

ADAIR VILLAGE CITY COUNCIL-Final
City Hall - 6030 Wm. R Carr Av.
******Tuesday, August 13, 2025 - 6:00pm******

1. ROLL CALL – Flag Salute

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

- a. Minutes – City Council Meeting – July 1, 2025
- b. Bills List through – July 31, 2025 (Attachment B)

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

4. STAFF REPORTS:

- a) Sheriff's Report (Attachment C) Pat Hare
- b) CSO Report (Attachment D) Pat Hare
- c) City Administrator (Attachment E) Pat Hare
- d) Public Works Report (Attachment F) Pat Hare
- e) Financial Report (Attachment G) Pat Hare

5. OLD BUSINESS:

- a) AVIS Agreement GP/Office Max (Attachment H) Pat Hare/Sean Kidd
Action: Decision

6. NEW BUSINESS:

- a) ODOT Smal City Allotment (Attachment I) Pat Hare
Action: Discussion
- b) Northwest Natural Franchise Agreement (Attachment J) Pat Hare/Sean Kidd
Action: Decision

7. ORDINANCES, RESOLUTIONS, AND PROCLAMATIONS:

- a) N/A
Action: n/a

8. EXECUTIVE SESSION

- a) N/A
Action: n/a

9. COUNCIL and MAYOR COMMENTS:

10. ADJOURNMENT:

Next meetings -

City Council –Tuesday, September 2, 2025, 6:00 pm
Planning Commission – September 16, 2025, 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 karla.mcgrath@adairvillage.org, or Oregon Relay Services by dialing 7-1-1. The City of Adair Village is an Equal Opportunity Employer.

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

ADAIR VILLAGE
CITY COUNCIL MINUTES- Draft
6030 William R. Carr Avenue
 ****Tuesday, July 1, 2025 – 6:00 PM****

Agenda Item	Action
<p>1. Roll Call: City Council Members present: Councilors Ray, Sisler, and Wilson. Councilor Officer was absent. Mayor Currier was present. City Administrator Hare was present. The minutes were taken by CA Hare.</p>	<p>Mayor Currier called the meeting to order at 6:00 p.m. and led the flag salute.</p>
<p>2. Consent Calendar Attachment A Minutes of the June 3, 2025, City Council Meeting Attachment B Bills List through June 30, 2025 (\$60,102.67).</p>	<p>Councilor Wilson moved to approve the Consent Calendar. Councilor Sisler seconded. Unanimous Approval (4-0).</p>
<p>3. Public Comment</p>	<p>None.</p>
<p>4. Staff Reports 4a. Attachment C – Sheriff’s Report - CA Hare presented the report.</p>	<p>Council received the report.</p>
<p>4b. Attachment D– CSO Report - CA Hare presented the report.</p>	<p>Council received the report.</p>
<p>4c. Attachment E– City Administrator’s Report Administration Finances: The city is currently working on the 2024 audit under new conditions, and we are optimistic about completing it in a timely manner. Once finalized, we will be in a position to begin the 2025 fiscal year audit, putting us fully back on track. Overall, progress on the audit process is going well. Additionally, we are seeing an increase in SDC (System Development Charges) revenue as new housing developments continue. Tangent Partnership: We have finalized an updated agreement with the City of Tangent for the year, which includes their cost-of-living adjustment of 2.9%. The new monthly rates are as follows: Sewer services at \$12,618.50 and BARCS at \$1,666.35. Some additional services will be billed on an hourly basis. The agreement has been well received, and Tangent's mayor expressed satisfaction with the terms. Property & Business Good Grounds: I recently met with Susan to discuss her future plans and the broader vision for downtown growth. She expressed enthusiasm about participating in the area’s development. Her business continues to do well and she’s happy with its current standing. Store & Restaurant: The store is performing strongly, but the city will need to consider two major building upgrades: the HVAC system and the electrical setup. We may also need to explore splitting the plumbing. Preliminary discussions have started with</p>	<p>Council received the report.</p>

<p>Paul regarding potential improvements and long-term planning. The restaurant continues to face challenges but remains open and operating.</p> <p>Interpretive Center: ALH continues to make excellent progress. Insulation and HVAC systems have been installed, and the team is currently awaiting inspections before sheetrock installation can proceed. If all goes according to plan, the center is on track for a soft opening by next May.</p> <p>Avis Site: While no major developments have occurred recently, we have held a few meetings and installed new signage. Republic Services continues to maintain a positive lease agreement with the city.</p> <p>Major Projects & Engineering</p> <p>Wastewater System: We have recently received an increase in funding, and discussions are ongoing regarding future funding opportunities. More details will be shared during our upcoming presentation.</p> <p>Calloway Creek Development: Several homes in the development have now been sold, with at least eight approved and signed off by the city. A few additional inspections are scheduled this week. Phase 5 has also been approved, and dirt work has already begun. The project continues to progress smoothly.</p> <p>Water Infrastructure: We are still working with FEMA and have received an extended funding allocation to include the north line in our infrastructure design plans. While we remain optimistic about future funding opportunities, our current focus is on the ongoing meter project, which is progressing well.</p>	
<p>4d. Attachment F – Public Works Report CA Hare presented the report.</p>	<p>Council received the report.</p>
<p>4e. Attachment G – Financial Report CA Hare presented the report. The balance in the Local Government Investment Pool is approximately \$4,159,351.02. Last year at this time, the balance was \$4,328,290.23.</p>	<p>Council received the report.</p>
<p>5. Old Business – 5a. Waste Water Funding (Attachment H)</p>	<p>Council received the report.</p>
<p>6. New Business 6a. Peak Franchise Agreement (Attachment I) 6b. City Administrator Leave/August Meeting (Attachment J)</p>	<p>Council received the report. Council received the report.</p>
<p>7. Ordinance, Resolutions, and Proclamations- 7a. Resolution 2025-4 4 Amendment to Wastewater Loan (Attachments K, K1)</p>	<p>Councilor Ray moved to approve the Resolution. Councilor Wilson seconded. Unanimous Approval (4-0).</p>
<p>8. Executive Session- N/A</p>	
<p>9. Council and Mayor Comments</p>	

10. Adjournment: City Council –Tuesday, August 12, 2025, 6:00 p.m. Planning Commission – TBD	Mayor Currier adjourned the meeting at 7:00 p.m.
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July 2025 Bills

Date	Amount
7/1/2025	\$72,329.69
7/10/2025	\$138,660.13
7/16/2025	\$90,738.58
7/30/2025	\$49,587.55

Total

\$351,315.95

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
830 Benton County Sheriff									
122598	1	Law Enforcement Services	Invoice	07/01/2025	08/01/2025	9,570.00		9,570.00	100-200-52019
Total 122598:						9,570.00	.00	9,570.00	
Total 830 Benton County Sheriff:						9,570.00	.00	9,570.00	✓26728
890 Best Pots Inc									
I566406	1	Founder's Day	Invoice	08/15/2025	08/30/2025	205.00		205.00	100-300-52111
Total I566406:						205.00	.00	205.00	
Total 890 Best Pots Inc:						205.00	.00	205.00	✓26729
1320 Cascade Water Works LLC									
1719	1	Turbine Troubleshoot	Invoice	06/19/2025	07/19/2025	456.78		456.78	500-420-52011
Total 1719:						456.78	.00	456.78	
Total 1320 Cascade Water Works LLC:						456.78	.00	456.78	✓26730
1520 CIS TRUST									
JULY 2025 FIN	1	Employee Health Ins	Invoice	06/15/2025	07/10/2025	1,169.04		1,169.04	100-100-51010
JULY 2025 FIN	2	Employee Health Ins	Invoice	06/15/2025	07/10/2025	155.87		155.87	100-200-51010
JULY 2025 FIN	3	Employee Health Ins	Invoice	06/15/2025	07/10/2025	623.49		623.49	100-300-51010
JULY 2025 FIN	4	Employee Health Ins	Invoice	06/15/2025	07/10/2025	389.68		389.68	200-410-51010
JULY 2025 FIN	5	Employee Health Ins	Invoice	06/15/2025	07/10/2025	3,662.99		3,662.99	500-420-51010
JULY 2025 FIN	6	Employee Health Ins	Invoice	06/15/2025	07/10/2025	1,480.78		1,480.78	510-430-51010
JULY 2025 FIN	7	Employee Health Insurance	Invoice	06/15/2025	07/10/2025	311.75		311.75	520-440-51010
Total JULY 2025 FINAL INVOICE:						7,793.60	.00	7,793.60	
Total 1520 CIS TRUST:						7,793.60	.00	7,793.60	✓26731
1550 City of Corvallis									
04520298	1	Wastewater	Invoice	06/15/2025	07/15/2025	96.12		96.12	510-430-52014
04520298	2	Water	Invoice	06/15/2025	07/15/2025	360.44		360.44	500-420-52014
04520298	3	ND	Invoice	06/15/2025	07/15/2025	24.03		24.03	100-300-52014
Total 04520298:						480.59	.00	480.59	
Total 1550 City of Corvallis:						480.59	.00	480.59	✓26731
1800 Consumers Power Inc.									
1152400071525	1	Utilities	Invoice	06/19/2025	07/15/2025	1,357.00		1,357.00	200-410-52109
Total 1152400071525:						1,357.00	.00	1,357.00	
1152401071525	1	Utilities	Invoice	06/19/2025	07/15/2025	39.64		39.64	100-300-52109
Total 1152401071525:						39.64	.00	39.64	
1152406071525	1	Utilities	Invoice	06/19/2025	07/15/2025	149.16		149.16	100-900-52109
Total 1152406071525:						149.16	.00	149.16	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
1152409071525	1	Utilities	Invoice	06/19/2025	07/15/2025	39.75		39.75	100-900-52109
Total 1152409071525:						39.75	.00	39.75	
1152410071525	1	Utilities	Invoice	06/19/2025	07/15/2025	79.99		79.99	510-430-52109
Total 1152410071525:						79.99	.00	79.99	
1152411071525	1	Utilities	Invoice	06/19/2025	07/15/2025	79.01		79.01	500-420-52109
Total 1152411071525:						79.01	.00	79.01	
1152413071525	1	Utilities	Invoice	06/19/2025	07/15/2025	125.59		125.59	510-430-52109
Total 1152413071525:						125.59	.00	125.59	
1152414071525	1	Utilities	Invoice	06/19/2025	07/15/2025	39.05		39.05	500-420-52109
Total 1152414071525:						39.05	.00	39.05	
1152415071525	1	Utilities	Invoice	06/19/2025	07/15/2025	39.05		39.05	100-900-52109
Total 1152415071525:						39.05	.00	39.05	
1152418071525	1	Utilities	Invoice	06/19/2025	07/15/2025	150.04		150.04	510-430-52109
Total 1152418071525:						150.04	.00	150.04	
1152419071525	1	Utilities	Invoice	06/19/2025	07/15/2025	39.05		39.05	500-420-52109
Total 1152419071525:						39.05	.00	39.05	
1152420071525	1	Utilities	Invoice	06/19/2025	07/15/2025	415.02		415.02	510-430-52109
Total 1152420071525:						415.02	.00	415.02	
1152421071525	1	Utilities	Invoice	06/19/2025	07/15/2025	17.41		17.41	200-410-52109
Total 1152421071525:						17.41	.00	17.41	
1152422071525	1	Utilities	Invoice	06/19/2025	07/15/2025	50.44		50.44	200-410-52109
Total 1152422071525:						50.44	.00	50.44	
Total 1800 Consumers Power Inc.:						2,620.20	.00	2,620.20	✓26733
2670 Ferguson Enterprises LLC #3325									
1323288	1	System Maintenance & Repair	Invoice	06/10/2025	06/30/2025	309.65		309.65	500-420-52011
Total 1323288:						309.65	.00	309.65	
1324461	1	System Maintenance & Repair	Invoice	06/16/2025	07/16/2025	458.48		458.48	500-420-52011
Total 1324461:						458.48	.00	458.48	
Total 2670 Ferguson Enterprises LLC #3325:						768.13	.00	768.13	✓26734

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
07012025	1	Youth Program	Invoice	07/01/2025	07/15/2025	5,000.00		5,000.00	100-300-52112
Total 07012025:						5,000.00	.00	5,000.00	
Total 7531 Friends of Adair Village:						5,000.00	.00	5,000.00	✓ 26735
518526	1	Pest Control	Invoice	06/25/2025	07/15/2025	129.00		129.00	100-900-52012
Total 518526:						129.00	.00	129.00	
Total 7509 Good Earth Pest Company:						129.00	.00	129.00	✓ 26736
17045172	1	Water System Improvements	Invoice	06/23/2025	07/15/2025	30,000.00		30,000.00	500-420-53500
Total 17045172:						30,000.00	.00	30,000.00	
17049764	1	Water System Improvement	Invoice	06/26/2025	07/15/2025	7,000.00		7,000.00	500-420-53500
Total 17049764:						7,000.00	.00	7,000.00	
Total 7536 H.D. Fowler Company:						37,000.00	.00	37,000.00	✓ 26737
2506	1	Code Compliance	Invoice	06/30/2025	07/15/2025	2,500.00		2,500.00	100-900-52019
Total 2506:						2,500.00	.00	2,500.00	
Total 7510 Kristopher Schendel:						2,500.00	.00	2,500.00	✓ 26738
2025-200174	1	membership dues	Invoice	07/01/2025	08/15/2025	1,487.18		1,487.18	100-900-52102
Total 2025-200174:						1,487.18	.00	1,487.18	
Total 3860 League of Oregon Cities:						1,487.18	.00	1,487.18	✓ 26739
061725	1	Reimbursement	Invoice	06/17/2025	07/15/2025	5.13		5.13	510-430-52014
061725	2	Reimbursement	Invoice	06/17/2025	07/15/2025	19.21		19.21	500-420-52014
061725	3	Reimbursement	Invoice	06/17/2025	07/15/2025	1.28		1.28	100-900-52014
Total 061725:						25.62	.00	25.62	
062325	1	Reimbursement	Invoice	06/23/2025	07/15/2025	5.98		5.98	510-430-52014
062325	2	Reimbursement	Invoice	06/23/2025	07/15/2025	22.38		22.38	500-420-52014
062325	3	Reimbursement	Invoice	06/23/2025	07/15/2025	1.49		1.49	100-900-52014
Total 062325:						29.85	.00	29.85	
Total 4240 Matt Lydon:						55.47	.00	55.47	✓ 26740
WQDOM25000	1	Permit Fees	Invoice	05/23/2025	06/30/2025	3,516.24		3,516.24	510-430-52102

