Supervisor



CITY ADMINISTRATOR'S REPORT September 1, 2020 Council Meeting

Administration

- **Audit** – The audit has been extended this year due to multiple different issues. The city has a lot of clean up to do in regards to the transfer of financial software's. This has caused the auditors to need more time and with Covid-19 they are not onsite so we will be working on the audit for the next several months. I have no worries or concerns about this as our finances are in great standing.
- **Facilities Cleaned** – We are hoping to begin this project in the next few weeks.
- **Tangent** – Update
- **Pacific Power** – The city was reimbursed for the initial work that was done and have just submitted the final invoice for reimbursement.
- **Theft at Wastewater** – The City just received the final report from the sheriff's office so we were able to submit our claim to the insurance.

Property/Businesses

- **Parks & Perpetuity** -We should have something ready for final review and submittal Labor Day week. The background report and mapping only need a couple minor tweaks and will be ready to go.
- **Urban Renewal District** – We need to get back to this and to do so I will need to do a supplemental budget of \$45,000.00.
- **Sweet Taste** – There is a grant opportunity for Sweet Taste that I'm working on with Linda.
- **AV Market** – The market is doing well I had a talk with them about their customer service and management took it very seriously and will be talking to all employees about their policies.

Major Projects/Engineering

- **Calloway Creek** – Update
- **SCS Property** – There is no update from last month they are consulting amongst themselves about their urgency **for the project**.
- **William R. Carr Subdivision** – Brian is looking to complete all units this year. He had the bike lanes painted last week.

ADAIR VILLAGE PATROL
Jul 25, 2020 - Aug 24, 2020

Benton County Sheriff's Office - Adair Patrol Activity Log

Date/Time	Call #	Total Time	Deputy	shift	Con- tacts	Traffic		Arrests		Notes
						Warn	Cite	Cite	Cust	
Patrol										
072520 00:12:15	2020111528	0:43:52	Hardison	grave		1				Assisted 415 with call for service on Holly Lane. Also, patrolled city streets, businesses and new housing development on Ryals. One traffic stop/one warning given for lighting violation.
072520 03:07:55	2020111563	2:30:13	Moser	grave						Patrol checks Adair county park @ sc campus @ areodrome, residential streets
072520 03:32:44	2020111565	1:31:19	Heese	grave						PATROLLED NEIGHBORHOODS, ADAIR COUNTY PARK, SC CAMPUS
072620 03:07:21	2020112103	1:27:42	Heese	grave						PATROLLED SC CAMPUS, ADAIR COUNTY PARK, AND NEIGHBORHOODS. SPEED ENFORCEMENT ON 99W.
072620 06:13:03	2020112128	0:30:56	Moser	grave						patrol checks @ sc campus @ areodrome
072620 08:24:49	2020112156	1:05:06	Halahuni	day	1	1				1 contact @ 1 traffic stop @ 1 warning
072920 09:59:22	2020114034	0:41:56	Bowers	day						no activity
073020 08:32:11	2020114548	1:00:47	Lancaster	day						No activity
073020 16:57:46	2020114919	0:37:48	Young	swing						no activity
080120 04:14:22	2020115869	1:09:02	Moser	grave						regular patrol checks @ no traffic stops or contacts
080220 04:24:06	2020116494	1:29:15	Heese	grave						patrolled sc campus, neighborhoods, and adair county park.
080220 14:19:10	2020116669	0:37:32	Blaser	day						no activity
080320 04:40:16	2020116981	1:35:13	Lovik							CHECKED ON A VAN AT THE CITY HALL... DROVE THE QUIET STREETS, UTIL ANY MOVING PEOPLE OR CARS.....CHECKED THE PARKS, ALL QUIET. DIVERTED TO ALARM CALL AT 5:20. BACK ON ADAIR PATROL AT 5:44. CHECKED RYALS CONSTRUCTION AREA
080320 08:10:16	2020117026	1:03:00	Blaser	swing						no activity
080320 20:01:38	2020117422	1:03:50	Lancaster	swing	1	1				Patrolled school, neighborhoods and highway. 1 traffic stop. 1 citation
080420 13:06:33	2020117803	1:22:07	Fricke	day						no activity
080520 05:55:49	2020118187	0:59:14	Young	grave						no activity
080520 20:38:54	2020118615	0:01:16	Bottorff	swing	2					patrolled city streets, santiam christian school, 2 citizen contacts in different locations @ alarm call. (false alarm, at business near school)
080620 00:36:43	2020118707	2:02:24	Hardison	grave						no activity
080620 13:06:30	2020118938	0:04:24	Halahuni	day						no activity
080620 13:17:37	2020118942	0:50:46	Halahuni	day	3					3 contacts
080620 14:14:53	2020118977	1:01:21	Bowers	day						no calls, patrolled parks and streets.
080820 00:37:24	2020119912	0:45:15	Moser	grave						no activity
080820 08:34:14	2020120010	1:04:49	Halahuni	day						no activity
080920 04:05:43	2020120532	1:32:19	Heese	grave						PATROLLED NEIGHBORHOODS, SC CAMPUS, ADAIR COUNTY PARK. NO ACTIVITY.
080920 21:15:54	2020120906	1:29:49	Gordon	swing						0 stops, 0 cfs
081020 04:41:24	2020121028	1:14:10	Moser	grave						Regular patrol checks @ no activity
081020 09:50:25	2020121120	0:28:00	Fricke	day						no activity
081020 17:22:51	2020121391	0:59:31	Lancaster	swing						Handled a call on 20 and independence. No other activity.
081120 00:46:08	2020121599	1:28:22	Lovik	swing						no activity
081120 05:43:44	2020121651	1:00:50	Young	grave						no activity
081120 08:56:33	2020121709	0:57:21	Blaser	day	1	1				1 cite-unsafe passing on left; 1 warning, wrong way one way
081120 10:36:55	2020121758	0:59:28	Bowers	day						Patrolled Adair. No calls.
081220 18:59:25	2020122616	0:55:05	Seirup	swing						PATROLLED NEIGHBORHOODS, ADAIR PARK, SCC. NO STOPS / CONTACTS.
081320 02:40:57	2020122796	0:31:39	Young	grave						no activity
081320 22:30:51	2020123353	1:27:58	Gevatosky	grave						Patrolled Parks @ streets, New Construction, No activity
081420 04:00:35	2020123431	0:31:51	Moser	grave						regular patrol checks @ no activity

Report Criteria:

- Print Fund Titles
- Page and Total by Fund
- Print Source Titles
- Total by Source
- Print Department Titles
- Total by Department
- All Segments Tested for Total Breaks

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
General Fund					
General Fund					
100-000-40000	Beginning Fund Balance	150,000.00	.00	150,000.00	.00
100-000-40001	Property Taxes - Current	140,000.00	.00	140,000.00	.00
100-000-40002	Property Taxes - Prior Year	2,500.00	.00	2,500.00	.00
100-000-41010	Revenue Sharing	9,500.00	.00	9,500.00	.00
100-000-41020	Cigarette Taxes	1,100.00	74.80	1,025.20	6.8%
100-000-41030	Liquor Taxes	16,500.00	1,568.43	14,931.57	9.5%
100-000-41100	Tangent Contract	119,100.00	21,730.16	97,369.84	18.2%
100-000-41200	Transient Lodging Tax	.00	.00	.00	.00
100-000-42001	Planning Fees	10,000.00	.00	10,000.00	.00
100-000-42050	Fees - Other	4,000.00	1,740.00	2,260.00	43.5%
100-000-42060	SDC Administrative Fees	.00	1,540.00	1,540.00	.00
100-000-43001	Utility Franchise Fees	50,000.00	21,084.85	28,915.15	42.2%
100-000-46020	Residential Rent Revenue	21,600.00	2,984.70	18,615.30	13.8%
100-000-46021	Property Lease or Rent	58,000.00	3,788.25	54,211.75	6.5%
100-000-46023	Building Lease	32,000.00	.00	32,000.00	.00
100-000-46024	Property Tax-Property Lease	4,900.00	.00	4,900.00	.00
100-000-46027	Utilities-Property Lease	14,000.00	.00	14,000.00	.00
100-000-46028	Room Rental	120.00	.00	120.00	.00
100-000-46031	Court Fees and Fines	.00	.00	.00	.00
100-000-46032	Ordinance Violation Fines	1,500.00	.00	1,500.00	.00
100-000-46055	Refunds	200.00	.00	200.00	.00
100-000-46057	Miscellaneous	.00	.20	.20	.00
100-000-47300	Parks Grant	.00	.00	.00	.00
100-000-47900	COVID-19 Reimbursements	.00	.00	.00	.00
100-000-48000	Interest	12,000.00	1,955.33	10,044.67	16.3%
100-000-49500	Transfer from Water Fund	.00	.00	.00	.00
100-000-49530	Transfer from SDC Fund	.00	.00	.00	.00
100-000-49600	Transfer from Reserve Fund	14,996.00	.00	14,996.00	.00
Total General Fund:		662,016.00	56,466.72	605,549.28	8.5%
City Administration					
100-100-50010	City Administrator	64,020.00	5,442.08	58,577.92	8.5%
100-100-50016	Utility/Court Clerk	7,918.00	700.31	7,217.69	8.8%
100-100-50018	Finance Clerk	3,393.00	336.81	3,056.19	9.9%
100-100-51010	Employee Health Ins Benefits	17,395.00	1,004.07	16,390.93	5.8%
100-100-51020	Retirement Benefits	18,893.00	1,392.73	17,500.27	7.4%
100-100-51030	Employment Taxes	10,411.00	437.78	9,973.22	4.2%
100-100-52002	Materials & Supplies	200.00	.00	200.00	.00
100-100-52010	Miscellaneous	.00	.00	.00	.00
100-100-52013	Travel and Training	2,500.00	.00	2,500.00	.00
100-100-52014	Vehicle Fuel & Maintenance	.00	.00	.00	.00
100-100-52016	Audit	.00	.00	.00	.00
100-100-52017	City Attorney	15,000.00	.00	15,000.00	.00