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total WQDOM2500047:						3,516.24	.00	3,516.24	
Total 4980 Oregon DEQ:						3,516.24	.00	3,516.24	✓20741
5240 Pace Heating & Air									
S-67788	1	building maintenance	Invoice	06/17/2025	06/30/2025	410.00		410.00	100-900-52012
Total S-67788:						410.00	.00	410.00	
Total 5240 Pace Heating & Air:						410.00	.00	410.00	✓20742
5810 RG Smith Electric & Plumbing Inc									
32554	1	Building Maintenance	Invoice	06/17/2025	06/30/2025	337.50		337.50	500-420-52011
Total 32554:						337.50	.00	337.50	
Total 5810 RG Smith Electric & Plumbing Inc:						337.50	.00	337.50	✓20743
Total :						72,329.69	.00	72,329.69	
Grand Totals:						72,329.69	.00	72,329.69	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-100-51010	1,169.04	.00	1,169.04
100-200-51010	155.87	.00	155.87
100-200-52019	9,570.00	.00	9,570.00
100-300-51010	623.49	.00	623.49
100-300-52014	24.03	.00	24.03
100-300-52109	39.64	.00	39.64
100-300-52111	205.00	.00	205.00
100-300-52112	5,000.00	.00	5,000.00
100-900-52012	539.00	.00	539.00
100-900-52014	2.77	.00	2.77
100-900-52019	2,500.00	.00	2,500.00
100-900-52102	1,487.18	.00	1,487.18
100-900-52109	227.96	.00	227.96
200-410-51010	389.68	.00	389.68
200-410-52109	1,424.85	.00	1,424.85
500-420-51010	3,662.99	.00	3,662.99
500-420-52011	1,562.41	.00	1,562.41
500-420-52014	402.03	.00	402.03
500-420-52109	157.11	.00	157.11
500-420-53500	37,000.00	.00	37,000.00
510-430-51010	1,480.78	.00	1,480.78
510-430-52014	107.23	.00	107.23
510-430-52102	3,516.24	.00	3,516.24
510-430-52109	770.64	.00	770.64
520-440-51010	311.75	.00	311.75

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
Grand Totals:	72,329.69	.00	72,329.69

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
05/25	3,516.24	.00	3,516.24
06/25	52,551.27	.00	52,551.27
07/25	16,057.18	.00	16,057.18
08/25	205.00	.00	205.00
Grand Totals:	72,329.69	.00	72,329.69

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7/1/25

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									
67834	1	Work for Tangent	Invoice	06/04/2025	06/30/2025	2,030.00		2,030.00	100-900-52115
Total 67834:						2,030.00	.00	2,030.00	
67835	1	Work for Tangent	Invoice	06/04/2025	07/04/2025	484.51		484.51	100-900-52115
Total 67835:						484.51	.00	484.51	
67905	1	Work for Tangent	Invoice	06/11/2025	07/11/2025	350.00		350.00	100-900-52115
Total 67905:						350.00	.00	350.00	
67955	1	Work for Tangent	Invoice	06/16/2025	07/16/2025	1,450.00		1,450.00	100-900-52115
Total 67955:						1,450.00	.00	1,450.00	
67971	1	Work for Tangent	Invoice	06/17/2025	07/17/2025	485.00		485.00	100-900-52115
Total 67971:						485.00	.00	485.00	
68034	1	Work for Tangent	Invoice	06/23/2025	07/23/2025	695.00		695.00	100-900-52115
Total 68034:						695.00	.00	695.00	
68065	1	Work for Tangent	Invoice	06/24/2025	07/24/2025	1,730.00		1,730.00	100-900-52115
Total 68065:						1,730.00	.00	1,730.00	
68072	1	Work for Tangent	Invoice	06/24/2025	07/24/2025	310.00		310.00	100-900-52115
Total 68072:						310.00	.00	310.00	
68125	1	Work for Tangent	Invoice	06/27/2025	07/27/2025	1,625.00		1,625.00	100-900-52115
Total 68125:						1,625.00	.00	1,625.00	
68157	1	Work for Tangent	Invoice	06/30/2025	07/30/2025	208.00		208.00	100-900-52115
Total 68157:						208.00	.00	208.00	
Total 150 A & B Septic:						9,367.51	.00	9,367.51	✓26744
690 Bank of America									
06232025	1	Credit Card Charges	Invoice	06/23/2025	07/20/2025	2,896.47		2,896.47	100-000-28000
Total 06232025:						2,896.47	.00	2,896.47	
Total 690 Bank of America:						2,896.47	.00	2,896.47	✓26745
890 Best Pots Inc									
1567897	1	Contract Services	Invoice	07/02/2025	07/12/2025	106.64		106.64	500-420-52019
Total 1567897:						106.64	.00	106.64	

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 890 Best Pots Inc:						106.64	.00	106.64	✓ 20746
1340 Caselle Inc.									
INV-08144	1	Create Files for Kamstrup Integratio	Invoice	06/30/2025	07/30/2025	400.00		400.00	500-420-53500
Total INV-08144:						400.00	.00	400.00	
INV-08759	1	Monthly Software Hosting Fees	Invoice	07/01/2025	07/31/2025	904.50		904.50	500-420-52114
INV-08759	2	Monthly Software Hosting Fee	Invoice	07/01/2025	07/31/2025	603.00		603.00	100-900-52114
INV-08759	3	Monthly Software Hosting Fee	Invoice	07/01/2025	07/31/2025	301.50		301.50	510-430-52114
INV-08759	4	Monthly Software Hosting Fee	Invoice	07/01/2025	07/31/2025	100.50		100.50	200-410-52114
INV-08759	5	Monthly Software Hosting Fee	Invoice	07/01/2025	07/31/2025	100.50		100.50	520-440-52114
Total INV-08759:						2,010.00	.00	2,010.00	
Total 1340 Caselle Inc.:						2,410.00	.00	2,410.00	✓ 20747
1520 CIS TRUST									
PO-ADR-I2025-	1	Employee Health Ins	Invoice	07/07/2025	08/07/2025	8,046.42		8,046.42	100-100-51010
PO-ADR-I2025-	2	Employee Health Ins	Invoice	07/07/2025	08/07/2025	1,072.86		1,072.86	100-200-51010
PO-ADR-I2025-	3	Employee Health Ins	Invoice	07/07/2025	08/07/2025	4,291.42		4,291.42	100-300-51010
PO-ADR-I2025-	4	Employee Health Ins	Invoice	07/07/2025	08/07/2025	2,682.14		2,682.14	200-410-51010
PO-ADR-I2025-	5	Employee Health Ins	Invoice	07/07/2025	08/07/2025	25,212.12		25,212.12	500-420-51010
PO-ADR-I2025-	6	Employee Health Ins	Invoice	07/07/2025	08/07/2025	10,192.13		10,192.13	510-430-51010
PO-ADR-I2025-	7	Employee Health Insurance	Invoice	07/07/2025	08/07/2025	2,145.72		2,145.72	520-440-51010
Total PO-ADR-I2025-00:						53,642.81	.00	53,642.81	
Total 1520 CIS TRUST:						53,642.81	.00	53,642.81	✓ 20748
1610 Civil West Engineering Services Inc									
1001.001D.006	1	Engineering Consultant	Invoice	07/01/2025	08/01/2025	666.00		666.00	500-420-52020
1001.001D.006	2	Engineering Consultant	Invoice	07/01/2025	08/01/2025	6,134.25		6,134.25	510-430-52020
1001.001D.006	3	Engineering Consultant	Invoice	07/01/2025	08/01/2025	3,063.50		3,063.50	100-900-52020
1001.001D.006	4	Engineering Consultant	Invoice	07/01/2025	08/01/2025	87.77		87.77	100-900-52020
Total 1001.001D.006:						9,951.52	.00	9,951.52	
1001.028.056	1	Engineering Consultant	Invoice	07/01/2025	08/01/2025	1,587.50		1,587.50	510-430-52020
Total 1001.028.056:						1,587.50	.00	1,587.50	
1001.032.048	1	Engineering Consultant	Invoice	07/01/2025	08/01/2025	1,270.00		1,270.00	500-420-53503
Total 1001.032.048:						1,270.00	.00	1,270.00	
1001.033.006	1	Engineering Consultant	Invoice	07/01/2025	08/01/2025	2,852.00		2,852.00	500-420-52020
Total 1001.033.006:						2,852.00	.00	2,852.00	
1001.034.005	1	Engineering Consultant	Invoice	07/01/2025	08/01/2025	8,168.00		8,168.00	510-430-52020
Total 1001.034.005:						8,168.00	.00	8,168.00	
Total 1610 Civil West Engineering Services Inc:						23,829.02	.00	23,829.02	✓ 20749

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
2300 Delapoer Kidd Attorneys at Law									
2134	1	General City matters	Invoice	07/01/2025	07/31/2025	656.25		656.25	100-900-52017
Total 2134:						656.25	.00	656.25	
Total 2300 Delapoer Kidd Attorneys at Law:						656.25	.00	656.25	✓20750
2520 Eurofins Environment Testing NW, LLC									
25-19963	1	Lab Analysis	Invoice	07/08/2025	07/15/2025	45.00		45.00	500-420-52104
Total 25-19963:						45.00	.00	45.00	
Total 2520 Eurofins Environment Testing NW, LLC:						45.00	.00	45.00	✓20751
7524 My Bridge Team, Inc.									
INV-000070	1	Admin	Invoice	07/03/2025	07/15/2025	1,225.00		1,225.00	100-100-52019
INV-000070	2	Admin	Invoice	07/03/2025	07/15/2025	153.13		153.13	100-900-52019
INV-000070	3	Storm Drain	Invoice	07/03/2025	07/15/2025	229.69		229.69	520-440-52019
INV-000070	4	Streets	Invoice	07/03/2025	07/15/2025	229.69		229.69	200-410-52019
INV-000070	5	Wastewater	Invoice	07/03/2025	07/15/2025	612.50		612.50	510-430-52019
INV-000070	6	Water	Invoice	07/03/2025	07/15/2025	612.49		612.49	500-420-52019
Total INV-000070:						3,062.50	.00	3,062.50	
Total 7524 My Bridge Team, Inc.:						3,062.50	.00	3,062.50	✓20753
7518 Net Assets Corporation									
111-202506	1	Software	Invoice	07/01/2025	07/15/2025	47.00		47.00	100-900-52114
Total 111-202506:						47.00	.00	47.00	
Total 7518 Net Assets Corporation:						47.00	.00	47.00	✓20754
7478 Northcore USA LLC									
2503N0522202	1	Repairs	Invoice	05/22/2025	07/15/2025	13,750.00		13,750.00	500-420-53500
Total 2503N05222025AP2:						13,750.00	.00	13,750.00	
2503N0522202	1	WATER REPAIRS	Invoice	05/22/2025	07/15/2025	5,000.00		5,000.00	500-420-53500
Total 2503N05222025AP3:						5,000.00	.00	5,000.00	
2503N0522202	1	WATER REPAIRS	Invoice	05/22/2025	07/15/2025	5,000.00		5,000.00	500-420-53500
Total 2503N05222025AP5:						5,000.00	.00	5,000.00	
2503N0702202	1	WATER REPAIR	Invoice	07/02/2025	07/15/2025	5,000.00		5,000.00	500-420-53500
Total 2503N07022025AP6:						5,000.00	.00	5,000.00	
5203N0522202	1	WATER REPAIRS	Invoice	05/22/2025	07/15/2025	9,500.00		9,500.00	500-420-53500
Total 5203N05222025:						9,500.00	.00	9,500.00	
Total 7478 Northcore USA LLC:						38,250.00	.00	38,250.00	✓20755

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
4670 NW Natural									
071825	1	Utilities	Invoice	06/28/2025	07/18/2025	23.34		23.34	100-900-52109
Total 071825:						23.34	.00	23.34	
Total 4670 NW Natural:						23.34	.00	23.34	✓26756
4800 One Call Concepts Inc									
5060303	1	OR Utility Notification Center	Invoice	06/30/2025	07/30/2025	4.62		4.62	500-420-52109
5060303	2	OR Utility Notification Center	Invoice	06/30/2025	07/30/2025	4.62		4.62	510-430-52109
Total 5060303:						9.24	.00	9.24	
Total 4800 One Call Concepts Inc:						9.24	.00	9.24	✓26757
4870 Oregon Cascades West COG									
AR2600014	1	Dues	Invoice	07/01/2025	08/01/2025	2,283.32		2,283.32	100-900-52102
Total AR2600014:						2,283.32	.00	2,283.32	
Total 4870 Oregon Cascades West COG:						2,283.32	.00	2,283.32	✓26758
5330 Pape Machinery									
5136429	1	equipment maintenance	Invoice	06/16/2025	07/16/2025	234.65		234.65	100-300-52022
Total 5136429:						234.65	.00	234.65	
Total 5330 Pape Machinery:						234.65	.00	234.65	✓26759
5780 Republic Services #452									
0452-00552896	1	Utilities	Invoice	06/30/2025	07/20/2025	43.77		43.77	100-900-52109
Total 0452-005528969:						43.77	.00	43.77	
0452-00553639	1	Utilities	Invoice	06/30/2025	07/30/2025	10.99		10.99	100-300-52112
Total 0452-005536390:						10.99	.00	10.99	
0452-00553652	1	Utilities	Invoice	06/30/2025	07/20/2025	259.00		259.00	510-430-52109
Total 0452-005536525:						259.00	.00	259.00	
Total 5780 Republic Services #452:						313.76	.00	313.76	✓26760
6020 Schaefers Recreation Equipment Co									
155731-1	1	Chemicals	Invoice	06/26/2025	07/10/2025	510.32		510.32	510-430-52001
Total 155731-1:						510.32	.00	510.32	
Total 6020 Schaefers Recreation Equipment Co:						510.32	.00	510.32	✓26761
999 Utility Refund									
081525	1	Water	Invoice	07/09/2025	08/15/2025	40.38		40.38	500-420-52105
081525	2	Wastewater	Invoice	07/09/2025	08/15/2025	26.92		26.92	510-430-52105
Total 081525:						67.30	.00	67.30	✓26752

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 999 Utility Refund:						67.30	.00	67.30	
7250 Willamette Criminal Justice Council									
1-2025	1	dues	Invoice	07/01/2025	07/15/2025	310.00		310.00	100-900-52102
Total 1-2025:						310.00	.00	310.00	
Total 7250 Willamette Criminal Justice Council:						310.00	.00	310.00	✓ 26762
7290 Willamette Valley Processors									
1947	1	Emergency Management	Invoice	07/15/2025	08/15/2025	800.00		800.00	100-900-52019
Total 1947:						800.00	.00	800.00	
Total 7290 Willamette Valley Processors:						800.00	.00	800.00	✓ 26763
Total :						138,865.13	.00	138,865.13	
Current period checks for future period invoices.									
890 Best Pots Inc									
I566406		Chk No: 26729 (1)	Calculated	07/01/2025				205.00-	100-000-20000
Total I566406:						.00	.00	205.00-	
Total 890 Best Pots Inc:						.00	.00	205.00-	
Total Current period checks for future period invoices.:						.00	.00	205.00-	
Grand Totals:						138,865.13	.00	138,660.13	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-000-20000	.00	205.00-	205.00-
100-000-28000	2,896.47	.00	2,896.47
100-100-51010	8,046.42	.00	8,046.42
100-100-52019	1,225.00	.00	1,225.00
100-200-51010	1,072.86	.00	1,072.86
100-300-51010	4,291.42	.00	4,291.42
100-300-52022	234.65	.00	234.65
100-300-52112	10.99	.00	10.99
100-900-52017	656.25	.00	656.25
100-900-52019	953.13	.00	953.13
100-900-52020	3,151.27	.00	3,151.27
100-900-52102	2,593.32	.00	2,593.32
100-900-52109	67.11	.00	67.11
100-900-52114	650.00	.00	650.00
100-900-52115	9,367.51	.00	9,367.51
200-410-51010	2,682.14	.00	2,682.14
200-410-52019	229.69	.00	229.69
200-410-52114	100.50	.00	100.50
500-420-51010	25,212.12	.00	25,212.12
500-420-52019	719.13	.00	719.13

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Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
500-420-52020	3,518.00	.00	3,518.00
500-420-52104	45.00	.00	45.00
500-420-52105	40.38	.00	40.38
500-420-52109	4.62	.00	4.62
500-420-52114	904.50	.00	904.50
500-420-53500	38,650.00	.00	38,650.00
500-420-53503	1,270.00	.00	1,270.00
510-430-51010	10,192.13	.00	10,192.13
510-430-52001	510.32	.00	510.32
510-430-52019	612.50	.00	612.50
510-430-52020	15,889.75	.00	15,889.75
510-430-52105	26.92	.00	26.92
510-430-52109	263.62	.00	263.62
510-430-52114	301.50	.00	301.50
520-440-51010	2,145.72	.00	2,145.72
520-440-52019	229.69	.00	229.69
520-440-52114	100.50	.00	100.50
Grand Totals:	138,865.13	205.00-	138,660.13

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
05/25	33,250.00	.00	33,250.00
06/25	13,755.29	.00	13,755.29
00/25	.00	205.00-	205.00-
07/25	91,859.84	.00	91,859.84
Grand Totals:	138,865.13	205.00-	138,660.13

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
230 Adair Living History Inc.									
071525	1	Interpretive Center	Invoice	07/15/2025	08/15/2025	50,000.00		50,000.00	100-900-53001
Total 071525:						50,000.00	.00	50,000.00	
Total 230 Adair Living History Inc.:						50,000.00	.00	✓50,000.00	26764
1610 Civil West Engineering Services Inc									
1001.035.001	1	Engineering Consultant	Invoice	07/01/2025	07/30/2025	23,565.00		23,565.00	100-300-53004
Total 1001.035.001:						23,565.00	.00	23,565.00	
Total 1610 Civil West Engineering Services Inc:						23,565.00	.00	23,565.00	✓26766
7538 Gerber Inc.									
154229	1	Trailer	Invoice	04/14/2025	07/15/2025	3,405.95		3,405.95	100-300-52025- 50042052025 10/1 10030052025 30/1 51043053002 10/1
Total 154229:						3,405.95	.00	✓3,405.95	
154555	1	Fuse and Fix	Invoice	07/11/2025	08/11/2025	13.50		13.50	510-430-52014
154555	2	Fuse And Fix	Invoice	07/11/2025	08/11/2025	50.63		50.63	500-420-52014
154555	3	Fuse and Fix	Invoice	07/11/2025	08/11/2025	3.37		3.37	100-900-52014
Total 154555:						67.50	.00	✓67.50	
Total 7538 Gerber Inc.:						3,473.45	.00	✓3,473.45	26767
2960 GSI Water Solutions Inc									
00400.004-8	1	Contract Services	Invoice	07/14/2025	08/15/2025	6,273.36		6,273.36	500-420-52019
Total 00400.004-8:						6,273.36	.00	✓6,273.36	26768
OWRD081125	1	OWRD WMCP Review Fee	Invoice	07/01/2025	08/11/2025	3,675.00		3,675.00	500-420-52102
Total OWRD081125:						3,675.00	.00	✓3,675.00	26770
Total 2960 GSI Water Solutions Inc:						9,948.36	.00	9,948.36	
7536 H.D. Fowler Company									
17028687	1	Water System Improvements	Invoice	06/05/2025	07/15/2025	167.40		167.40	500-420-53500
Total 17028687:						167.40	.00	167.40	
Total 7536 H.D. Fowler Company:						167.40	.00	✓167.40	26769
5300 Pacific Power/PacificCorp									
072825	1	Utilities	Invoice	07/09/2025	07/28/2025	3,323.37		3,323.37	500-420-52109
Total 072825:						3,323.37	.00	3,323.37	
Total 5300 Pacific Power/PacificCorp:						3,323.37	.00	3,323.37	26771
7274 US Bank Equipment Finance									
559365564	1	Equipment Rental	Invoice	07/07/2025	07/31/2025	131.00		131.00	100-900-52023

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 559365564:						131.00	.00	131.00	
Total 7274 US Bank Equipment Finance:						131.00	.00	131.00	26772
999 Utility Refund									
996401081525	1	Water	Invoice	07/10/2025	08/15/2025	78.00		78.00	500-420-52105
996401081525	2	Wastewater	Invoice	07/10/2025	08/15/2025	52.00		52.00	510-430-52105
Total 996401081525:						130.00	.00	130.00	
Total 999 Utility Refund:						130.00	.00	130.00	26765
Total :						90,738.58	.00	90,738.58	
Grand Totals:						90,738.58	.00	90,738.58	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-300-52025	3,405.95	.00	3,405.95
100-300-53004	23,565.00	.00	23,565.00
100-900-52014	3.37	.00	3.37
100-900-52023	131.00	.00	131.00
100-900-53001	50,000.00	.00	50,000.00
500-420-52014	50.63	.00	50.63
500-420-52019	6,273.36	.00	6,273.36
500-420-52102	3,675.00	.00	3,675.00
500-420-52105	78.00	.00	78.00
500-420-52109	3,323.37	.00	3,323.37
500-420-53500	167.40	.00	167.40
510-430-52014	13.50	.00	13.50
510-430-52105	52.00	.00	52.00
Grand Totals:	90,738.58	.00	90,738.58

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
04/25	3,405.95	.00	3,405.95
06/25	167.40	.00	167.40
07/25	87,165.23	.00	87,165.23
Grand Totals:	90,738.58	.00	90,738.58

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7/16/25

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
1520 CIS TRUST									
AUGUST 2025	1	Employee Health Ins	Invoice	07/15/2025	08/10/2025	1,169.04		1,169.04	100-100-51010
AUGUST 2025	2	Employee Health Ins	Invoice	07/15/2025	08/10/2025	155.87		155.87	100-200-51010
AUGUST 2025	3	Employee Health Ins	Invoice	07/15/2025	08/10/2025	623.49		623.49	100-300-51010
AUGUST 2025	4	Employee Health Ins	Invoice	07/15/2025	08/10/2025	389.68		389.68	200-410-51010
AUGUST 2025	5	Employee Health Ins	Invoice	07/15/2025	08/10/2025	3,662.99		3,662.99	500-420-51010
AUGUST 2025	6	Employee Health Ins	Invoice	07/15/2025	08/10/2025	1,480.78		1,480.78	510-430-51010
AUGUST 2025	7	Employee Health Insurance	Invoice	07/15/2025	08/10/2025	311.75		311.75	520-440-51010
Total AUGUST 2025 FINAL INVOICE:						7,793.60	.00	7,793.60	
Total 1520 CIS TRUST:						7,793.60	.00	7,793.60	126776
1550 City of Corvallis									
4520472	1	Wastewater	Invoice	07/15/2025	08/15/2025	114.01		114.01	510-430-52014
4520472	2	Water	Invoice	07/15/2025	08/15/2025	427.52		427.52	500-420-52014
4520472	3	ND	Invoice	07/15/2025	08/15/2025	28.50		28.50	100-300-52014
Total 4520472:						570.03	.00	570.03	
Total 1550 City of Corvallis:						570.03	.00	570.03	126777
1800 Consumers Power Inc.									
1152400081525	1	Utilities	Invoice	07/21/2025	08/15/2025	1,354.00		1,354.00	200-410-52109
Total 1152400081525:						1,354.00	.00	1,354.00	
1152401081525	1	Utilities	Invoice	07/21/2025	08/15/2025	40.50		40.50	100-300-52109
Total 1152401081525:						40.50	.00	40.50	
1152406081525	1	Utilities	Invoice	07/21/2025	08/15/2025	160.34		160.34	100-900-52109
Total 1152406081525:						160.34	.00	160.34	
1152409081525	1	Utilities	Invoice	07/21/2025	08/15/2025	39.75		39.75	100-900-52109
Total 1152409081525:						39.75	.00	39.75	
1152410081525	1	Utilities	Invoice	07/21/2025	08/15/2025	79.14		79.14	510-430-52109
Total 1152410081525:						79.14	.00	79.14	
1152411081525	1	Utilities	Invoice	07/21/2025	08/15/2025	84.10		84.10	500-420-52109
Total 1152411081525:						84.10	.00	84.10	
1152413081525	1	Utilities	Invoice	07/21/2025	08/15/2025	117.86		117.86	510-430-52109
Total 1152413081525:						117.86	.00	117.86	
1152414081525	1	Utilities	Invoice	07/21/2025	08/15/2025	39.05		39.05	500-420-52109
Total 1152414081525:						39.05	.00	39.05	
1152415081525	1	Utilities	Invoice	07/21/2025	08/15/2025	39.05		39.05	100-900-52109

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 1152415081525:						39.05	.00	39.05	
1152418081525	1	Utilities	Invoice	07/21/2025	08/15/2025	145.61		145.61	510-430-52109
Total 1152418081525:						145.61	.00	145.61	
1152419081525	1	Utilities	Invoice	07/15/2025	08/15/2025	39.05		39.05	500-420-52109
Total 1152419081525:						39.05	.00	39.05	
1152420081525	1	Utilities	Invoice	07/21/2025	08/15/2025	363.06		363.06	510-430-52109
Total 1152420081525:						363.06	.00	363.06	
1152421081525	1	Utilities	Invoice	07/21/2025	08/15/2025	17.41		17.41	200-410-52109
Total 1152421081525:						17.41	.00	17.41	
1152422081525	1	Utilities	Invoice	07/21/2025	08/15/2025	50.44		50.44	200-410-52109
Total 1152422081525:						50.44	.00	50.44	
Total 1800 Consumers Power Inc.:						2,569.36	.00	2,569.36	✓26778
2030 Creature Teachers									
78	1	Founders Day	Invoice	07/25/2025	08/16/2025	855.00		855.00	100-300-52111
Total 78:						855.00	.00	855.00	
Total 2030 Creature Teachers:						855.00	.00	855.00	✓26779
2670 Ferguson Enterprises LLC #3325									
1328116	1	System Maintenance & Repair	Invoice	07/08/2025	08/08/2025	907.06		907.06	500-420-52011
Total 1328116:						907.06	.00	907.06	
Total 2670 Ferguson Enterprises LLC #3325:						907.06	.00	907.06	✓26780
7539 Hiram Cervantes									
072425	1	Founder's Day DJ	Invoice	07/24/2025	08/16/2025	700.00		700.00	100-300-52111
Total 072425:						700.00	.00	700.00	
Total 7539 Hiram Cervantes:						700.00	.00	700.00	✓26781
7510 Kristopher Schendel									
2507	1	Code Compliance	Invoice	07/31/2025	08/31/2025	2,500.00		2,500.00	100-900-52019
Total 2507:						2,500.00	.00	2,500.00	
Total 7510 Kristopher Schendel:						2,500.00	.00	2,500.00	✓26782
7541 Kubota Tractor Corporation									
OSB15-25	1	F2690 Serial KBGKDBB0KR1D157	Invoice	07/18/2025	08/18/2025	27,669.29		27,669.29	100-300-52025