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
100-100-52018	Planning Consultant	30,000.00	.00	30,000.00	.00
100-100-52019	Contract Service	24,000.00	2,000.00	22,000.00	8.3%
100-100-52030	Miscellaneous	250.00	.00	250.00	.00
100-100-52101	Banking Charges	.00	.00	.00	.00
100-100-52102	Dues	.00	.00	.00	.00
100-100-52106	Mileage	250.00	.00	250.00	.00
100-100-52107	Permits	.00	.00	.00	.00
100-100-52108	Postage	.00	.00	.00	.00
100-100-53002	Equipment Purchase	.00	.00	.00	.00
Total City Administration:		194,230.00	11,313.78	182,916.22	5.8%
Public Safety					
100-200-50010	City Administrator	5,820.00	494.73	5,325.27	8.5%
100-200-51010	Employee Health Ins Benefits	1,198.00	62.75	1,135.25	5.2%
100-200-51020	Retirement Benefits	1,460.00	107.77	1,352.23	7.4%
100-200-51030	Employment Taxes	804.00	27.36	776.64	3.4%
100-200-52019	Contract Service	36,000.00	8,113.50	27,886.50	22.5%
Total Public Safety:		45,282.00	8,806.11	36,475.89	19.4%
Parks and Recreation					
100-300-50025	Summer Program Coordinator	13,549.00	.00	13,549.00	.00
100-300-50054	Utility Worker II	12,620.00	1,116.70	11,503.30	8.8%
100-300-50058	Utility Worker I	.00	.00	.00	.00
100-300-51010	Employee Health Ins Benefits	7,136.00	376.53	6,759.47	5.3%
100-300-51020	Retirement Benefits	6,563.00	484.01	6,078.99	7.4%
100-300-51030	Employment Taxes	3,617.00	164.17	3,452.83	4.5%
100-300-52002	Materials & Supplies	400.00	81.54	318.46	20.4%
100-300-52011	System Maintenance & Repair	.00	.00	.00	.00
100-300-52012	Maintenance - Bldg & Parks	1,000.00	.00	1,000.00	.00
100-300-52013	Travel and Training	500.00	.00	500.00	.00
100-300-52014	Vehicle Fuel & Maintenance	.00	.00	.00	.00
100-300-52019	Contract Service	800.00	.00	800.00	.00
100-300-52022	Equipment Maintenance	200.00	829.58	629.58	414.8%
100-300-52023	Equipment Rental/Lease	100.00	.00	100.00	.00
100-300-52025	Small Equipment Purchase	200.00	3,663.23	3,463.23	1831.6%
100-300-52025	Non-capital Improvements	.00	.00	.00	.00
100-300-52030	Miscellaneous	500.00	.00	500.00	.00
100-300-52103	Insurance	1,000.00	1,074.35	74.35	107.4%
100-300-52106	Mileage	100.00	.00	100.00	.00
100-300-52108	Postage	75.00	.00	75.00	.00
100-300-52109	Utilities	750.00	25.43	724.57	3.4%
100-300-52111	Parks-Events	2,000.00	.00	2,000.00	.00
100-300-52112	Parks - Youth Activities	6,000.00	.00	6,000.00	.00
100-300-53001	Improvements - Bldg & Parks	1,500.00	.00	1,500.00	.00
100-300-53002	Equipment Purchase	1,250.00	.00	1,250.00	.00
100-300-55600	Transfer to Reserve Fund	5,000.00	.00	5,000.00	.00
Total Parks and Recreation:		64,860.00	7,815.54	57,044.46	12.0%
Non-departmental					
100-900-51030	Employment Taxes	.00	.00	.00	.00
100-900-52002	Materials & Supplies	3,500.00	2,672.33	827.67	76.4%
100-900-52010	Legal Notices	1,500.00	719.00	781.00	47.9%
100-900-52012	Maintenance - Bldg & Parks	5,000.00	.00	5,000.00	.00

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
100-900-52013	Travel and Training	.00	.00	00	.00
100-900-52014	Vehicle Fuel & Maintenance	200.00	14.72	185.28	7.4%
100-900-52015	Security Alarm	.00	.00	00	.00
100-900-52016	Audit	2,850.00	.00	2,850.00	.00
100-900-52017	City Attorney	.00	306.25	306.25-	.00
100-900-52019	Contract Service	30,000.00	6,499.00	23,501.00	21.7%
100-900-52020	Engineering Consultant	.00	450.00	450.00-	.00
100-900-52021	Transit	20,000.00	3,133.87	16,866.13	15.7%
100-900-52022	Equipment Maintenance	4,500.00	361.00	4,139.00	8.0%
100-900-52023	Equipment Rental/Lease	500.00	.00	500.00	.00
100-900-52024	Security Alarm	800.00	.00	800.00	.00
100-900-52025	Small Equipment Purchase	1,200.00	.00	1,200.00	.00
100-900-52026	Non-capital Improvements	.00	.00	.00	.00
100-900-52030	Miscellaneous	2,500.00	50.59-	2,550.59	-2.0%
100-900-52101	Banking Charges	750.00	.15	749.85	.00
100-900-52102	Dues	5,250.00	1,659.33	3,590.67	31.6%
100-900-52103	Insurance	6,150.00	6,605.87	455.87-	107.4%
100-900-52108	Postage	2,500.00	641.60	1,858.40	25.7%
100-900-52109	Utilities	22,200.00	1,874.98	20,325.02	8.4%
100-900-52110	Telephones	4,600.00	383.77	4,216.23	8.3%
100-900-52111	Mayor & Council Expenses	1,000.00	.00	1,000.00	.00
100-900-52113	Election Fees	1,000.00	.00	1,000.00	.00
100-900-52114	Software Hosting Fees	4,824.00	388.80	4,435.20	8.1%
100-900-52115	Tangent Expenditures	12,000.00	.00	12,000.00	.00
100-900-52197	Utilities - Rentals	.00	.00	.00	.00
100-900-52199	Property Taxes	6,000.00	.00	6,000.00	.00
100-900-52220	Residential Rental-related Exp	.00	.00	.00	.00
100-900-52800	COVID-19 Expenses	.00	37,365.90	37,365.90-	.00
100-900-52900	Insurance Reimbursed Expense	.00	6,570.03	6,570.03-	.00
100-900-53001	Improvements - Bldg & Parks	4,000.00	.00	4,000.00	.00
100-900-53002	Equipment Purchase	.00	.00	.00	.00
100-900-53003	Barracks Improvements	.00	403.00	403.00-	.00
100-900-53004	Land Purchase	.00	.00	.00	.00
100-900-54006	Barracks Loan Payment	22,254.00	11,126.83	11,127.17	50.0%
100-900-55500	Transfer to Water Fund	9,577.00	.00	9,577.00	.00
100-900-55510	Transfer to Wastewater Fund	.00	.00	.00	.00
100-900-55530	Transfer to SDC Fund	38,307.00	.00	38,307.00	.00
100-900-55600	Transfer to Reserve Fund	.00	.00	.00	.00
Total Non-departmental:		212,962.00	81,125.84	131,836.16	38.1%
Contingency					
100-998-58000	Contingency	74,000.00	.00	74,000.00	.00
Total Contingency:		74,000.00	.00	74,000.00	.00
Ending Fund Balance					
100-999-59000	Reserve for Future Expenditure	70,682.00	.00	70,682.00	.00
Total Ending Fund Balance:		70,682.00	.00	70,682.00	.00
General Fund Revenue Total:		662,016.00	56,466.72	605,549.28	8.5%
General Fund Expenditure Total:		662,016.00	109,061.27	552,954.73	16.5%

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
	Net Total General Fund:	.00	52,594.55-	52,594.55	.00

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
Street Fund					
Street Fund					
200-000-40000	Beginning Fund Balance	105,000.00	.00	105,000.00	.00
200-000-41040	Highway Apportionment	60,000.00	3,790.35	56,209.65	6.3%
200-000-48057	Miscellaneous	200.00	.00	200.00	.00
200-000-48000	Interest	.00	.00	.00	.00
Total Street Fund:		165,200.00	3,790.35	161,409.65	2.3%
Public Works - Streets					
200-410-50010	City Administrator	.00	.00	.00	.00
200-410-50018	Finance Clerk	1,131.00	112.27	1,018.73	9.9%
200-410-50050	Public Works Supervisor	6,176.00	544.02	5,631.98	8.8%
200-410-50052	Utility Worker III	4,890.00	432.31	4,457.69	8.8%
200-410-50054	Utility Worker II	2,103.00	186.12	1,916.88	8.9%
200-410-50058	Utility Worker I	.00	.00	.00	.00
200-410-51010	Employee Health Ins Benefits	5,360.00	313.77	5,066.23	5.8%
200-410-51020	Retirement Benefits	3,586.00	264.64	3,321.36	7.4%
200-410-51030	Employment Taxes	1,976.00	136.81	1,839.19	6.9%
200-410-52002	Materials & Supplies	.00	.00	.00	.00
200-410-52011	System Maintenance & Repair	.00	.00	.00	.00
200-410-52016	Audit	950.00	.00	950.00	.00
200-410-52017	City Attorney	.00	.00	.00	.00
200-410-52019	Contract Service	1,500.00	.00	1,500.00	.00
200-410-52020	Engineering Consultant	.00	.00	.00	.00
200-410-52022	Equipment Maintenance	.00	.00	.00	.00
200-410-52023	Equipment Rental/Lease	250.00	.00	250.00	.00
200-410-52024	Street Sweeping	6,000.00	1,050.00	4,950.00	17.5%
200-410-52027	Street Signs	.00	.00	.00	.00
200-410-52030	Miscellaneous	100.00	.00	100.00	.00
200-410-52102	Dues	.00	.00	.00	.00
200-410-52103	Insurance	3,800.00	4,487.77	687.77	118.1%
200-410-52109	Utilities	11,000.00	1,040.00	9,960.00	9.5%
200-410-52114	Software Hosting Fees	804.00	64.80	739.20	8.1%
200-410-53001	Street Maintenance	.00	.00	.00	.00
200-410-53002	Equipment Purchase	.00	.00	.00	.00
200-410-55600	Transfer to Reserve Fund	200.00	.00	200.00	.00
Total Public Works - Streets:		49,846.00	8,632.51	41,213.49	17.3%
Contingency					
200-998-58000	Contingency	8,600.00	.00	8,600.00	.00
Total Contingency:		8,600.00	.00	8,600.00	.00
Ending Fund Balance					
200-999-59000	Reserve for Future Expenditure	106,754.00	.00	106,754.00	.00
Total Ending Fund Balance:		106,754.00	.00	106,754.00	.00
Street Fund Revenue Total:		165,200.00	3,790.35	161,409.65	2.3%
Street Fund Expenditure Total:		165,200.00	8,632.51	156,567.49	5.2%

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
	Net Total Street Fund:	.00	4,842.16-	4,842.16	.00

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
Water Fund					
Water Fund					
500-000-40000	Beginning Fund Balance	680,000.00	.00	680,000.00	.00
500-000-42010	New Accounts	.00	.00	.00	.00
500-000-42020	New Connections	2,000.00	.00	2,000.00	.00
500-000-42032	Water Metered Fees	330,000.00	59,979.97	270,020.03	18.2%
500-000-42035	Reconnect Fees	2,000.00	.00	2,000.00	.00
500-000-42036	Water Outside Assessments	250,000.00	.00	250,000.00	.00
500-000-42045	Utility Deposit	4,000.00	130.00	4,130.00	-3.3%
500-000-46030	Fees - Other	500.00	.00	500.00	.00
500-000-46055	Refunds	1,000.00	.00	1,000.00	.00
500-000-46057	Miscellaneous	.00	232.50	232.50	.00
500-000-48000	Interest	.00	.00	.00	.00
500-000-49010	IFA Water Loan	.00	.00	.00	.00
500-000-49100	Transfer in from General Fund	9,577.00	.00	9,577.00	.00
500-000-49600	Transfer from Reserve	.00	.00	.00	.00
Total Water Fund:		1,279,077.00	60,082.47	1,218,994.53	4.7%

Public Works - Water

500-420-50010	City Administrator	34,920.00	2,968.42	31,951.58	8.5%
500-420-50016	Utility/Court Clerk	21,774.00	1,925.64	19,848.36	8.8%
500-420-50018	Finance Clerk	11,311.00	1,122.69	10,188.31	9.9%
500-420-50050	Public Works Supervisor	37,055.00	2,992.08	34,062.92	8.1%
500-420-50052	Utility Worker III	26,893.00	2,377.76	24,515.24	8.8%
500-420-50054	Utility Worker II	18,931.00	1,675.04	17,255.96	8.8%
500-420-50058	Utility Worker I	.00	.00	.00	.00
500-420-51010	Employee Health Ins Benefits	53,435.00	3,012.21	50,422.79	5.6%
500-420-51020	Retirement Benefits	37,842.00	2,789.31	35,052.69	7.4%
500-420-51030	Employment Taxes	20,852.00	1,313.39	19,538.61	6.3%
500-420-52001	Chemicals	30,000.00	.00	30,000.00	.00
500-420-52002	Materials & Supplies	1,000.00	.00	1,000.00	.00
500-420-52010	Publications-Legal Notices	100.00	.00	100.00	.00
500-420-52011	System Maintenance & Repair	45,000.00	16,377.55	28,622.45	36.4%
500-420-52013	Travel and Training	3,000.00	.00	3,000.00	.00
500-420-52014	Vehicle Fuel & Maintenance	5,500.00	398.57	5,101.43	7.2%
500-420-52016	Audit	4,275.00	.00	4,275.00	.00
500-420-52017	City Attorney	.00	.00	.00	.00
500-420-52019	Contract Service	35,000.00	1,050.65	33,949.35	3.0%
500-420-52020	Engineering Consultant	20,000.00	4,108.00	15,892.00	20.5%
500-420-52022	Equipment Maintenance	2,000.00	1,758.27	241.73	87.9%
500-420-52023	Equipment Rental/Lease	3,000.00	.00	3,000.00	.00
500-420-52025	Small Equipment Purchase	4,000.00	.00	4,000.00	.00
500-420-52030	Miscellaneous	2,000.00	.00	2,000.00	.00
500-420-52101	Banking Charges	200.00	.00	200.00	.00
500-420-52102	Dues	3,000.00	.00	3,000.00	.00
500-420-52103	Insurance	8,500.00	12,529.23	4,029.23	147.4%
500-420-52104	Lab Analysis	5,000.00	364.50	4,635.50	7.3%
500-420-52105	Refunds-Utility Deposit	500.00	78.00	422.00	15.6%
500-420-52106	Mileage	.00	.00	.00	.00
500-420-52107	Permits	1,000.00	.00	1,000.00	.00
500-420-52108	Postage	600.00	.00	600.00	.00
500-420-52109	Utilities	33,000.00	1,923.85	31,076.15	5.8%
500-420-52110	Telephones	3,400.00	341.99	3,058.01	10.1%
500-420-52114	Software Hosting Fees	7,236.00	583.20	6,652.80	8.1%

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
500-420-53001	Equipment Purchase	.00	.00	.00	.00
500-420-53002	Equipment Purchase	.00	.00	.00	.00
500-420-53003	Capital Outlay	.00	.00	.00	.00
500-420-53500	Water System Improvements	100,000.00	.00	100,000.00	.00
500-420-53501	New Pump Station	100,000.00	.00	100,000.00	.00
500-420-54001	1980 Water P & I	.00	.00	.00	.00
500-420-54002	97 Water P & I	.00	.00	.00	.00
500-420-54005	IFA Loan Payment	125,000.00	.00	125,000.00	.00
500-420-55100	Transfer to General Fund	.00	.00	.00	.00
500-420-55600	Transfer to Reserve Fund	3,200.00	.00	3,200.00	.00
Total Public Works - Water:		808,524.00	59,690.55	748,833.45	7.4%
Contingency					
500-998-58000	Contingency	100,000.00	.00	100,000.00	.00
Total Contingency:		100,000.00	.00	100,000.00	.00
Ending Fund Balance					
500-999-59000	Reserve for Future Expenditure	370,553.00	.00	370,553.00	.00
Total Ending Fund Balance:		370,553.00	.00	370,553.00	.00
Water Fund Revenue Total:		1,279,077.00	60,082.47	1,218,994.53	4.7%
Water Fund Expenditure Total:		1,279,077.00	59,690.55	1,219,386.45	4.7%
Net Total Water Fund:		.00	391.92	391.92-	.00

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
Wastewater Fund					
Wastewater Fund					
510-000-40000	Beginning Fund Balance	10,000.00	.00	10,000.00	.00
510-000-41100	Tangent Contract	30,000.00	.00	30,000.00	.00
510-000-42039	Wastewater Fees	265,600.00	24,974.78	260,625.22	8.7%
510-000-42041	OR DEQ Loan for WWFP	.00	119.46	119.46-	.00
510-000-42045	Utility Deposit	.00	.00	.00	.00
510-000-46030	Fees - Other	.00	.00	.00	.00
510-000-46055	Refunds	.00	.00	.00	.00
510-000-46057	Miscellaneous	1,000.00	.00	1,000.00	.00
510-000-49011	OR DEQ Loan for WWFP	.00	.00	.00	.00
510-000-49012	2020 Wastewater Loan	.00	117,115.00	117,115.00-	.00
Total Wastewater Fund:		326,600.00	142,209.24	184,390.76	43.5%
Public Works - Wastewater					
510-430-50010	City Administrator	8,730.00	791.58	7,938.42	9.1%
510-430-50016	Utility/Court Clerk	8,908.00	805.35	8,102.65	9.0%
510-430-50018	Finance Clerk	6,221.00	628.71	5,592.29	10.1%
510-430-50050	Public Works Supervisor	15,440.00	1,632.05	13,807.95	10.6%
510-430-50052	Utility Worker III	14,669.00	1,296.95	13,372.05	8.8%
510-430-50054	Utility Worker II	6,310.00	558.34	5,751.66	8.8%
510-430-50058	Utility Worker I	.00	.00	.00	.00
510-430-51010	Employee Health Ins Benefits	21,771.00	1,255.09	20,515.91	5.8%
510-430-51020	Retirement Benefits	15,118.00	1,114.69	14,003.31	7.4%
510-430-51030	Employment Taxes	8,330.00	547.23	7,782.77	6.6%
510-430-52001	Chemicals	4,500.00	3,957.20	542.80	87.9%
510-430-52002	Materials & Supplies	500.00	.00	500.00	.00
510-430-52003	Janitorial Supplies	.00	.00	.00	.00
510-430-52009	Uniforms	.00	.00	.00	.00
510-430-52010	Publications-Legal Notices	250.00	.00	250.00	.00
510-430-52011	System Maintenance & Repair	75,000.00	.00	75,000.00	.00
510-430-52013	Travel and Training	1,000.00	.00	1,000.00	.00
510-430-52014	Vehicle Fuel & Maintenance	3,300.00	.00	3,300.00	.00
510-430-52016	Audit	1,425.00	.00	1,425.00	.00
510-430-52017	City Attorney	.00	.00	.00	.00
510-430-52019	Contract Service	2,200.00	35.45	2,164.55	1.6%
510-430-52020	Engineering Consultant	.00	83,020.95	83,020.95-	.00
510-430-52022	Equipment Maintenance	1,500.00	.00	1,500.00	.00
510-430-52023	Equipment Rental/Lease	.00	.00	.00	.00
510-430-52030	Miscellaneous	1,000.00	.00	1,000.00	.00
510-430-52101	Banking Charges	500.00	.00	500.00	.00
510-430-52102	Dues	100.00	.00	100.00	.00
510-430-52103	Insurance	6,200.00	8,358.21	2,158.21-	134.8%
510-430-52104	Lab Analysis	4,000.00	76.50	3,923.50	1.9%
510-430-52105	Refunds-Utility Deposit	.00	52.00	52.00-	.00
510-430-52106	Mileage	500.00	.00	500.00	.00
510-430-52107	Permits	2,200.00	40.00	2,160.00	1.8%
510-430-52108	Postage	550.00	.00	550.00	.00
510-430-52109	Utilities	8,200.00	489.61	7,710.39	6.0%
510-430-52110	Telephones	2,500.00	151.98	2,348.02	6.1%
510-430-52114	Software Hosting Fees	2,412.00	194.40	2,217.60	8.1%
510-430-53002	Equipment Purchase	.00	.00	.00	.00
510-430-53005	Wastewater System Improvements	.00	.00	.00	.00
510-430-54003	97 Wastewater P & I	.00	.00	.00	.00