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total OSB15-25:						27,669.29	.00	27,669.29	
Total 7541 Kubota Tractor Corporation:						27,669.29	.00	27,669.29	✓ 26783
7540 Mill Creek Heating LLC									
93776582	1	Coffee Shop Unit	Invoice	07/23/2025	08/23/2025	7,922.00		7,922.00	100-900-52012
Total 93776582:						7,922.00	.00	7,922.00	on Hold for delivery
Total 7540 Mill Creek Heating LLC:						7,922.00	.00	7,922.00	
7524 My Bridge Team, Inc.									
INV-000073	1	Admin	Invoice	07/18/2025	08/18/2025	775.60		775.60	100-100-52019
INV-000073	2	Admin	Invoice	07/18/2025	08/18/2025	96.95		96.95	100-900-52019
INV-000073	3	Storm Drain	Invoice	07/18/2025	08/18/2025	145.43		145.43	520-440-52019
INV-000073	4	Streets	Invoice	07/18/2025	08/18/2025	145.43		145.43	200-410-52019
INV-000073	5	Wastewater	Invoice	07/18/2025	08/18/2025	387.80		387.80	510-430-52019
INV-000073	6	Water	Invoice	07/18/2025	08/18/2025	387.79		387.79	500-420-52019
Total INV-000073:						1,939.00	.00	1,939.00	
Total 7524 My Bridge Team, Inc.:						1,939.00	.00	1,939.00	✓ 26784
7542 Power Systems West LLC									
SI2510002156	1	WWTP Generator Service	Invoice	07/26/2025	08/26/2025	3,457.00		3,457.00	510-430-52011
Total SI2510002156:						3,457.00	.00	3,457.00	
Total 7542 Power Systems West LLC:						3,457.00	.00	3,457.00	✓ 26785
5810 RG Smith Electric & Plumbing Inc									
32782	1	Building Maintenance	Invoice	07/14/2025	08/14/2025	265.65		265.65	100-300-52012
Total 32782:						265.65	.00	265.65	
Total 5810 RG Smith Electric & Plumbing Inc:						265.65	.00	265.65	✓ 26786
999 Utility Refund									
406401071625	1	Water	Invoice	07/16/2025	08/16/2025	25.53		25.53	500-420-52105
406401071625	2	Wastewater	Invoice	07/16/2025	08/16/2025	17.02		17.02	510-430-52105
Total 406401071625:						42.55	.00	42.55	✓ 26775
916402081525	1	Water	Invoice	07/19/2025	08/15/2025	15.53		15.53	500-420-52105
916402081525	2	Wastewater	Invoice	07/19/2025	08/15/2025	10.36		10.36	510-430-52105
Total 916402081525:						25.89	.00	25.89	✓ 26774
Total 999 Utility Refund:						68.44	.00	68.44	
7130 Verizon									
6117812196	1	Cell Phone	Invoice	07/06/2025	07/29/2025	140.48		140.48	500-420-52110
6117812196	2	Cell Phone	Invoice	07/06/2025	07/29/2025	99.67		99.67	510-430-52110
6117812196	3	Cell Phone	Invoice	07/06/2025	07/29/2025	52.97		52.97	100-900-52110

Dai
Quantity

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Discount Amount	Net Invoice Check Amount	GL Account Number
Total 6117812196:						293.12	.00	293.12	
Total 7130 Verizon:						293.12	.00	293.12	✓26787
Total :						57,509.55	.00	57,509.55	
Grand Totals:						57,509.55	.00	57,509.55	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
100-100-51010	1,169.04	.00	1,169.04
100-100-52019	775.60	.00	775.60
100-200-51010	155.87	.00	155.87
100-300-51010	623.49	.00	623.49
100-300-52012	265.65	.00	265.65
100-300-52014	28.50	.00	28.50
100-300-52025	27,669.29	.00	27,669.29
100-300-52109	40.50	.00	40.50
100-300-52111	1,555.00	.00	1,555.00
100-900-52012	7,922.00	.00	7,922.00
100-900-52019	2,596.95	.00	2,596.95
100-900-52109	239.14	.00	239.14
100-900-52110	52.97	.00	52.97
200-410-51010	389.68	.00	389.68
200-410-52019	145.43	.00	145.43
200-410-52109	1,421.85	.00	1,421.85
500-420-51010	3,662.99	.00	3,662.99
500-420-52011	907.06	.00	907.06
500-420-52014	427.52	.00	427.52
500-420-52019	387.79	.00	387.79
500-420-52105	41.06	.00	41.06
500-420-52109	162.20	.00	162.20
500-420-52110	140.48	.00	140.48
510-430-51010	1,480.78	.00	1,480.78
510-430-52011	3,457.00	.00	3,457.00
510-430-52014	114.01	.00	114.01
510-430-52019	387.80	.00	387.80
510-430-52105	27.38	.00	27.38
510-430-52109	705.67	.00	705.67
510-430-52110	99.67	.00	99.67
520-440-51010	311.75	.00	311.75
520-440-52019	145.43	.00	145.43
Grand Totals:	57,509.55	.00	57,509.55

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
07/25	57,509.55	.00	57,509.55
Grand Totals:	57,509.55	.00	57,509.55

less 7,922.00
49,587.55

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Wit

ADAIR VILLAGE PATROL
June 25, 2025 - July 24, 2025

Benton County Sheriff's Office - Adair Patrol Activity Log

Date/Time	Call #	Total Time	Deputy	Con- tacts	Traffic		Arrests		Notes
					Warn	Cite	Cite	Cust	
Patrol									
062625 17:39:22	2025117144	0:55:42	Blaser						no activity
062825 04:25:26	2025118142	1:01:19	Young						no activity
062825 09:18:22	2025118214	0:39:00	Macken						No stops
062925 10:00:57	2025118906	1:03:06	Lochner						no activity
062925 18:26:52	2025119188	4:17:46	Hardison	11	3				PATROLLED HIGHWAY 99W/CITY STREETS/COUNTY ROADS/ADAIR FRONTAGE ROAD/SCHOOL/ODFW/CALLOWAY CREEK. ONE TRAFFIC STOP/THREE WARNINGS GIVEN FOR TRAFFIC VIOLATIONS. ALSO 11 CITIZEN CONTACTS/HANDING OUT JUNIOR DEPUTY BADGE STICKERS. HANDLED ONE CALL FOR SERVICE ON AZALEA AS WELL.
063025 12:02:02	2025119665	1:10:25	Lochner						no activity
070125 19:13:27	2025120759	3:42:49	Hardison						PATROLLED CITY STREETS/COUNTY ROADS/HIGHWAY 99W/PARKS/CALLOWAY CREEK.
070225 13:38:03	2025121269	0:57:49	Bottorff						no activity
070325 16:52:50	2025122161	1:06:58	Blaser						no activity
070925 10:19:08	2025126567	1:08:44	Glass						no activity
071025 09:29:44	2025127417	4:03:14	Rath						no activity
071025 15:13:17	2025127683	0:43:48	Blaser						no activity
071325 02:06:00	2025129801	0:59:36	Moser						no activity
071425 19:56:31	2025131089	3:14:58	Hardison	1					PATROLLED CITY STREETS/COUNTY ROADS/HIGHWAY 99W/SCHOOL/PARKS/ODFW/BUSINESSES/CALLOWAY CREEK. ONE CITIZEN CONTACT/ONE CALL FOR SERVICE (ATL POSSIBLE INTOXICATED DRIVER).
071625 19:33:52	2025132518	3:17:26	Hardison	1	1	2	1		PATROLLED CITY STREETS/COUNTY ROADS/HIGHWAY 99W/ODFW/PARKS. ONE CITIZEN CONTACT. ALSO ONE TRAFFIC STOP RESULTING IN 1 WARRANT ARREST, 2 TRAFFIC CITATIONS AND 1 WARNING.
071725 13:27:34	2025132969	1:05:20	Doty						typed reports at the park, checked the school, aerodrome, local business, drove through neighborhoods, and conducted follow up related to a case.
071825 23:55:26	2025134153	2:07:12	Drongesen						Patrolled highway, parks, and neighborhoods
072025 11:25:05	2025134997	2:39:31	Sinclair	1	1				one traffic stop (warn) and one citizen contact.
072025 17:13:02	2025135178	7:00:04	Hardison	8	2				PATROLLED CITY STREETS/COUNTY ROADS/ADAIR FRONTAGE ROAD/HIGHWAY 99W/ SCHOOL/ PARKS/ BUSINESSES/ ODFW/CALLOWAY CREEK. AT LEAST 8 CITIZEN CONTACTS/TWO TRAFFIC STOPS/TWO WARNINGS GIVEN FOR TRAFFIC VIOLATIONS. ALSO SPOKE WITH COUNTY PARK STAFF REGARDING A BLUE AUDI THAT WAS PARKED THERE FOR 4 DAYS (HE SAID IT APPEARED SOMEONE WAS LIVING OUT OF THIS CAR). THIS CAR WAS GONE WHEN I PATROLLED THE PARK. ASKED HIM TO CALL SUSPICIOUS VEHICLES IN SUCH AS THIS ONE SO WE CAN CHECK ON THEM.
072125 03:14:55	2025135409	2:00:58	Moser						no activity
072125 10:27:37	2025135573	3:29:54	Lochner	1					patrolled the city of adair, one stop, one cite for DWS violation.

Attachment D

CSO Report

Location	Violation	Case #	Follow Up	Compliance	Fine/Fee
Municipal Code Revamp		N/a	N/a	N/a	N/a
8010 Barberry	Dumpster blocking the sidewalk	25-504	Monitoring	Y	N
332 Carmen Pl NE	Tall Grass	25-601	6/20/2025	Y	N
324 Carmen Pl NE	Tall Grass	25-602	6/20/2025	Y	N
326 Carmen Pl NE	Tall Grass	25-603	6/20/2025	Y	N
3126 Willamette Ave NE	Tall Grass	25-701	7/18/2025	Y	N
234 Azalea Dr NE	Tall Grass	25-702	7/18/2025	Y	N
258 Azalea Dr NE	Tall Grass	25-703	7/18/2025	Y	N
260 Azalea Dr NE	Tall Grass	25-704	7/18/2025	Y	N
182 Azalea Dr NE	Tall Grass	25-705	7/18/2025	Y	N
184 Azalea Dr NE	Tall Grass	25-706	7/18/2025	Y	N
188 Azalea Dr NE	Trailer Being Stored on the road	25-707	7/18/2025	Y	N
3121 Willamette Ave NE	Bee hive questions. Not forbidden by code.	25-708	7/11/2025	N/a	N/a
8046 Barberry	Tall Grass in backyard (Giving one more week)	25-709	7/25/2025	N	
176 Azalea Dr NE	Tall Grass	25-710	7/25/2025	Y	N
174 Azalea Dr NE	Tall Grass	25-711	7/25/2025	Y	N
6261 William R Carr	Tall Grass (Giving one more week)	25-712	7/25/2025	N	



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

City Administrator's Report August 13, 2025, Council Meeting

Administration

Finances: The city is still actively working on the 2024 audit. We are currently responding to listed item requests from the auditors, and we anticipate completion of the audit within the next month or two. Progress has been steady and is going well.

Tangent Partnership: The agreement with the City of Tangent has been finalized for the upcoming year. We are also in discussions about adding a few additional services to the agreement, which may lead us to consider hiring an additional full-time Public Works employee depending on the workload.

Frontage Road: I have been in discussions with ODOT and will be meeting with them to explore the possibility of transferring ownership of the frontage road to the city. I will provide updates as those conversations progress.

Property & Business

Good Grounds: I met with Susan recently regarding the failure of the air conditioning unit at the shop. The estimated replacement cost is approximately \$16,000. They are currently working on permits for installation. This repair raises broader questions about the lease terms and associated costs, which we will need to address.

Store & Restaurant: The store experienced a minor HVAC issue, which was resolved for under \$1,000. During that time, I spoke with Paul, who is exploring selling the businesses. An interested party has contacted me, and we may need to consider the City's long-term plans for the property and review any new lease agreement proposals from potential new tenants.

Interpretive Center: The project continues to go well. Sheetrock installation is complete, and the team is steadily making progress. The center is on track to be ready in time for Founders Day.

Founders Day: A reminder that Founders Day is this weekend. Staff have worked very hard to organize the event, and it promises to be a great celebration. We hope to see everyone there.

Major Projects & Engineering

Wastewater System: With the \$4 million in funding, we are evaluating our approach to expanding wastewater capacity. Discussions with Civil West are ongoing as we consider whether to pursue a full build-out or focus on increasing capacity through expansion or an additional lagoon.

Callaway Creek Development: Phase 5 is wrapping up, and infrastructure work for Phase 6 is already underway. We expect the developer to submit plans for Phase 7 next month. The project continues to move forward smoothly.

Callaway Creek Trail System: Work on the trail system is scheduled to begin next month. This is an exciting addition to our community amenities, and we're looking forward to its progress.

Water Infrastructure: We are working with Civil West and NorthCore to replace approximately 10 to 12 service lines in the north section of the city. Additionally, we are pursuing funding opportunities for a new backwash pump to support our water treatment operations.



PUBLIC WORKS
OPERATIONS AND MAINTENANCE REPORT

PERIOD: 6/20/2025 to 7/20/2025

WATER USE / DISTRIBUTION REPORT

WATER USE REPORT

Water Produced: 8,989,212

Average Usage per: 305k

WATER DISTRIBUTION REPORT

Maintenance Activity: One leak was reported and fixed on William R Carr. Staff responded and the leak was fixed the next day.