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
510-430-54004	OR DEQ Loan Repayment	30,000.00	11,357.00	18,643.00	37.9%
510-430-55600	Transfer to Reserve Fund	400.00	.00	400.00	.00
Total Public Works - Wastewater:		253,734.00	116,363.29	137,370.71	45.9%
Contingency					
510-998-58000	Contingency	38,000.00	.00	38,000.00	.00
Total Contingency:		38,000.00	.00	38,000.00	.00
Ending Fund Balance					
510-999-59000	Reserve for Future Expenditure	34,866.00	.00	34,866.00	.00
Total Ending Fund Balance:		34,866.00	.00	34,866.00	.00
Wastewater Fund Revenue Total:		326,600.00	142,209.24	184,390.76	43.5%
Wastewater Fund Expenditure Total:		326,600.00	116,363.29	210,236.71	35.6%
Net Total Wastewater Fund:		.00	25,845.95	25,845.95-	.00

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
Storm Drain Fund					
Storm Drain Fund					
520-000-40000	Beginning Fund Balance	6,000.00	.00	6,000.00	.00
520-000-42040	Storm Drain Fees	25,000.00	2,856.41	22,143.59	11.4%
520-000-46057	Miscellaneous	200.00	.00	200.00	.00
Total Storm Drain Fund:		31,200.00	2,856.41	28,343.59	9.2%
Public Works - Storm Drain					
520-440-50010	City Administrator	2,910.00	197.89	2,712.11	6.8%
520-440-50016	Utility/Court Clerk	990.00	70.03	919.97	7.1%
520-440-50018	Finance Clerk	566.00	44.91	521.09	7.9%
520-440-50050	Public Works Supervisor	3,088.00	272.01	2,815.99	8.8%
520-440-50052	Utility Worker III	2,445.00	216.16	2,228.84	8.8%
520-440-50054	Utility Worker II	2,102.00	186.12	1,915.88	8.9%
520-440-50058	Utility Worker I	.00	.00	.00	.00
520-440-51010	Employee Health Ins Benefits	4,411.00	251.01	4,159.99	5.7%
520-440-51020	Retirement Benefits	3,035.00	223.83	2,811.17	7.4%
520-440-51030	Employment Taxes	1,672.00	109.45	1,562.55	6.5%
520-440-52002	Materials & Supplies	70.00	.00	70.00	.00
520-440-52010	Publications-Legal Notices	.00	.00	.00	.00
520-440-52011	System Maintenance & Repair	1,400.00	.00	1,400.00	.00
520-440-52013	Travel and Training	.00	.00	.00	.00
520-440-52014	Vehicle Fuel & Maintenance	200.00	.00	200.00	.00
520-440-52016	Audit	.00	.00	.00	.00
520-440-52017	City Attorney	.00	.00	.00	.00
520-440-52019	Contract Service	1,929.00	1,000.00	929.00	51.8%
520-440-52020	Engineering Consultant	.00	25.00	25.00	.00
520-440-52022	Equipment Maintenance	.00	.00	.00	.00
520-440-52023	Equipment Rental/Lease	200.00	.00	200.00	.00
520-440-52101	Banking Charges	.00	.00	.00	.00
520-440-52102	Dues	.00	.00	.00	.00
520-440-52103	Insurance	.00	340.00	340.00	.00
520-440-52105	Refunds-Utility Deposit	.00	.00	.00	.00
520-440-52106	Mileage	.00	.00	.00	.00
520-440-52107	Permits	.00	.00	.00	.00
520-440-52108	Postage	.00	.00	.00	.00
520-440-52109	Utilities	.00	.00	.00	.00
520-440-52110	Telephones	.00	.00	.00	.00
520-440-52114	Software Hosting Fees	804.00	64.80	739.20	8.1%
520-440-53002	Equipment Purchase	.00	.00	.00	.00
520-440-55600	Transfer to Reserve Fund	.00	.00	.00	.00
Total Public Works - Storm Drain:		25,822.00	3,001.21	22,820.79	11.6%
Contingency					
520-998-58000	Contingency	.00	.00	.00	.00
Total Contingency:		.00	.00	.00	.00
Ending Fund Balance					
520-999-59000	Reserve for Future Expenditure	5,378.00	.00	5,378.00	.00
Total Ending Fund Balance:		5,378.00	.00	5,378.00	.00
Storm Drain Fund Revenue Total:		31,200.00	2,856.41	28,343.59	9.2%

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
	Storm Drain Fund Expenditure Total:	31,200.00	3,001.21	28,198.79	9.6%
	Net Total Storm Drain Fund:	.00	144.80-	144.80	.00

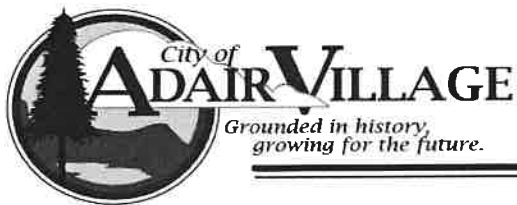
Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
System Development Fund					
System Development Fund					
530-000-40000	Beginning Fund Balance	238,613.00	.00	238,613.00	.00
530-000-42140	SDC Fees	4,373.00	.00	4,373.00	.00
530-000-42141	Park	1,585.00	1,984.00	399.00	125.2%
530-000-42142	Street Imp.	5,480.00	11,530.00	6,050.00	210.4%
530-000-42143	Water Imp.	30,265.00	15,710.00	14,555.00	51.9%
530-000-42144	WW Imp.	15,675.00	6,870.00	8,805.00	43.8%
530-000-42145	Storm Drain Fees	1,855.00	610.00	1,245.00	32.9%
530-000-42243	Water Reimbursement	85.00	.00	85.00	.00
530-000-42244	WW Reimbursement	220.00	.00	220.00	.00
530-000-46030	Fees - Other	.00	.00	.00	.00
530-000-49100	Transfer in from General Fund	38,307.00	.00	38,307.00	.00
Total System Development Fund:		336,458.00	36,704.00	299,754.00	10.9%
Department: 100					
530-100-55100	Transfer to General Fund	.00	.00	.00	.00
Total Department: 100:		.00	.00	.00	.00
Parks					
530-300-53003	Capital Outlay	.00	.00	.00	.00
Total Parks:		.00	.00	.00	.00
Streets					
530-410-53003	Capital Outlay	.00	.00	.00	.00
Total Streets:		.00	.00	.00	.00
Water					
530-420-52020	Engineering Consultant	.00	.00	.00	.00
530-420-53003	Capital Outlay	.00	.00	.00	.00
Total Water:		.00	.00	.00	.00
Wastewater					
530-430-53003	Capital Outlay	.00	.00	.00	.00
Total Wastewater:		.00	.00	.00	.00
Storm Drain					
530-440-53003	Capital Outlay	.00	.00	.00	.00
Total Storm Drain:		.00	.00	.00	.00
Contingency					
530-998-58000	Contingency	.00	.00	.00	.00
Total Contingency:		.00	.00	.00	.00
Ending Fund Balance					
530-999-59000	Reserve for Future Expenditure	336,458.00	.00	336,458.00	.00

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
	Total Ending Fund Balance:	336,458.00	.00	336,458.00	.00
	System Development Fund Revenue Total:	336,458.00	36,704.00	299,754.00	10.9%
	System Development Fund Expenditure Total:	336,458.00	.00	336,458.00	.00
	Net Total System Development Fund:	.00	36,704.00	36,704.00-	.00

Account Number	Account Title	2020-21 Current year Budget	2020-21 Current year Actual	2020-21 Budget Remaining	2020-21 Budget Used %
Reserve Fund					
Reserve Fund					
600-000-40000	Beginning Fund Balance	99,496.00	.00	99,496.00	.00
600-000-49100	Transfer from General Fund	5,000.00	.00	5,000.00	.00
600-000-49200	Transfer from Street Fund	200.00	.00	200.00	.00
600-000-49500	Transfer from Water Fund	3,200.00	.00	3,200.00	.00
600-000-49510	Transfer from Wastewater	400.00	.00	400.00	.00
600-000-49520	Transfer from Storm Drain Fund	.00	.00	.00	.00
Total Reserve Fund:		108,296.00	.00	108,296.00	.00
Non-departmental					
600-900-55100	Transfer to General Fund	14,996.00	.00	14,996.00	.00
600-900-55200	Transfer to Street Fund	.00	.00	.00	.00
600-900-55500	Transfer to Water Fund	.00	.00	.00	.00
600-900-55510	Transfer to Wastewater Fund	.00	.00	.00	.00
600-900-55520	Transfer to Storm Drain Fund	.00	.00	.00	.00
Total Non-departmental:		14,996.00	.00	14,996.00	.00
Contingency					
600-998-58000	Contingency	.00	.00	.00	.00
Total Contingency:		.00	.00	.00	.00
Ending Fund Balance					
600-999-59000	Reserve for Future Expenditure	93,300.00	.00	93,300.00	.00
Total Ending Fund Balance:		93,300.00	.00	93,300.00	.00
Reserve Fund Revenue Total:		108,296.00	.00	108,296.00	.00
Reserve Fund Expenditure Total:		108,296.00	.00	108,296.00	.00
Net Total Reserve Fund:		.00	.00	.00	.00
Net Grand Totals:		.00	5,360.36	5,360.36	.00

Report Criteria:

- Print Fund Titles
- Page and Total by Fund
- Print Source Titles
- Total by Source
- Print Department Titles
- Total by Department
- All Segments Tested for Total Breaks



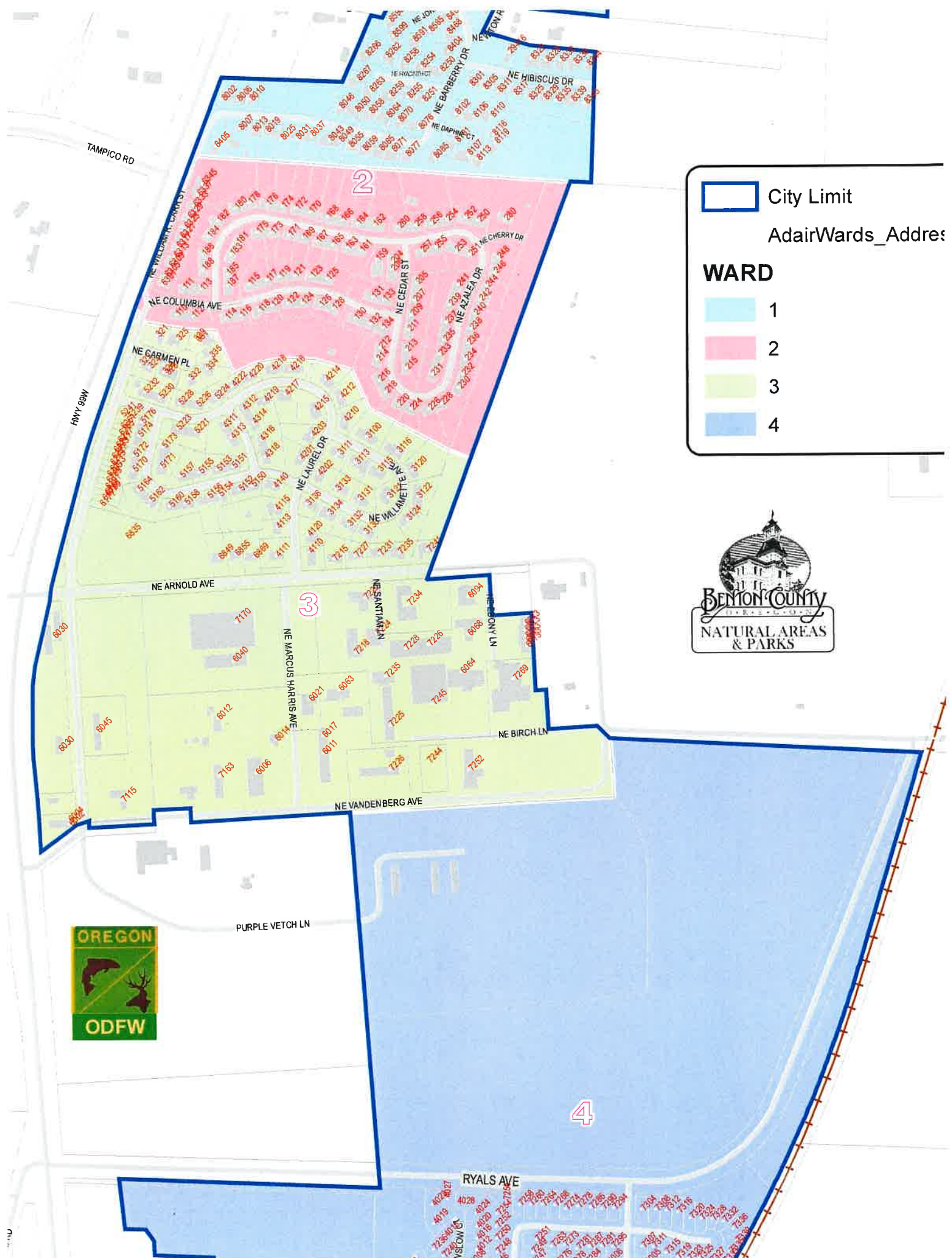
STAFF REPORT
Attachment G – Financial Report
 September 9, 2020 Council Meeting

Totals - Income shown for Fiscal Year 2019-2020 is \$302,109.19 and Expenses are \$296,748.83 which shows a Net Income of \$5,360.36 for all funds.

Totals by Fund – Income and Expenses for each Fund are shown below.

Fund	Income	Expenses	% of Budget	Difference
General	56,466.72	109,061.27	8.50%	-52,594.55
Streets	3,790.35	8,632.51	2.30%	-4,842.16
Water	60,082.47	59,690.55	4.70%	391.92
Wastewater	142,209.24	116,363.29	43.50%	25,845.95
Storm Drain	2,856.41	3,001.21	9.20%	-144.80
SDC Fund	36,704.00	0.00	10.90%	36,704.00
Reserve	0.00	0.00	0.00%	0.00
TOTAL	\$302,109.19	\$296,748.83		\$5,360.36

We have approximately **\$2,200,195.25** in the Local Government Investment Pool (LGIP). In June we had **\$1,867,674.56**. Last year on 04/02/2019 we had **\$1,361,287.18**



City Limit

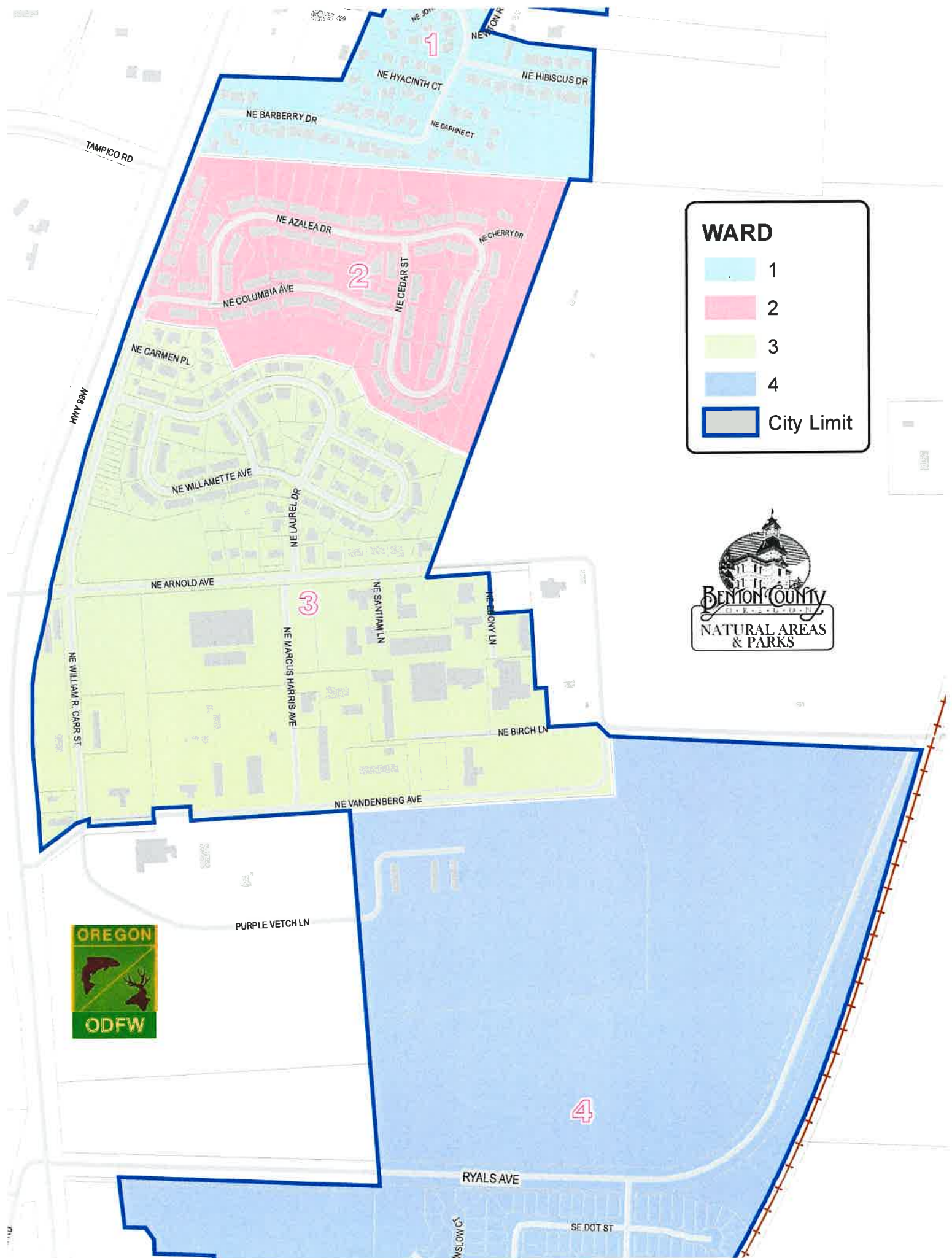
AdairWards_Address

WARD

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11/10



WARD

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- City Limit



4



August 27, 2020

The Honorable William Currier, Mayor
City of Adair Village
6030 NE William Carr Ave
Adair Village OR 97330

RE: Project Closeout for Safe Drinking Water Revolving Loan Fund, City of Adair Village,
Voss Hill Reservoir and Willamette River Intake Improvements, Project Number S16020

Dear Mayor Currier:

We have determined that the project is complete and the terms and conditions of the contract have been satisfied, including the conditions to receive Principal Forgiveness.