Collected quarterly: 3rd quarter samples will be taken in mid-August.

WASTEWATER TREATMENT REPORT

Flows into the WWTP are at low summer flows. Staff have completed treatment plant cleaning and are preparing for winter flows.

Total Monthly Influent: 2.2 million Gallons

STORM WATER COLLECTION SYSTEM REPORT

Maintenance Activity: Storm drains are clear. Staff check and clean all drains daily.

STREETS MAINTENANCE REPORT

Maintenance Activity: Streets are in decent shape. Staff should have one more round of spot spraying.

CITY HALL / PARKS AND WETLANDS

Maintenance Activity: Mowing has slowed slightly with very dry weather. Staff continue to mow weekly. Staff have begun laying bark dust at city hall and preparing for Founders Day.

WATER TREATMENT PLANT

Maintenance Activity: We are at 60 hours a week of run time. Staff notice one issue with the flow meter and chlorination unit at the plant. Staff have switched the system into manual from auto. Staff must complete more spot checks of the chlorine until the programming contractor can fix the issue.

WASTEWATER TREATMENT PLANT

Maintenance Activity: The wastewater treatment plant has had no issues. Staff continue to maintain and monitor flows at plant.

Completed by Matt Lydon, Public Works Supervisor



STAFF REPORT
Attachment G – Financial Report
 August 12, 2025 Council Meeting

We have approximately \$4,159,351.02 in the Local Government Investment Pool (LGIP). Last month we had \$4,130,182.92. Last year at this time we had \$4,361,681.89. We have approximately \$403,380.26 in Citizens Bank.

Fund	Income	Expenses	% of Budget	Difference
General	2,518,688.00	781,807.00	25.98%	1,736,881.00
Streets	451,154.00	85,570.00	28.04%	365,584.00
Water	1,384,275.00	877,469.00	81.53%	506,806.00
Wastewater	1,325,207.00	587,344.00	41.13%	737,863.00
Storm Drain	112,074.00	45,327.00	53.20%	66,747.00
SDC Fund	2,093,548.00	100,000.00	6.61%	1,993,548.00
Reserve	157,502.00	0.00	0.00%	157,502.00
TOTAL	\$8,042,448.00	\$2,477,517.00		5,564,931.00

Report Criteria:

- Includes only accounts with balances or activity
- Includes grand totals by account type with revenue and expenditure totals
- Includes amounts with actual sign

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
General Fund						
General Fund Revenue						
100-000-40000	Beginning Fund Balance	0	(1,476,305)	(2,000,000)	(523,695)	73.82
100-000-40001	Property Taxes - Current	(6,228)	(279,383)	(264,000)	15,383	105.83
100-000-40002	Property Taxes - Prior Year	0	0	(500)	(500)	.00
100-000-41010	Revenue Sharing	0	(14,796)	(14,000)	796	105.69
100-000-41020	Cigarette Taxes	(596)	(2,996)	(1,000)	1,996	299.57
100-000-41030	Liquor Taxes	(2,238)	(21,532)	(29,000)	(7,468)	74.25
100-000-41100	Tangent Contract	(40,285)	(258,643)	(259,000)	(357)	99.86
100-000-41200	Transient Lodging Tax	0	0	(5,000)	(5,000)	.00
100-000-41300	Benton CO STIFF for Transit	0	(33)	(25,000)	(24,967)	.13
100-000-42001	Planning Fees	0	(895)	(10,000)	(9,105)	8.95
100-000-42050	Fees - Other	0	(1,240)	0	1,240	.00
100-000-42060	SDC Administrative Fees	0	0	(10,000)	(10,000)	.00
100-000-43001	Utility Franchise Fees	0	(78,683)	(70,000)	8,683	112.40
100-000-46020	Residential Rent Revenue	(2,385)	(31,753)	(30,000)	1,753	105.84
100-000-46021	Property Lease or Rent	0	(84,195)	(78,000)	6,195	107.94
100-000-46023	Building Lease	(715)	(35,158)	(32,000)	3,158	109.87
100-000-46024	Property Tax-Property Lease	0	0	(6,000)	(6,000)	.00
100-000-46027	Utilities-Property Lease	0	0	(19,000)	(19,000)	.00
100-000-46028	Room Rental	0	(330)	(120)	210	275.00
100-000-46055	Refunds	0	0	(200)	(200)	.00
100-000-46057	Miscellaneous	(946)	(2,249)	(1,000)	1,249	224.86
100-000-47300	Parks Grant	0	0	(35,000)	(35,000)	.00
100-000-47400	Federal Grant	0	(10,616)	0	10,616	.00
100-000-48000	Interest	(15,781)	(119,883)	(20,000)	99,883	599.41
Total General Fund Revenue:		(69,174)	(2,418,688)	(2,908,820)	(490,132)	83.15
Transfers In						
100-000-49530	Transfer from SDC Fund	(100,000)	(100,000)	(100,000)	0	100.00
Total Transfers In:		(100,000)	(100,000)	(100,000)	0	100.00
City Administration						
General Fund Administrative						
100-100-50010	City Administrator	7,544	93,019	77,674	(15,345)	119.76
100-100-50016	Utility/Court Clerk	208	2,519	3,476	958	72.45
100-100-50018	Finance Clerk	724	10,176	7,748	(2,428)	131.34
100-100-50019	PW Super/Asst City Manager	0	0	2,233	2,233	.00
100-100-51010	Employee Health Ins Benefits	1,116	18,430	20,645	2,215	89.27
100-100-51020	Retirement Benefits	4,344	25,920	24,063	(1,857)	107.72
100-100-51030	Employment Taxes	621	12,220	12,565	345	97.25
100-100-52002	Materials & Supplies	0	0	250	250	.00
100-100-52010	Miscellaneous	0	0	500	500	.00
100-100-52013	Travel and Training	0	0	2,000	2,000	.00
100-100-52016	Audit	0	12,300	28,940	16,640	42.50
100-100-52017	City Attorney	0	0	15,000	15,000	.00
100-100-52018	Planning Consultant	0	20,925	30,000	9,075	69.75
100-100-52019	Contract Service	659	36,851	74,800	37,949	49.27
100-100-52020	Development Engineering	0	17,770	70,000	52,230	25.39

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
100-100-52031	Urban Renewal Development	0	27,885	55,000	27,315	50.34
100-100-52101	Banking Charges	27	268	0	(268)	.00
100-100-52103	Insurance	1,346	5,531	2,500	(3,031)	221.25
100-100-52106	Mileage	0	0	250	250	.00
Total General Fund Administrative:		16,589	283,613	427,644	144,031	66.32
Total City Administration:		16,589	283,613	427,644	144,031	66.32
Public Safety						
General Fund Public Safety						
100-200-50010	City Administrator	686	8,456	7,061	(1,395)	119.75
100-200-51010	Employee Health Ins Benefits	152	2,163	1,510	(652)	143.20
100-200-51020	Retirement Benefits	434	2,592	1,918	(674)	135.15
100-200-51030	Employment Taxes	50	986	976	(10)	101.06
100-200-52019	Contract Service	0	28,710	44,400	15,690	64.66
100-200-52103	Insurance	95	266	50	(216)	531.94
Total General Fund Public Safety:		1,418	43,173	55,915	12,742	77.21
Total Public Safety:		1,418	43,173	55,915	12,742	77.21
Parks and Recreation						
GF Parks & Recreation						
100-300-50054	Utility Worker II	829	12,280	3,803	(8,477)	322.67
100-300-50055	Operator	1,019	12,662	12,614	(47)	100.38
100-300-50058	Utility Worker I	546	1,334	10,268	8,934	13.00
100-300-51010	Employee Health Ins Benefits	511	9,655	6,995	(2,659)	138.01
100-300-51020	Retirement Benefits	1,955	11,664	7,248	(4,416)	160.93
100-300-51030	Employment Taxes	250	3,845	3,688	(157)	104.26
100-300-52002	Materials & Supplies	0	368	750	382	49.12
100-300-52012	Maintenance - Bldg & Parks	0	570	1,000	430	56.99
100-300-52013	Travel and Training	0	0	500	500	.00
100-300-52014	Vehicle Fuel & Maintenance	24	1,579	2,500	921	63.17
100-300-52019	Contract Service	0	39	800	761	4.84
100-300-52022	Equipment Maintenance	411	2,744	5,000	2,256	54.88
100-300-52023	Equipment Rental/Lease	0	0	100	100	.00
100-300-52025	Small Equipment Purchase	0	62	4,200	4,138	1.48
100-300-52030	Miscellaneous	0	0	100	100	.00
100-300-52103	Insurance	768	3,658	1,650	(2,008)	221.69
100-300-52106	Mileage	0	0	100	100	.00
100-300-52108	Postage	0	0	75	75	.00
100-300-52109	Utilities	40	616	750	134	82.07
100-300-52111	Parks-Events	0	4,696	5,500	804	85.38
100-300-52112	Parks - Youth Activities	217	5,217	6,500	1,283	80.26
Total GF Parks & Recreation:		6,668	70,988	74,142	3,154	95.75
Capital Outlay						
100-300-53001	Improvements - Bldg & Parks	0	0	2,000	2,000	.00
100-300-53002	Equipment Purchase	0	0	5,000	5,000	.00

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
100-300-53003	Museum Infrastructure Cap Outl	0	50,000	100,000	50,000	50.00
100-300-53005	Wetlands to City Hall Trail	0	0	35,000	35,000	.00
Total Capital Outlay:		0	50,000	142,000	92,000	35.21
Transfers Out						
100-300-55600	Transfer to Reserve Fund	5,000	5,000	5,000	0	100.00
Total Transfers Out:		5,000	5,000	5,000	0	100.00
Total Parks and Recreation:		11,668	125,988	221,142	95,154	56.97

Non-departmental

General Fund Non-Departmental

100-900-52002	Materials & Supplies	0	2,739	10,000	7,261	27.39
100-900-52010	Legal Notices	0	616	3,000	2,384	20.53
100-900-52012	Maintenance - Bldg & Parks	593	9,915	10,000	85	99.15
100-900-52014	Vehicle Fuel & Maintenance	3	3	1,500	1,497	.18
100-900-52015	Security Alarm	0	0	10,800	10,800	.00
100-900-52016	Audit	0	5,698	14,418	8,720	39.52
100-900-52017	City Attorney	394	4,213	10,000	5,788	42.13
100-900-52019	Contract Service	3,382	48,683	30,600	(18,083)	159.09
100-900-52020	Engineering Consultant	4,967	14,761	7,500	(7,261)	196.81
100-900-52021	Transit	0	0	25,000	25,000	.00
100-900-52022	Equipment Maintenance	0	779	1,500	721	51.90
100-900-52023	Equipment Rental/Lease	131	1,672	2,000	328	83.62
100-900-52024	Security Alarm	0	767	1,500	733	51.15
100-900-52025	Small Equipment Purchase	0	0	1,200	1,200	.00
100-900-52030	Miscellaneous	0	535	1,000	465	53.51
100-900-52031	CERT Expenditures	0	28	5,000	4,972	.56
100-900-52101	Banking Charges	243	1,480	750	(730)	197.28
100-900-52102	Dues	0	6,725	7,500	775	89.67
100-900-52103	Insurance	0	10,757	9,000	(1,757)	119.52
100-900-52108	Postage	0	2,953	5,750	2,797	51.35
100-900-52109	Utilities	295	4,183	4,200	17	99.59
100-900-52110	Telephones	53	5,192	4,600	(592)	112.87
100-900-52111	Mayor & Council Expenses	0	130	1,000	870	13.00
100-900-52113	Election Fees	0	0	1,000	1,000	.00
100-900-52114	Software Hosting Fees	2,103	11,771	6,300	(5,471)	186.83
100-900-52115	Tangent Expenditures	9,368	135,209	125,000	(10,209)	108.17
100-900-52199	Property Taxes	0	8,843	8,700	(143)	101.65
Total General Fund Non-Departmental:		21,532	277,649	308,818	31,169	89.91

Capital Outlay

100-900-53001	Improvements - Bldg & Parks	0	0	45,000	45,000	.00
100-900-53002	Equipment Purchase	0	0	15,000	15,000	.00
Total Capital Outlay:		0	0	60,000	60,000	.00

Transfers Out

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
100-900-55500	Transfer to Water Fund	9,577	9,577	9,577	0	100.00
100-900-55530	Transfer to SDC Fund	41,807	41,807	41,807	0	100.00
Total Transfers Out:		51,384	51,384	51,384	0	100.00
Total Non-departmental:		72,916	329,033	420,202	91,169	78.30
Contingency						
100-998-58000	Contingency	0	0	250,000	250,000	.00
Total Contingency:		0	0	250,000	250,000	.00
Ending Fund Balance						
100-999-59000	Reserve for Future Expenditure	0	0	1,569,724	1,569,724	.00
100-999-59001	Set-aside State Shad Rev Proj	0	0	64,193	64,193	.00
Total Ending Fund Balance:		0	0	1,633,917	1,633,917	.00
General Fund Revenue Total:		(159,174)	(2,518,688)	(3,008,820)	(490,132)	83.71
General Fund Expenditure Total:		102,590	781,807	3,008,820	2,227,013	25.98
Total General Fund:		(66,584)	(1,736,881)	0	1,736,881	.00