OBDD consents to waive the contract condition requiring submittal of a final project completion report as noted in Section 8.C.(7) of the contract.

This letter signifies that the project has been formally closed, and the Principal Forgiveness portion of the Loan has been forgiven/discharged. We are pleased to have been a part of your project.

Should you have any questions or need further assistance, please do not hesitate to contact your Regional Project Manager, Michelle Bilberry at 503-856-2483.

Sincerely,

Melisa Drugge

Melisa Drugge, Regional Development Manager
Business Oregon

c: Pat Hare, City Administrator
Melissa Murphy, Regional Development Officer
File

BUSINESS LEASE

EFFECTIVE DATE: _____, 2020

BETWEEN: CITY OF ADAIR VILLAGE, a Municipal Corporation of the State of Oregon ("Landlord")

AND: VALLEY LANDFILLS, INC., an Oregon corporation ("Tenant")

Landlord is the fee simple owner of approximately 127.5 acres of real property located in the City of Adair Village, Oregon, known as the Adair Village Industrial Site, which is shown and described on Exhibit "A" attached hereto and incorporated herein (the "Property"). The Property is also known as Tax Parcel No(s). _____.

Tenant and Landlord are parties to that certain Business Lease dated January 1, 2015 (the "Existing Lease"), pursuant to which Tenant leases from Landlord a portion of the Property consisting of approximately 9.88 acres¹ as more fully described in the Existing Lease (the "Existing Premises").

Landlord desires to lease to Tenant, and Tenant desires to lease from Landlord, a portion of the Property consisting of approximately 117 acres, which includes the Existing Premises, shown and described on Exhibit "B" attached hereto and incorporated herein (the "Premises").

In consideration of their mutual covenants and other valuable consideration, the adequacy and sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

SECTION 1. OCCUPANCY

1.1 **TERM.** The term of this Lease shall be 10 years, commencing on the Effective Date, unless sooner terminated as hereinafter provided. On the Effective Date, the Existing Lease is terminated and of no further force or effect.

1.2 **POSSESSION.** Landlord shall deliver exclusive possession of the Premises to Tenant on the Effective Date of this Lease.

1.3 **RENEWAL OPTION.** If the Tenant is not in default of its obligations under this Lease beyond any applicable notice and cure period at the time each option is exercised or at the time the renewal term is to commence, Tenant shall have the option to renew this Lease for one term of Ten (10) years, as follows:

(1) The renewal term shall commence on the day following expiration of the _____

¹ NTD: Please confirm total area currently leased by Valley Landfills, Inc.

preceding term.

(2) The option may be exercised by written notice to Landlord given not less than 120 days prior to the last day of the expiring term. The giving of such notice shall be sufficient to make the lease binding for the renewal term without further act of the parties. In the event the Lease is renewed Landlord and Tenant shall then be bound to take the steps required in connection with the determination of rent as specified below.

(3) The terms and conditions of the lease for the renewal term shall be identical with the original term except for Rent. Rent for the renewal term shall be determined pursuant to Section 2 below.

(4) Any added extension beyond the first renewal period of the term of this lease shall be established by mutual agreement of the parties at least 120 days prior to the end of the first renewal term.

SECTION 2. RENT

2.1 BASE RENT. During the term, Tenant shall pay to Landlord as Base Rent the sum of \$75,000.00 total per year. The first payment of Base Rent shall be due on the Effective Date, however, if the Effective Date is not the first day of a calendar month the first payment of Base Rent, and each annual payment thereafter during the term, shall be due on the first day of the calendar month following the Effective Date (the "Rent Payment Date"). Base Rent shall be paid to Landlord at the following address:

City of Adair Village

Attn: _____

2.2 ADDITIONAL RENT. Any sum that Tenant is required to pay to Landlord under this Lease.

2.3 ESCALATION. Commencing on each anniversary of the Rent Payment Date, the Base Rent provided in Section 2.1 shall be adjusted by an increase of two- and one-half percent (2.5%).

SECTION 3. USE OF PREMISES

3.1 PERMITTED USE. The Premises shall be used for vehicle, container and equipment storage, and composting of recyclable material and uses related thereto.

3.2 RESTRICTIONS ON USE. In connection with the use of the Premises, Tenant shall:

(1) Comply with all applicable laws and regulations of any public authority applicable solely as a result of Tenant's specific use of the Premises, and correct at Tenant's own

expense any failure of compliance created solely through Tenant's fault or by reason of Tenant's specific use, but Tenant shall not be required to make any changes or corrections to effect such compliance unless such changes or corrections are required because of Tenant's specific use.

(2) Refrain from any activity that would make it impossible to insure the Premises against casualty, would increase the insurance rate, or would prevent Landlord from taking advantage of any ruling of the Oregon Insurance Rating Bureau, or its successor, allowing Landlord to obtain reduced premium rates for long-term fire insurance policies, unless agreed to by both parties and Tenant pays the additional cost of the insurance.

(3) Refrain from any use other than the Permitted Use that would be reasonably offensive to other tenants or owners or users of neighboring premises or that would tend to create a nuisance or damage the Premises.

(4) Repair any damage to the roadway along the southern boundary of the Premises caused by Tenant's use thereof. Take appropriate safety measurements to insure hazards are not created by equipment moving on or crossing the roadway.

(5) Tenant shall not cause any Hazardous Substance to be spilled, leaked, disposed of, or otherwise released on or under the Premises. Tenant may use or otherwise handle on the Premises only those Hazardous Substances typically used or sold in the prudent and safe operation of the Permitted Use specified in Section 3.1. Tenant may store such Hazardous Substances on the Premises only in quantities necessary to satisfy Tenant's reasonably anticipated needs. Tenant shall comply with all Environmental Laws and exercise the highest degree of care in the use, handling, and storage of Hazardous Substances by Tenant and shall take all practicable measures to minimize the quantity and toxicity of Hazardous Substances used, handled, or stored on the Premises by Tenant. The term Environmental Law shall mean any federal, state, or local statute, regulation, or ordinance or any judicial or other governmental order pertaining to the protection of health, safety or the environment. The term Hazardous Substance shall mean any hazardous, toxic, infectious or radioactive substance, waste, and material as defined or listed by any environmental Law and shall include, without limitation, petroleum oil and fractions. Tenant shall hold harmless, defend and indemnify Landlord from and against any claim resulting solely from Tenant's use of such Hazardous Substances.

SECTION 4. REPAIRS AND MAINTENANCE

4.1 LANDLORD'S OBLIGATIONS

(1) Except as expressly set forth in this Lease, Landlord shall be under no obligation to make or perform any repairs, maintenance replacements, alterations, or improvements on the Premises after performance of the work to be performed by Landlord pursuant to applicable sections of this Lease.

(2) Landlord shall require any new tenant using common roadways to provide repair and maintenance of such roadways commensurate with their use such that Tenant's use is not unduly impaired.

4.2 TENANT'S OBLIGATIONS. The following shall be the responsibility of Tenant:

(1) Construction, repair and maintenance of existing gates and roadways as required by Tenant for access to and on the Premises during initial construction, if any. Landlord shall be responsible for maintenance of roadways up to the Premises in the condition as the currently exist.

(2) Any repairs necessitated by the negligence of Tenant, its agents, employees, and invitees.

(3) Any repairs or alterations required under Tenant's obligation to comply with laws and regulations as set forth in Section 3.2 (1).

(4) Tenant shall keep the Premises in a neat and orderly condition, consistent with Tenant's specific use of the Premises and the condition of the Premises at the time of Tenant's possession, reasonable wear and tear and damage due to casualty excepted, including existing roadways and gates on the Premises.

(5) Tenant at its cost shall acquire all necessary governmental permits for Tenant's Permitted Use.

4.3 LANDLORD'S INTERFERENCE WITH TENANT. In performing any repairs, replacements, alterations or other work performed on or around the Premises, Landlord shall not cause unreasonable interference with use of the Premises by Tenant. Tenant shall have no right to an abatement of rent nor any claim against Landlord for any inconvenience or disturbance resulting from activities performed in conformance with the requirement of this provision, unless Tenant's use of the Premises is adversely affected.

4.4 REIMBURSEMENT FOR REPAIRS ASSUMED. If Tenant fails or refuses to make repairs that are required by this Section 4, Landlord may make the repairs and charge the actual costs of repairs to Tenant. Such expenditures by Landlord shall be reimbursed by Tenant on demand together with interest at the rate of 9% per annum from the date of expenditure by Landlord. Except in an emergency creating an immediate risk of personal injury or property damage, Landlord may not perform repairs which are the obligation of Tenant and charge the Tenant for the resulting expense unless, at least 10 days before work is commenced, Tenant is given written notice in writing outlining with reasonable particularity the repairs required and Tenant fails within that time to initiate such repairs in good faith.

4.5 INSPECTION OF PREMISES. Landlord shall have the right to inspect the Premises at any reasonable time or times upon first notifying Tenant.

4.6 ENVIRONMENTAL.

(1) The provisions of this Section 4.6 supplement other Lease provisions that might apply concerning Tenant's obligations, responsibilities and liabilities for environmental

pollution or Hazardous Substances, and for compliance with the laws, regulations or orders of any governmental agency concerning environmental pollution or Hazardous Substances on the Premises. To the extent that the provisions of this Section 4.6 conflict with any such other provisions, the provisions of this Section 4.6 shall control.

(2) Tenant has procured and provided to Lessor a Phase I Environmental Site Assessment of the Premises dated _____ and a Phase II Subsurface Investigation of the Premises dated _____ (the "Environmental Reports") [TENANT WILL OBTAIN UPDATED ENVIRONMENTAL REPORTS TO BE REFERENCED HERE]. Landlord acknowledges receipt of the Environmental Reports and agrees that the Environmental Reports show the condition of the Premises as of the date of this Lease (the "Existing Environmental Conditions"). Landlord hereby releases Tenant from any and all claims, damages, injuries, causes of action, rights, interests, and obligations, both legal and equitable, known and unknown, whether accrued or not related to or arising from the Existing Environmental Conditions and any other environmental condition and/or Hazardous Substances on the Premises as of the date of this Lease. As between Landlord and Tenant, Landlord agrees to remediate at its sole expense any and all Hazardous Substances or other environmental conditions on the Premises that predate the date of this Lease if required by any local, state and/or federal regulatory authority, except for any Hazardous Substances or other environmental conditions on the Existing Premises which were caused solely by the acts of Tenant.

(3) Landlord and Tenant both acknowledge that a portion of the Property consisting of approximately 10 acres is under a cleanup process with City, its agents, and the State of Oregon ("Cleanup Area") in order to remediate the presence of an environmental condition in the Cleanup Area. Notwithstanding anything to the contrary set forth in this Lease, the Cleanup Area shall not be deemed part of the Premises until the satisfactory completion of the cleanup process, in compliance with all laws, codes, statutes, rules and regulations, and Tenant has accepted the same in writing. Landlord and Tenant further agree that Tenant shall not be responsible for any costs, expenses, fees, damages or liability regarding the Cleanup Area, and the City agrees to indemnify and hold Tenant harmless, to the fullest extent permitted by law, for any such costs, expenses, fees, damages or liability associated with the Cleanup Area. The City shall keep Tenant reasonably apprised of the status of its efforts to remediate the Cleanup Area, and shall diligently pursue the completion of the remedial work in the Cleanup Area. Upon completion of the remedial work in the Cleanup Area, the City shall provide written notice to Tenant, together with supporting documentation evidencing the completion of the remedial work in compliance with all applicable laws, codes, statutes, rules and regulations, for Tenant's review and approval. Upon Tenant's acceptance of the Cleanup Area in writing, the parties shall amend this Lease to include the Cleanup Area as a part of the Premises, provided, however, that Landlord shall remain solely responsible for any Hazardous Substances or other environmental conditions on the Premises that predate the date of this Lease and the date of such amendment including the Cleanup Area.

(4) The City and its agents shall have the right to enter upon the Cleanup Area for any purpose associated with the remedial cleanup work of the Cleanup Area, at its sole liability, cost and expense. City will provide Tenant at least 48 hours notice prior to performing work in the Cleanup Area, in the event the City requires access to the Cleanup Area through the

remainder of the Premises.

(5) The provisions of this Section shall survive the expiration or earlier termination of this Lease.

SECTION 5. ALTERATIONS

5.1 ALTERATIONS. Tenant is required to receive the Landlord's approval, not to be unreasonably withheld, for all alterations prior to the implementation of those alterations. The Tenant shall provide copies of any construction drawings to Landlord. All alterations, if any, shall be made in good and workmanlike manner, and in compliance with applicable laws and building codes.

5.2 OWNERSHIP AND REMOVAL OF ALTERATIONS. All improvements and alterations performed on the Premises by either Landlord or Tenant shall be the property of Landlord when installed unless the applicable Landlord's consent specifically provides otherwise. Improvements and alterations, except earthwork and concrete, installed by Tenant shall, at the City's option, be removed by Tenant and the premises restored at expense unless the applicable Landlord's consent specifically provides otherwise.

5.3 IN THE COURSE OF PERFORMING ANY ALTERATION(S). If Tenant or any contractor hired by Tenant discovers any existing utility lines, Tenant shall insure that any such lines shall be identified and marked on a drawing sufficient to locate them in the future. In the event an existing, unmarked or unlocated, and unused utility line is damaged, Tenant shall not be obligated to repair such line. In the event Tenant installs any utility line, then such line shall be installed below any existing utility line that is discovered.

SECTION 6. INSURANCE

6.1 INSURANCE REQUIRED. Tenant shall carry insurance insuring the property of Tenant on the Premises against fire and other risks covered by a standard fire insurance policy with an endorsement for extended coverage in an amount acceptable to Landlord.

SECTION 7. TAXES; UTILITIES

7.1 PROPERTY TAXES. Tenant shall pay as due all taxes on its personal property located on the Premises. Tenant shall pay as due all real property taxes and special assessments levied against the Premises by government entities other than Landlord. As used herein, real property tax includes any fee or charge relating to the ownership, use, or rental of the Premises, other than taxes on the net income of Landlord or Tenant.

7.2 CONTEST OF TAXES. Tenant shall be permitted to contest the amount of any tax or assessment as long as such contest is conducted in a manner that does not cause any risk that Landlord's interest in the Premises will be foreclosed for nonpayment. Landlord shall cooperate in any reasonable manner with such contest by Tenant.

7.3 PRORATION OF TAXES. Tenant's share of real property taxes and assessments for the years in which this lease commences or terminates shall be prorated based on the portion of the tax year that this lease is in effect.

SECTION 8. LIABILITY AND INDEMNITY

8.1 LIENS

(1) Except with respect to activities for which Landlord is responsible, Tenant shall pay as due all claims for work done on and for services rendered or material furnished to the Premises, and shall keep the Premises free from any liens. If Tenant fails to pay any such claims or to discharge any lien, after ten (10) days written notice from Landlord, Landlord may do so and collect the cost as additional rent. Any amount so added shall bear interest at the rate of 9% per annum from the date expended by Landlord and shall be payable on demand. Such action by Landlord shall not constitute a waiver of any right or remedy which Landlord may have on account of Tenant's default.

(2) Tenant may withhold payment of any claim in connection with a good-faith dispute over the obligation to pay, as long as Landlord's property interests are not jeopardized. If a lien is filed as a result of nonpayment, Tenant shall, within 10 days after knowledge of the filing, secure the discharge of the lien or deposit with Landlord cash or sufficient corporate surety bond or other surety satisfactory to Landlord in an amount sufficient to discharge the lien plus any costs, attorney fees, and other charges that could accrue as a result of a foreclosure or sale under the lien.

8.2 INDEMNIFICATION. With the exception of Section 4.6, Tenant shall indemnify and defend Landlord from any claim, loss, or liability arising out of or related to the acts or omissions (where Tenant has a legal obligation to act) on or at the Premises except to the extent caused by Landlord's acts or omissions or breach of duty under this Lease. Except as expressly set forth in this Lease, Tenant acknowledges it has inspected the Premises and accepts them "as is" and that it is proceeding to use the premises at Tenant's own risk.

8.3 LIABILITY INSURANCE. Before going into possession of the Premises, Tenant shall procure and thereafter during the term of the lease shall continue to carry the following insurance at Tenant's cost: comprehensive general liability and property insurance with a responsible company with minimum limits of not less than \$1,000,000.00. Such insurance shall cover all risks arising directly or indirectly out of Tenant's activities on or around or any condition of the Premises and shall name Landlord as an additional insured. Certificates evidencing such insurance and bearing endorsements requiring written notice to Landlord prior to any change or cancellation shall be furnished to Landlord prior to Tenant's occupancy of the Premises.

SECTION 9. QUIET ENJOYMENT

9.1 LANDLORD'S WARRANTY. Landlord warrants that it is the owner of the Premises and has the right to lease them. Landlord will defend Tenant's right to quiet enjoyment

of the Premises from the lawful claims of all persons during the lease terms.

SECTION 10. ASSIGNMENT AND SUBLETTING

Except for an assignment or sublet to Tenant's parent or an affiliate of Tenant or Tenant's parent, no part of the Premises may be assigned, mortgaged, or subleased, nor may a right of use of any portion of the property be conferred on any third person by any other means, without the prior written consent of Landlord, which consent shall not be withheld unreasonably. In determining whether to consent to assignment Landlord may consider the following factors: financial ability of assignee, business experience of assignee and the nature of the assignee's use.

SECTION 11. DEFAULT

The following shall be events of default.

11.1 **DEFAULT IN RENT.** Failure of Tenant to pay any rent or other charge within 30 days after written notice that it is due.

11.2 **DEFAULT IN OTHER COVENANTS.** Failure of Tenant to comply with any term or condition or fulfill any obligation of the Lease (other than the payment of Rent or other charges) within 30 days after written notice by Landlord specifying the nature of the default with reasonable particularity. If the default is of such a nature that it cannot be completely remedied within the 30-day period, this provision shall be complied with if Tenant begins correction of the default within the 30-day period and thereafter proceeds with reasonable diligence and in good faith to effect the remedy as soon as practicable.

11.3 **ABANDONMENT.** Failure of Tenant for 30 days or more to occupy the Premises for one or more of the purposes permitted under this Lease, unless such failure is excused under other provisions of this Lease or Tenant continues to pay Base Rent to Landlord.

SECTION 12. REMEDIES ON DEFAULT

12.1 **TERMINATION.** In the event of a default the Lease may be terminated at the option of Landlord by written notice to Tenant, Whether or not the Lease is terminated by the election of the Landlord or otherwise, Landlord shall be entitled to recover damages from Tenant for the default, and Landlord may reenter, take possession of the premises, and remove any persons or property by legal action or by self-help with the use of reasonable force and without liability for damages and without having accepted a surrender.