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
Street Fund						
Street Fund Revenue						
200-000-40000	Beginning Fund Balance	0	(322,271)	(200,000)	122,271	161.14
200-000-41040	Highway Apportionment	(10,049)	(117,503)	(105,000)	12,503	111.91
200-000-46057	Miscellaneous	0	0	(200)	(200)	.00
200-000-48000	Interest	0	(11,380)	0	11,380	.00
Total Street Fund Revenue:		(10,049)	(451,154)	(305,200)	145,954	147.82
Public Works - Streets						
Public Works - Streets						
200-410-50010	City Administrator	343	4,228	3,531	(697)	119.75
200-410-50016	Utility clerk	69	835	1,159	324	72.08
200-410-50018	Finance Clerk	241	3,396	2,583	(813)	131.47
200-410-50050	Public Works Supervisor	721	9,651	8,929	(721)	108.08
200-410-50052	Utility Worker III	0	0	951	951	.00
200-410-50054	Utility Worker II	207	3,070	2,567	(503)	119.60
200-410-50055	Operator I	255	3,165	0	(3,165)	.00
200-410-50058	Utility Worker I	136	334	3,154	2,820	10.58
200-410-51010	Employee Health Ins Benefits	377	6,584	5,901	(683)	111.58
200-410-51020	Retirement Benefits	1,086	6,480	5,983	(497)	108.30
200-410-51030	Employment Taxes	185	3,093	3,151	59	98.14
200-410-52002	Materials & Supplies	0	320	1,200	880	26.64
200-410-52011	System Maintenance & Repair	0	6,812	10,000	3,188	68.12
200-410-52016	Audit	0	2,306	5,426	3,120	42.50
200-410-52019	Contract Service	124	6,910	6,600	(310)	104.69
200-410-52020	Engineering Consultant	0	0	6,000	6,000	.00
200-410-52023	Equipment Rental/Lease	0	0	250	250	.00
200-410-52024	Street Sweeping	0	4,800	10,000	5,200	48.00
200-410-52030	Miscellaneous	0	0	100	100	.00
200-410-52103	Insurance	506	7,654	5,500	(2,154)	139.16
200-410-52109	Utilities	1,425	14,689	14,500	(189)	101.30
200-410-52114	Software Hosting Fees	101	994	1,200	206	82.83
Total Public Works - Streets:		5,777	85,320	98,685	13,365	86.46
Capital Outlay						
200-410-53001	Street Improvements	0	0	50,000	50,000	.00
200-410-53002	Equipment Purchase	0	0	2,500	2,500	.00
Total Capital Outlay:		0	0	52,500	52,500	.00
Transfers Out						
200-410-55600	Transfer to Reserve Fund	250	250	200	(50)	125.00
Total Transfers Out:		250	250	200	(50)	125.00

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
Total Public Works - Streets:		6,027	85,570	151,385	65,815	56.52
Contingency						
200-998-58000	Contingency	0	0	125,000	125,000	.00
Total Contingency:		0	0	125,000	125,000	.00
Ending Fund Balance						
200-999-59000	Reserve for Future Expenditure	0	0	28,815	28,815	.00
Total Ending Fund Balance:		0	0	28,815	28,815	.00
Street Fund Revenue Total:		(10,049)	(451,154)	(305,200)	145,954	147.82
Street Fund Expenditure Total:		6,027	85,570	305,200	219,630	28.04
Total Street Fund:		(4,022)	(365,584)	0	365,584	.00

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
Water Fund						
Water Fund - Revenue						
500-000-40000	Beginning Fund Balance	0	(356,143)	(315,000)	41,143	113.06
500-000-42020	New Connections	(2,000)	(9,500)	(2,000)	7,500	475.00
500-000-42032	Water Metered Fees	(130,268)	(863,937)	(673,228)	190,709	128.33
500-000-42033	Backflow Inspection Fees	(1,212)	(7,726)	0	7,726	.00
500-000-42035	Reconnect Fees	0	0	(500)	(500)	.00
500-000-42036	Water Outside Assessments	(14,637)	(95,274)	(70,000)	25,274	136.11
500-000-42045	Utility Deposit	(335)	(1,975)	(4,000)	(2,025)	49.38
500-000-46030	Fees - Other	(1,890)	(13,807)	(500)	13,307	2,761.44
500-000-46055	Refunds	0	0	(1,000)	(1,000)	.00
500-000-46057	Miscellaneous	(300)	(10,087)	(500)	9,587	2,017.39
500-000-47420	FEMA Water Grant	0	(4,768)	0	4,768	.00
500-000-48000	Interest	0	(11,481)	0	11,481	.00
Total Water Fund - Revenue:		(150,642)	(1,374,698)	(1,066,728)	307,970	128.87
Transfers In						
500-000-49100	Transfer in from General Fund	(9,577)	(9,577)	(9,577)	0	100.00
Total Transfers In:		(9,577)	(9,577)	(9,577)	0	100.00
Public Works - Water						
Water Fund Expenditures						
500-420-50010	City Administrator	2,743	33,825	28,245	(5,580)	119.75
500-420-50016	Utility/Court Clerk	695	8,361	11,587	3,226	72.16
500-420-50018	Finance Clerk	2,411	33,948	25,826	(8,122)	131.45
500-420-50050	Public Works Supervisor	4,327	57,904	51,349	(6,555)	112.77
500-420-50052	Utility Worker III	0	0	10,459	10,459	.00
500-420-50054	Utility Worker II	2,280	33,527	28,237	(5,290)	118.73
500-420-50055	Operator I	2,547	32,988	0	(32,988)	.00
500-420-50058	Utility Worker I	1,501	3,670	34,689	31,020	10.58
500-420-51010	Employee Health Ins Benefits	3,549	59,944	49,729	(10,215)	120.54
500-420-51020	Retirement Benefits	9,122	54,431	49,417	(5,014)	110.15
500-420-51030	Employment Taxes	1,536	25,714	26,216	502	98.09
500-420-52001	Chemicals	2,763	10,785	25,000	14,215	43.14
500-420-52002	Materials & Supplies	0	2,092	7,698	5,607	27.17
500-420-52010	Publications-Legal Notices	0	0	100	100	.00
500-420-52011	System Maintenance & Repair	1,562	49,383	50,000	617	98.77
500-420-52013	Travel and Training	0	0	3,499	3,499	.00
500-420-52014	Vehicle Fuel & Maintenance	402	13,490	10,000	(3,490)	134.90
500-420-52016	Audit	0	11,945	14,470	2,525	82.55
500-420-52019	Contract Service	7,005	34,903	17,600	(17,303)	198.32
500-420-52020	Engineering Consultant	6,360	56,907	23,328	(33,579)	243.94
500-420-52022	Equipment Maintenance	2,314	4,425	17,000	12,575	26.03
500-420-52023	Equipment Rental/Lease	0	0	3,000	3,000	.00
500-420-52025	Small Equipment Purchase	0	166	7,912	7,746	2.10
500-420-52030	Miscellaneous	0	723	2,000	1,277	36.14
500-420-52033	Backflow Inspections	0	7,480	0	(7,480)	.00
500-420-52101	Banking Charges	243	1,130	3,200	2,070	35.31
500-420-52102	Dues	0	2,360	3,200	840	73.74

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
500-420-52103	Insurance	3,995	22,572	12,200	(10,372)	185.01
500-420-52104	Lab Analysis	0	2,075	3,646	1,570	56.92
500-420-52105	Refunds-Utility Deposit	61	504	2,845	2,341	17.72
500-420-52107	Permits	0	859	5,600	4,741	15.34
500-420-52108	Postage	0	0	650	650	.00
500-420-52109	Utilities	3,119	32,924	30,000	(2,924)	109.75
500-420-52110	Telephones	141	1,428	3,750	2,322	38.09
500-420-52114	Software Hosting Fees	905	8,946	10,000	1,054	89.46
Total Water Fund Expenditures:		59,582	609,408	572,452	(36,956)	106.46
Capital Outlay						
500-420-53001	Equipment Purchase	0	0	48,750	48,750	.00
500-420-53500	Water System Improvements	37,750	90,063	100,000	9,937	90.06
500-420-53503	Transmission Line Upgrade	699	38,986	40,000	1,015	97.46
Total Capital Outlay:		38,449	129,049	188,750	59,701	68.37
Debt Service						
500-420-54005	IFA Loan Payment	0	139,013	140,000	987	99.29
500-420-54006	IFA Loan - Safe Drinking Water	0	0	20,250	20,250	.00
Total Debt Service:		0	139,013	160,250	21,237	86.75
Total Public Works - Water:		98,030	877,469	921,452	43,983	95.23
Contingency						
500-998-58000	Contingency	0	0	100,000	100,000	.00
Total Contingency:		0	0	100,000	100,000	.00
Ending Fund Balance						
500-999-59000	Reserve for Future Expenditure	0	0	54,852	54,852	.00
Total Ending Fund Balance:		0	0	54,852	54,852	.00
Water Fund Revenue Total:		(160,219)	(1,384,275)	(1,076,305)	307,970	128.61
Water Fund Expenditure Total:		98,030	877,469	1,076,305	198,836	81.53
Total Water Fund:		(62,189)	(506,806)	0	506,806	.00

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
Wastewater Fund						
Wastewater Fund Revenue						
510-000-40000	Beginning Fund Balance	0	(720,761)	(115,741)	605,020	622.73
510-000-41100	Tangent Contract	0	(40,000)	(40,000)	0	100.00
510-000-42039	Wastewater Fees	(69,344)	(552,101)	(425,612)	126,489	129.72
Total Wastewater Fund Revenue:		(69,344)	(1,312,863)	(581,354)	731,509	225.83
Debt Proceeds						
510-000-42041	OR DEQ Loan for WWFP	(128)	(801)	0	801	.00
Total Debt Proceeds:		(128)	(801)	0	801	.00
Wastewater Fund Revenue						
510-000-46030	Fees - Other	0	1,650	0	(1,650)	.00
510-000-46057	Miscellaneous	0	(58)	(1,000)	(942)	5.80
510-000-47000	FEMA Region 10 Grant ER Power	0	0	(245,753)	(245,753)	.00
510-000-48000	Interest	0	(13,136)	0	13,136	.00
Total Wastewater Fund Revenue:		0	(11,544)	(246,753)	(235,209)	4.68
Debt Proceeds						
510-000-49012	2020 Wastewater Loan	0	0	(600,000)	(600,000)	.00
Total Debt Proceeds:		0	0	(600,000)	(600,000)	.00
Public Works - Wastewater						
Wastewater Fund Expenditures						
510-430-50010	City Administrator	2,058	25,369	21,184	(4,185)	119.75
510-430-50016	Utility/Court Clerk	382	4,599	6,373	1,774	72.17
510-430-50018	Finance Clerk	1,327	18,308	14,204	(4,104)	128.89
510-430-50050	Public Works Supervisor	1,803	24,127	22,326	(1,801)	108.07
510-430-50052	Utility Worker III	0	3,000	14,852	11,852	20.20
510-430-50054	Utility Worker II	622	9,453	7,701	(1,752)	122.75
510-430-50055	Operator I	1,019	17,328	0	(17,328)	.00
510-430-50058	Utility Worker I	409	1,001	9,461	8,460	10.58
510-430-51010	Employee Health Ins Benefits	1,423	25,082	21,741	(3,340)	115.36
510-430-51020	Retirement Benefits	3,909	23,328	21,580	(1,747)	108.10
510-430-51030	Employment Taxes	676	12,901	13,228	327	97.53
510-430-52001	Chemicals	1,221	14,087	19,800	5,713	71.15
510-430-52002	Materials & Supplies	0	934	3,500	2,566	26.69
510-430-52010	Publications-Legal Notices	0	0	250	250	.00
510-430-52011	System Maintenance & Repair	0	11,004	50,000	38,996	22.01
510-430-52013	Travel and Training	0	287	1,000	713	28.73
510-430-52014	Vehicle Fuel & Maintenance	107	4,260	3,300	(960)	129.09
510-430-52016	Audit	0	11,945	14,470	2,525	82.55
510-430-52019	Contract Service	330	18,425	17,600	(825)	104.69
510-430-52020	Engineering Consultant	18,950	101,116	60,000	(41,116)	168.53
510-430-52022	Equipment Maintenance	0	1,802	2,000	198	90.11
510-430-52030	Miscellaneous	0	153	1,000	847	15.35
510-430-52101	Banking Charges	243	1,130	2,000	870	56.49

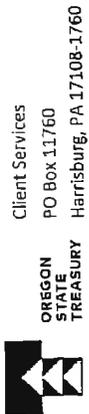
Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
510-430-52102	Dues	0	107	100	(7)	107.12
510-430-52103	Insurance	2,229	19,637	12,000	(7,637)	163.65
510-430-52104	Lab Analysis	0	0	4,000	4,000	.00
510-430-52105	Refunds-Utility Deposit	41	336	0	(335)	.00
510-430-52106	Mileage	0	0	500	500	.00
510-430-52107	Permits	0	0	2,200	2,200	.00
510-430-52108	Postage	0	0	550	550	.00
510-430-52109	Utilities	1,034	18,367	15,000	(3,367)	122.45
510-430-52110	Telephones	100	2,231	2,500	269	89.22
510-430-52114	Software Hosting Fees	302	2,982	3,300	318	90.36
Total Wastewater Fund Expenditures:		38,184	373,300	367,721	(5,579)	101.52
Capital Outlay						
510-430-53002	Equipment Purchase	0	0	257,250	257,250	.00
510-430-53005	Wastewater System Improvement	0	201,687	600,000	398,313	33.61
Total Capital Outlay:		0	201,687	857,250	655,563	23.53
Debt Service						
510-430-54004	OR DEQ Loan Repayment	0	11,358	12,000	642	94.65
Total Debt Service:		0	11,358	12,000	642	94.65
Transfers Out						
510-430-55600	Transfer to Reserve Fund	1,000	1,000	1,000	0	100.00
Total Transfers Out:		1,000	1,000	1,000	0	100.00
Total Public Works - Wastewater:		39,184	587,344	1,237,971	650,627	47.44
Contingency						
510-998-58000	Contingency	0	0	150,000	150,000	.00
Total Contingency:		0	0	150,000	150,000	.00
Ending Fund Balance						
510-999-59000	Reserve for Future Expenditure	0	0	40,136	40,136	.00
Total Ending Fund Balance:		0	0	40,136	40,136	.00
Wastewater Fund Revenue Total:		(69,472)	(1,325,207)	(1,428,107)	(102,900)	92.79
Wastewater Fund Expenditure Total:		39,184	587,344	1,428,107	840,763	41.13
Total Wastewater Fund:		(30,288)	(737,863)	0	737,863	.00

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
Storm Drain Fund						
Storm Drain Revenue						
520-000-40000	Beginning Fund Balance	0	(57,520)	(45,000)	12,520	127.82
520-000-42040	Storm Drain Fees	(6,641)	(52,941)	(40,000)	12,941	132.35
520-000-46057	Miscellaneous	0	0	(200)	(200)	.00
520-000-48000	Interest	0	(1,613)	0	1,613	.00
Total Storm Drain Revenue:		(6,641)	(112,074)	(85,200)	26,874	131.54
Public Works - Storm Drain						
Storm Drain Expenditures						
520-440-50010	City Administrator	343	4,228	3,531	(698)	119.76
520-440-50016	Utility/Court Clerk	35	415	579	164	71.67
520-440-50018	Finance Clerk	121	1,669	1,291	(378)	129.29
520-440-50050	Public Works Supervisor	361	4,825	4,465	(360)	108.07
520-440-50052	Utility Worker III	0	0	951	951	.00
520-440-50054	Utility Worker II	207	3,070	2,567	(503)	119.60
520-440-50055	Operator I	255	3,165	0	(3,165)	.00
520-440-50058	Utility Worker I	136	334	3,154	2,820	10.58
520-440-51010	Employee Health Ins Benefits	303	5,222	4,202	(1,019)	124.25
520-440-51020	Retirement Benefits	869	5,184	4,377	(807)	118.44
520-440-51030	Employment Taxes	137	2,274	2,281	7	99.69
520-440-52002	Materials & Supplies	0	40	75	35	53.13
520-440-52011	System Maintenance & Repair	0	0	1,500	1,500	.00
520-440-52014	Vehicle Fuel & Maintenance	0	0	220	220	.00
520-440-52016	Audit	0	2,306	5,426	3,120	42.50
520-440-52019	Contract Service	124	6,910	6,600	(310)	104.69
520-440-52020	Engineering Consultant	0	2,236	0	(2,236)	.00
520-440-52023	Equipment Rental/Lease	0	0	220	220	.00
520-440-52101	Banking Charges	82	363	250	(133)	153.24
520-440-52103	Insurance	535	1,822	350	(1,472)	520.64
520-440-52114	Software Hosting Fees	101	994	1,200	206	82.83
Total Storm Drain Expenditures:		3,606	45,077	43,238	(1,839)	104.25
Transfers Out						
520-440-55600	Transfer to Reserve Fund	250	250	250	0	100.00
Total Transfers Out:		250	250	250	0	100.00
Total Public Works - Storm Drain:		3,856	45,327	43,488	(1,839)	104.23
Contingency						
520-998-58000	Contingency	0	0	25,000	25,000	.00
Total Contingency:		0	0	25,000	25,000	.00
Ending Fund Balance						
520-999-59000	Reserve for Future Expenditure	0	0	16,712	16,712	.00

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
Total Ending Fund Balance:		0	0	16,712	16,712	.00
Storm Drain Fund Revenue Total:		(6,641)	(112,074)	(85,200)	26,874	131.54
Storm Drain Fund Expenditure Total:		3,856	45,327	85,200	39,873	53.20
Total Storm Drain Fund:		(2,785)	(66,747)	0	66,747	.00

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
System Development Fund						
System Development Fund Revenue						
530-000-40000	Beginning Fund Balance	0	(1,542,278)	(1,411,119)	131,159	109.29
530-000-42140	SDC Fees	0	(4,100)	0	4,100	.00
530-000-42141	Park	(3,968)	(23,808)	(5,480)	18,328	434.45
530-000-42142	Street Imp.	(23,060)	(138,360)	(30,265)	108,095	457.16
530-000-42143	Water Imp.	(31,420)	(188,520)	(15,675)	172,845	1,202.68
530-000-42144	WW Imp.	(13,740)	(82,440)	(1,855)	80,585	4,444.20
530-000-42145	Storm Drain Fees	(1,220)	(7,320)	(1,585)	5,735	461.83
530-000-42243	Water Reimbursement	0	0	(85)	(85)	.00
530-000-42244	WW Reimbursement	0	0	(220)	(220)	.00
530-000-46030	Fees - Other	(3,280)	(17,532)	(4,373)	13,159	400.93
530-000-48000	Interest	0	(47,383)	0	47,383	.00
Total System Development Fund Revenue:		(76,688)	(2,051,741)	(1,470,657)	581,084	139.51
Transfers In						
530-000-49100	Transfer in from General Fund	(41,807)	(41,807)	(41,807)	0	100.00
Total Transfers In:		(41,807)	(41,807)	(41,807)	0	100.00
Transfers Out						
530-100-55100	Transfer to General Fund	100,000	100,000	100,000	0	100.00
Total Transfers Out:		100,000	100,000	100,000	0	100.00
Total :		100,000	100,000	100,000	0	100.00
Ending Fund Balance						
530-999-59000	Reserve for Future Expenditure	0	0	1,412,464	1,412,464	.00
Total Ending Fund Balance:		0	0	1,412,464	1,412,464	.00
System Development Fund Revenue Total:		(118,495)	(2,093,548)	(1,512,464)	581,084	138.42
System Development Fund Expenditure Total:		100,000	100,000	1,512,464	1,412,464	6.61
Total System Development Fund:		(18,495)	(1,993,548)	0	1,993,548	.00

Account Number	Title	2025-25 Current year Period Actual	2024-25 Current year Actual	2024-25 Current year Budget	2025-25 Current year Remaining	2025-25 Current year Percent
Reserve Fund						
600-000-40000	Beginning Fund Balance	0	(146,572)	(127,300)	19,272	115.14
Reserve Fund Revenue						
600-000-48000	Interest	0	(4,430)	0	4,430	.00
Total Reserve Fund Revenue:		0	(4,430)	0	4,430	.00
Transfers In						
600-000-49100	Transfer from General Fund	(5,000)	(5,000)	(5,000)	0	100.00
600-000-49200	Transfer from Street Fund	(250)	(250)	(250)	0	100.00
600-000-49510	Transfer from Wastewater	(1,000)	(1,000)	(1,000)	0	100.00
600-000-49520	Transfer from Storm Drain Fund	(250)	(250)	(250)	0	100.00
Total Transfers In:		(6,500)	(6,500)	(6,500)	0	100.00
Ending Fund Balance						
600-999-59000	Reserve for Future Expenditure	0	0	133,800	133,800	.00
Total Ending Fund Balance:		0	0	133,800	133,800	.00
Reserve Fund Revenue Total:		(6,500)	(157,502)	(133,800)	23,702	117.71
Reserve Fund Expenditure Total:		0	0	133,800	133,800	.00
Total Reserve Fund:		(6,500)	(157,502)	0	157,502	.00
Total Asset:		0	0	0	0	.00
Total Liability:		0	0	0	0	.00
Total Equity:		0	0	0	0	.00
Total Revenue:		(540,550)	(8,042,450)	(7,549,895)	492,555	106.52
Total Expenditure:		349,687	2,477,517	7,549,895	5,072,378	32.82
Grand Revenue Total:		(540,550)	(8,042,450)	(7,549,895)	492,555	106.52
Grand Expenditure Total:		349,687	2,477,517	7,549,895	5,072,378	32.82
Grand Totals:		(190,863)	(5,564,933)	0	5,564,933	.00



Client Services
 PO Box 11760
 Harrisburg, PA 17108-1760

ACCOUNT STATEMENT

For the Month Ending
June 30, 2025

ADAIR VILLAGE CITY OF

Client Management Team

Jeremy King
 Key Account Manager
 213 Market Street
 Harrisburg, PA 17101-2141
 1-855-678-5447 (1-855-OST-LGIP)
 kingj@pfmam.com

Rachael Miller
 Client Consultant
 213 Market Street
 Harrisburg, PA 17101-2141
 1-855-678-5447 (1-855-OST-LGIP)
 miller@pfmam.com

DeWayne Fields
 Client Service Representative
 213 Market Street
 Harrisburg, PA 17101-2141
 1-855-678-5447 (1-855-OST-LGIP)
 fieldsd@pfmam.com

Contents

- Cover/Disclosures
- Summary Statement
- Individual Accounts
- Accounts included in Statement**
 4333 ADAIR VILLAGE CITY OF

Important Messages

Oregon LGIP will be closed on 07/04/2025 for Independence Day.

ADAIR VILLAGE CITY OF
 PAT HARE
 6030 WILLIAM R CARR AVE
 ADAIR VILLAGE, OR 97330

Online Access www.oregon.gov/lgip **Customer Service** 1-855-678-5447





OREGON STATE TREASURY

Account Statement - Transaction Summary

For the Month Ending June 30, 2025

ADAIR VILLAGE CITY OF - ADAIR VILLAGE CITY OF - 4333

Asset Summary		June 30, 2025	May 31, 2025
Oregon LGIP		4,194,222.87	4,159,351.02
Total		\$4,194,222.87	\$4,159,351.02

Oregon LGIP	
Opening Balance	4,159,351.02
Purchases	34,871.95
Redemptions	(0.10)

Closing Balance \$4,194,222.87
 Dividends 15,761.08





Account Statement

For the Month Ending June 30, 2025

ADAIR VILLAGE CITY OF - ADAIR VILLAGE CITY OF - 4333

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Balance
Oregon LGIP					
Opening Balance					4,159,351.02 ✓
06/02/25	06/02/25	LGIP Fees - Received ACH (1 @ \$0.10 - From 4333) - May 2025	1.00	(0.10)	4,159,350.92
06/06/25	06/06/25	Transfer from BENTON COUNTY - BENTON COUNTY FINANCE DEPT	1.00	4,287.59	4,163,638.51
06/11/25	06/11/25	SFMS Fr:OLCC OLCC Tax (Liquor)	1.00	2,237.92	4,165,876.43
06/13/25	06/13/25	SFMS Fr:Administrative Services, Dept of City Cigarette Tax	1.00	68.43	4,165,944.86
06/17/25	06/17/25	ODOT - ODOT PYMNT	1.00	10,049.24	4,175,994.10
06/30/25	06/30/25	SFMS Fr:Administrative Services, Dept of Qtrly HB 3400 Local Option Tax Dist.	1.00	527.07	4,176,521.17
06/30/25	06/30/25	Transfer from BENTON COUNTY - BENTON COUNTY FINANCE DEPT	1.00	1,940.62	4,178,461.79
06/30/25	07/01/25	Accrual Income Div Reinvestment - Distributions	1.00	15,761.08	4,194,222.87

Closing Balance	Month of June	Fiscal YTD July-June	Closing Balance
Opening Balance	4,159,351.02	4,348,803.39	4,194,222.87
Purchases	34,871.95	645,420.88	4,169,754.19
Redemptions	(0.10)	(800,001.40)	4.60%
Closing Balance	4,194,222.87	4,194,222.87	
Dividends	15,761.08	209,211.04	

July 25, 2025

**RE: Request for Proposal – Adair Village Industrial Site
City of Adair Village, Oregon**

Prospective Bidders,

The City of Adair Village, Oregon, OfficeMax Incorporated, and Georgia-Pacific LLC (together, the “Parties”) are providing this Request for Proposal (“RFP”) to more specifically outline the services we are requesting and the content of your requested proposal.

OVERVIEW & OBJECTIVES

The Parties have previously contracted with others to provide remedial investigation and planning services at the Adair Village Industrial Site (the “Site”). As part of that effort, the Parties have compiled extensive sampling data and preliminary analyses of the remedial activities that could be performed to address known conditions at the Site. The Parties now desire to procure a joint environmental consultant to continue with remedial investigation and planning services at the Site, including engagement with the Oregon Department of Environmental Quality (“ODEQ”). The Parties’ objectives for the Site are as follows:

1. Engage an outside team of consultants with the requisite technical knowledge and local ODEQ relationships to guide the group through its interactions with ODEQ, and present technical data and remedial options supported by the group to ODEQ.
2. Identify what, if any, additional investigation needs to be undertaken to remediate conditions at the Site to a level consistent with industrial use standards and to obtain no further action status from ODEQ.
3. To the extent possible, minimize/eliminate the need for additional sampling by utilizing the extensive sampling data the parties have already gathered to define an efficient, cost-effective remedial plan.
4. Utilize a risk-based approach to remedial design that incorporates available data and analyses.
5. Develop a remedial approach for the upland area of the site that allows the parties to maximize the potential value of any clean fill that the City of Adair Village may be able to secure, and to do so within any time constraints that may apply.
6. Develop separate remedial approaches for the sewage lagoon and fire pond based on the different levels of risk current conditions pose.
7. Develop a cost-estimate range for proposed remedial solutions to ensure that the parties have an opportunity to re-visit and/or re-assess the current allocation formula prior to approaching ODEQ.