12.2 **RELETTING.** Following reentry or abandonment, Landlord may reenter the Premises and, in that connection, may make any suitable alterations or refurbish the Premises, or both, or change the character or use of the Premises, but Landlord shall not be required to for any use or purpose other than that specified in the lease or which Landlord may reasonable consider injurious to the Premises, or to any tenant that Landlord may reasonably consider objectionable. Landlord may all or part of the Premises, alone or in conjunction with other properties, for a term longer or shorter than the term of this lease, upon any reasonable terms and conditions, including

the granting of some rent-free occupancy or other rent concession.

12.3 DAMAGES. In the event of termination or retaking of possession following default, Landlord shall be entitled to recover immediately, without waiting until the due date of any future rent or until the date fixed for expiration of the lease term, the following amounts as damages:

(1) The loss of rental from the date of default until a new tenant is, or with the exercise if reasonable efforts could have been, secured and paying out.

(2) The reasonable costs of reentry and reletting including without limitation the cost of any cleanup, refurbishing, removal of Tenant's property and fixtures, costs incurred under Section 13.4, or any other expense occasioned by Tenant's default including, but not limited to, any remodeling or repair costs, attorney fees, court costs, broker commissions, and advertising costs.

12.4 RIGHT TO SUE MORE THAN ONCE. Landlord may sue periodically to recover damages during the period corresponding to the remainder of the Lease term, and no action for damages shall bar a later action for damages subsequently accruing.

12.5 LANDLORD'S RIGHT TO CURE DEFAULTS. If Tenant fails to perform any obligation under this lease, Landlord shall have the option to do so after 30 days' written notice to Tenant. All of Landlord's expenditures to correct the default shall be reimbursed by Tenant on demand with interest at the rate of 9% annum from the date of expenditure by Landlord. Such action by Landlord shall not waive any other remedies available to Landlord because of the default.

12.6 REMEDIES CUMULATIVE. The foregoing remedies shall be in addition to and shall not exclude any other remedy available to Landlord under applicable law. Notwithstanding anything to the contrary set forth in this Lease, in no event shall Landlord have the right to seek consequential, punitive or incidental damages, or accelerate Base Rent.

SECTION 13. SURRENDER AT EXPIRATION

13.1 CONDITION OF PREMISES. Upon expiration of the Lease term or earlier termination on account of default, Tenant shall deliver all keys to Landlord and surrender the Premises broom clean and in the same condition as the Property was on the date of Tenant's possession, reasonable wear and tear and damage due to casualty excepted. Alterations constructed by Tenant with permission from Landlord shall not be removed or restored to the original condition unless the terms of permission for the alteration so require.

13.2 FIXTURES

(1) All fixtures placed upon the Premises during the term, other than Tenant's trade fixtures, shall, at Landlord's option, become the property of Landlord. If Landlord so elects, Tenant shall remove any or all fixtures that would otherwise remain the property of Landlord, and shall repair any physical damage resulting from the removal. If Tenant fails to remove such

fixtures, Landlord may do so and charge the cost to Tenant with interest at the legal rate from the date of expenditure.

(2) Prior to expiration or other termination of the Lease term Tenant shall remove all furnishings, furniture, and trade fixtures that remain its property. If Tenant fails to do so, this shall be an abandonment of the property, and Landlord may retain the property and all rights of Tenant with respect to it shall cease or, by notice in writing given to Tenant within 20 days after removal was required, Landlord may elect to hold Tenant to its obligation of removal. If Landlord elects to require Tenant to remove, Landlord may effect a removal and place the property in public storage for account. Tenant shall be liable to Landlord for the cost of removal, transportation to storage, and storage, with interest at the legal rate on all such expenses from the date of expenditure by Landlord.

13.3 HOLDOVER

(1) If Tenant does not vacate the Premises at the time required, Landlord shall have the option to treat Tenant as a tenant from month to month, subject to all of the provisions of this lease except the provisions for term and renewal, or to eject Tenant from the Premises and recover damages caused by wrongful holdover. Failure of Tenant to remove fixtures, furniture, furnishings, or trade fixtures that Tenant is required to remove under this lease shall constitute a failure to vacate to which this section shall apply if the property not removed will substantially interfere with occupancy of the Premises by another tenant or with occupancy by Landlord for any purpose including preparation for a new tenant.

(2) If a month-to-month tenancy results from a holdover by Tenant under this Section 13.3, the tenancy shall be terminable at the end of any monthly rental period on written notice from Landlord given not less than 10 days prior to the termination date which shall be specified in the notice. Tenant waives any notice that would otherwise be provided by law with respect to a month-to-month tenancy.

SECTION 14. MISCELLANEOUS

14.1 NONWAIVER. Waiver by either party of strict performance of any provision of this Lease shall not be a waiver of or prejudice the party's right to require strict performance of the same provision in the future or of any other provision.

14.2 ATTORNEY FEES. If suit or action is instituted in connection with any controversy arising out of this Lease, the prevailing party shall be entitled to recover in addition costs such sum as the court may adjudge reasonable as attorney fees at trial, on petition for review, and on appeal.

14.3 SUCCESSION. Subject to the above-stated limitations on transfer on Tenant's interest, this Lease shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

14.4 ENTRY FOR INSPECTION. Unless Tenant shall have exercised its option to

extend the term of this Lease, Landlord shall have the right within 90 days from the end of the term to enter upon the Premises to show the Premises to any prospective tenant or purchaser, and in addition shall have the right to place and maintain upon the Premises notices for leasing or selling of the Premises.

14.5 TIME OF ESSENCE. Time is of the essence of the performance of each of obligations under this Lease.

14.6 OREGON LAW. This Lease shall be governed by the laws of the State of Oregon.

14.7 COUNTERPARTS. This Lease may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one document. A signature of any party received by facsimile or email shall be deemed an original.

14.8 RIGHT OF FIRST OFFER. If Lessor is not in default of this Lease, Lessor shall have a right of first offer to purchase the property as it becomes available for purchase.

14.9 ENTIRE AGREEMENT. This Lease and Exhibits and Rider, if any, attached hereto and forming a part hereof, replaces all prior leases and agreements and sets forth all the covenants, promises, agreements, conditions, and understandings between the Lessor and Lessee concerning the leased premises, and there are no covenants, promises, agreements, conditions, or understandings, either oral or written, between them other than are herein set forth.

14.10 WAIVER OF LANDLORD'S LIEN. Landlord hereby waives any statutory or common law rights it may have granting Landlord a lien or the right to foreclose on any property of Tenant, including without limitation, any of Tenant's Property and/or the improvements installed in or on the Premises by Tenant.

14.11 DEFAULT BY LANDLORD. The failure of Landlord to perform any obligation or the breach by Landlord of any representation or warranty contained herein within 30 days after receipt by Landlord of written notice of such failure, shall constitute an "Event of Default" by Landlord hereunder. Upon the occurrence and continuance of an Event of Default by Landlord, Tenant may, at its option and without any obligation to do so, other than those obligations created in this Lease, elect any one or more of the following remedies:

- (a) Terminate and cancel this Lease; or
- (b) Withhold payment or performance under the Lease until such time as such Event of Default by Landlord is cured; or
- (c) Cure such Event of Default by Landlord and recover the costs thereof by an action at law or by set off against the Base Rent due hereunder; or
- (d) Pursue any other remedy now or hereafter available at law or in equity in the state in which the Premises are situated.

14.12 NOTICES. All notices, requests, demands or other communications which may be or are required or permitted to be served or given hereunder (in this Section collectively called "Notices") shall be in writing and shall be sent by registered or certified mail, return receipt requested, postage prepaid, or by a nationally recognized overnight delivery service to Tenant or to Landlord at the address set forth below. Either party may, by Notice given as aforesaid, change its address for all subsequent Notices. Notices shall be deemed given when received in accordance herewith.

If to Landlord: City of Adair Village

Attn: _____

If to Tenant: Valley Landfills, Inc.
 c/o Republic Services, Inc.
 18500 North Allied Way
 Phoenix, AZ 85054
 Attn: Chief Legal Officer

with a copy to: Spotts Fain
 411 E. Franklin Street, 6th Floor
 Richmond, VA 23219
 Attn: David A. Reed

14.13 BROKERS. Landlord and Tenant each warrant to the other that no broker or agent has been employed with respect to this Lease and each agrees to indemnify and hold the other harmless from any claims by any broker or agent claiming compensation in respect of this Lease alleging an agreement by Landlord or Tenant, as the case may be.

14.14 REPRESENTATIONS AND WARRANTIES. Notwithstanding anything in this Lease to the contrary, Landlord represents and warrants to Tenant that no encumbrances prohibit or impede the use of the Premises as contemplated herein or create any financial obligation on the part of Tenant except as expressly set forth herein; that the execution, delivery and performance of this Lease has been duly authorized by Landlord; that the Lease constitutes the valid and binding obligation of Landlord, enforceable in accordance with its terms; that the making of this Lease and the performance thereof will not violate any present zoning laws or ordinances or the terms or provisions of any mortgage, lease or other agreement to which Landlord is a party or under which Landlord is otherwise bound, or which restricts Landlord in any way with respect to the use or disposition of the Premises; that the Premises are presently zoned so as to permit the operation of the Premises as contemplated in this Lease; that Landlord has no knowledge of any pending zoning changes affecting the Premises; that the Premises are presently in compliance with any and all applicable laws, including without limitation any laws pertaining to Hazardous Substances and Environmental Laws; and that the Premises presently include full and direct legal access to a paved public street or highway.

[Signature Page Follows]

IN WITNESS WHEREOF, on the day and year first above written, Landlord and Tenant have duly executed this Lease as their free act and deed.

LANDLORD: CITY OF ADAIR VILLAGE

TENANT: VALLEY LANDFILLS, INC.,
an Oregon corporation

Pat Hare, City Administrator

Name:
Title:

Exhibit "A"
Property

Exhibit "B"
Premises