BACKGROUND & CURRENT STATUS OF REMEDIAL ACTIVITIES

This RFP includes access to several documents that outline the sampling and analyses conducted to date. The most recent and comprehensive deliverables are the *Supplemental Investigation Report* (dated August 26, 2022) and the *2022 Supplemental Investigation Report Addendum* (dated February 3, 2023). Comments from ODEQ on the *2022 Supplemental Investigation Report Addendum* are also included for review. You can access the background materials by entering your login name and common password at the following home page:

Homepage: <https://extranet.kilpatricktownsend.com>

Login Name: [first letter of your first name and your last name]-ksnet
(e.g. jsmith-ksnet)

Password: Extranet1

INSTRUCTIONS FOR PREPARING YOUR PROPOSALS

The Parties respectfully request that you prepare your proposals as follows:

1. **Conceptual/Strategic Approach** – For this element of the proposal, we request that you provide an overview of your conceptual/strategic approach for achieving the Parties' stated objectives for the Site. In this section of the proposal, we anticipate that you would provide the following information:
 - a. Strategy for engagement with ODEQ regarding their recent comments.
 - b. Identification of potential regulatory pathway(s) for closure.
 - c. For the recommended closure pathway(s), conceptual flow chart of key regulatory milestones and activities.
 - d. Identification of significant data gaps associated with the recommended closure pathway(s).
 - e. Rough-order-magnitude estimation of cost and schedule to achieve regulatory closure under the contemplated regulatory pathway(s).
 - f. Advantages and disadvantages to each contemplated regulatory pathway.
 - g. Recommended closure strategy along with supporting rationale (based on current site knowledge and data). Also, please provide an explanation of potential findings from proposed investigation work that may alter the recommended closure strategy.

2. **Scope of Work and Cost Estimate for Near-Term Services** – For this element of the proposal, we request that you prepare a scope of work and cost estimate for the initial phase of your recommended closure strategy.

We respectfully request that you provide your proposals by close of business on August 8, 2025. The Parties will endeavor to respond to your proposal within two (2) weeks of receipt.

Please do not hesitate to contact us with questions or if you require additional information.

July 25, 2025

Page 3

Sincerely,

Pat Hare, City Administrator, City of Adair Village, Oregon

Noelle Wooten, Esq., Baker, Donelson, Bearman, Caldwell & Berkowitz, PC, on behalf of
OfficeMax Incorporated

Matt Tiller, Director, Remediation Services, Georgia-Pacific LLC



Oregon

Tina Kotek, Governor

Department of Transportation
Statewide Investments Section
355 Capitol St. NE, MS 21
Salem, Oregon 97301-4178
Phone: (503) 602-0494

July 16, 2025

Pat Hare, City Administrator
City of Adair Village
6030 NE William R Carr Avenue
Adair Village, Oregon 97330

Subject: 2025 Round 2 Small City Allotment Program Awards

Dear Pat,

In accordance with ORS 366.805 and the recommendation of the Small City Allotment Advisory Committee, I am pleased to announce that the project submitted by Adair Village was one of 22 selected to be funded. ODOT received 69 applications requesting a total of \$15,885,070; with funding limited to \$5,204,628 it made for a very competitive selection process.

The SCA award for your project is \$250,000.

Next Steps: In the coming weeks ODOT will begin developing the grant agreements. The project descriptions will be based on the information you provided within the application and supporting documents. When the agreement is presented to the city for signature(s) it is important that the project description is carefully reviewed and any request for changes brought to our attention. It is important to remember that projects are awarded via a competitive process, and you will be expected to deliver the project described within the application. Only minor changes will be allowed. Once agreements have been executed, changes must be requested in writing, approved by ODOT and an executed amendment in place, prior to being implemented.

Be advised that only expenses incurred after Notice to Proceed has been issued will be eligible for reimbursement.

It is our recommendation that you familiarize yourself with the program rules by reading the [Guidelines for Grantees](#) document.

Your participation in the program is appreciated and we look forward to seeing your completed project. If you have questions regarding the SCA program, please contact me at SmallCityAllotments@odot.oregon.gov.

Best regards,

Deanna Edgar

Deanna Edgar
Statewide Investments Section Program Analyst
Encl: 2025 Small City Allotment Awards

CITY OF ADAIR VILLAGE

ORDINANCE NO. ~~03/04 #1~~

AN ORDINANCE GRANTING A NON-EXCLUSIVE GAS UTILITY FRANCHISE TO NORTHWEST NATURAL GAS COMPANY, AND FIXING TERMS, CONDITIONS AND COMPENSATION OF SUCH FRANCHISE.

THE CITY OF ADAIR VILLAGE ORDAINS AS FOLLOWS:

Section 1. Definitions and Explanations.

1. As used in this ~~e~~OOrdinance.
 - a. "Bridge" includes a structure erected within the City to facilitate the crossing of a river, stream, ditch, ravine or other place, but does not include a culvert.
 - b. "City" means the City of Adair Village and the areas within its boundaries, including its boundaries as extended in the future.
 - c. "Council" means the legislative body of the City.
 - d. "Grantee" means the corporation referred to in Section 2 of this ~~e~~OOrdinance.
 - e. "Gas ~~m~~Mains" includes all gas transmission and distribution facilities located on or under any ~~s~~Street, ~~b~~Bridge or ~~p~~Public ~~p~~Place within the City.
 - ~~f.~~ "Gross Revenue" means revenue received from the use of the gas utility system within the City limits less related net uncollectibles. Gross Revenue shall be computed by deducting from the total billings of the Grantee the total net writeoff of uncollectible accounts, revenues derived from the sale or transportation of gas supplied under an interruptible tariff schedule, revenues paid directly by the United States of America or any of its agencies, and sales of gas at wholesale by the Grantee to any public utility or public agency where the public utility or public agency purchasing such gas is not the ultimate consumer. Gross Revenue also shall not include public purpose charges, provided that such charges or surcharges are required or authorized by federal or state statute, administrative rule, or by tariff approved by the Oregon Public Utility Commission and the revenue raised from such charges is used solely for the public purpose. Public purpose activities include, but are not limited to, energy efficiency programs, market transformation programs, low-income energy efficiency programs, and carbon offset programs designed to benefit residential and commercial customers within Grantee's service territory in Oregon.
- ~~g-f.~~ "Person" includes an individual, corporation, association, ~~form~~firm, partnership and joint stock company.

h.g. "Public pPlace" includes any city-owned park, place or grounds within the City that is open to the public but does not include a sStreet or bBridge.

h.h. "Street" includes a sStreet, alley, avenue, road, boulevard, thoroughfare or public highway within the City, but does not include a bBridge.

2. As used in this eOrdinance, the singular number may include the plural and the plural number may include the singular.

Section 2. Rights Granted.

Subject to the conditions and reservations contained in this eOrdinance, the City hereby grants to NORTHWEST NATURAL GAS COMPANY, a corporation, the right, privilege and franchise to:

1. Construct, maintain and operate a gas utility system within the City.
2. Install, maintain and operate on and under the sStreets and bBridges and pPublic pPlaces of the City, facilities for the transmission and distribution of gas to the City and its inhabitants and to other customers and territory beyond the limits of the City; and
3. Transmit, distribute and sell gas.

Section 3. Use of Streets, Bridges and Public Places by Grantee.

1. Before the eGrantee may use or occupy any sStreet, bBridge or pPublic pPlace, the Grantee shall first obtain permission from the City to do so and shall comply with any special conditions the City desires to impose on such use or occupation.
2. The compensation paid by the Grantee for this fFranchise includes all compensation for the use of sStreets, bBridges and pPublic pPlaces located within the City as authorized.

Section 4. Duration.

This fFranchise is granted for a period of twenty (20) years from and after the Eeffective dDate of this eOrdinance.

Section 5. Franchise Not Exclusive.

This fFranchise is not exclusive, and shall not be construed as a limitation on the City in:

1. Granting rights, privileges and authority to other persons similar to or different from those granted by this eOrdinance.

Commented [SK1]: Not sure we want to go 20 years here Pat. Lets discuss.

2. Constructing, installing, maintaining or operating any City-owned public utility.

Section 6. Public Works and Improvements Not Affected by Franchise.

The City reserves the right to:

1. Construct, install, maintain and operate any public improvement, work or facility;
2. Do any work that the City may find desirable on, over or under any ~~s~~Street, ~~b~~Bridge or ~~p~~Public ~~p~~Place.
3. Vacate, alter or close any ~~s~~Street, ~~b~~Bridge or ~~p~~Public ~~p~~Place provided that the City shall make available to Grantee with alternative right-of-way for the location of its facilities.
4. Whenever the City shall excavate or perform any work in any of the present and future ~~s~~Streets, alleys and ~~p~~Public ~~p~~Places of the City, or shall contract, or issue permits, for such excavation or work where such excavation or work may disturb Grantee's ~~e~~Gas ~~m~~Mains, pipes and appurtenances, the City shall, in writing, notify Grantee sufficiently in advance of such contemplated excavation or work to enable Grantee to take such measures as may be deemed necessary to protect such ~~e~~Gas ~~m~~Mains, pipes and appurtenances from damage and possible inconvenience or injury to the public. In any such case, the Grantee, upon request, shall furnish maps or drawings to the City or contractor, as the case may be, showing the approximate location of all its structures in the area involved in such proposed excavation or other work.
5. Whenever the City shall vacate any ~~s~~Street or ~~p~~Public ~~p~~Place for the convenience or benefit of any person or governmental agency or instrumentality, Grantee's right under this franchise shall be preserved as to any of its facilities then existing in such ~~s~~Street or ~~p~~Public ~~p~~Place.

Section 7. Continuous Service.

The Grantee shall maintain and operate an adequate system for the distribution of gas in the City. The Grantee shall use due diligence to maintain continuous and uninterrupted 24-hour a day service which shall at all times conform at least to the standards common in the business and to the applicable standards adopted by federal and state authorities and to standards of the City which are not in conflict with those adopted by the federal and state authorities. Under no circumstances shall the Grantee be liable for an interruption or failure of service caused by act of God, unavoidable accident or other circumstances beyond the control of the Grantee through no fault of its own.

Section 8. Safety Standards and Work Specifications.

1. The facilities of the Grantee shall at all times be maintained in a safe, substantial and workmanlike manner.
2. For the purpose of carrying out the provisions of this sSection, the City may provide such specifications relating thereto as may be necessary or convenient for public safety or the orderly development of the City. The City may amend and add to such specifications from time to time.

Section 9. Control of Construction.

The gGrantee shall file with the City or otherwise provide access to maps showing the location of any construction, extension or relocation of its gGas mMains in the sStreets of the City and shall obtain from the City approval of the location and plans prior to commencement of the work. The City may require the Grantee to obtain a permit before commencing the construction, extension or relocation of any of its gGas mMains.

Commented [SK2]: How will the provide access if it is not filed? Web site? We would want to know as to make sure we have the baillity to access it.

Section 10. Street Excavations and Restorations.

1. Subject to the provisions of this eOrdinance, the gGrantee may make necessary excavations for the purpose of constructing, installing, maintaining and operating its facilities. Except in emergencies, and in the performance of routine service connections and ordinary maintenance, on private property, prior to making an excavation in the traveled portion of any sStreet, bBridge or pPublic pPlace, and, when required by the City, in any untraveled portion of any sStreet, bBridge, or any pPublic pPlace, the Grantee shall obtain from the City approval of the proposed excavation and of its location. Grantee shall give notice to the City by telephone, electronic data transmittal or other appropriate means prior to the commencement of service or maintenance work and as soon as is practicable after the commencement of work performed under emergency conditions.
2. When any excavation is made by the Grantee, the Grantee shall promptly restore the affected portion of the sStreet, bBridge or pPublic pPlace to the same condition in which it was prior to the excavation. The restoration shall be in compliance with specifications, requirements and regulations of the City in effect at the time of such restoration. If the Grantee fails to restore promptly the affected portion of a sStreet, bBridge or pPublic pPlace to the same condition in which it was prior to the excavation, upon thirty (30) days written notice to the Grantee and unless otherwise agreed to by the City and Grantee, the City may make the restoration, and the reasonable cost thereof shall be paid by the Grantee. Notice to Grantee required by this Section shall be sent by email to NWNPermits@nwnatural.com and by U.S. mail via registered or certified postage prepaid or by express mail or overnight courier as follows: Northwest Natural Gas Company, Legal Department – Franchises, 250 SW Taylor Street, Portland, Oregon 97204.

Commented [SK3]: No, should be actual costs. If they do not reply to us and take care of their problem within 30 days...which I am not a fan of either to be honest, then we get it done and it costs what it costs.

Section 11. Location and Relocation of Facilities.

1. All facilities of the Grantee shall be placed so that they do not interfere ~~unreasonable~~unreasonably with the use by the City and the public of the ~~s~~Streets, ~~b~~Bridges and ~~p~~Public ~~p~~Places and in accordance with any specifications adopted by the City governing the location of facilities.
2. The City may require, in the public interest, the removal or relocation of facilities maintained by the Grantee in the streets of the City, and the Grantee shall remove and relocate such facilities within a reasonable time after receiving notice to do so from the City. The cost of such removal or relocation of its facilities shall be paid by the Grantee, but when such removal or relocation is required for the convenience or benefit of any person, governmental agency or instrumentality other than the City, Grantee shall be entitled to reimbursement for the reasonable cost thereof from such person, agency or instrumentality. The City shall provide the Grantee with timely notice of any anticipated requirement to remove or relocate its facilities and shall cooperate with the ~~e~~Grantee in the matter of assigning or allocating the costs of removal or relocation.

Commented [SK4]: I don't like adding in subjective language here. Interference should be determined buy the city, not potentially a court.

Section 12. Compensation.

1. — As compensation for the franchise granted by this ~~o~~Ordinance, the Grantee shall pay to the City an amount equal to ~~three-five~~ three-five percent (35%) of the ~~e~~Gross ~~r~~Revenue collected by the ~~e~~Grantee from its customers for gas consumed within the City. ~~Gross revenue shall be computed by deducting from the total billings of the Grantee the total net writeoff of uncollectible accounts, revenues derived from the sale or transportation of gas supplied under an interruptible tariff schedule, revenues paid directly by the United States of America or any of its agencies, and sales of gas at wholesale by the Grantee to any public utility or public agency where the public utility or public agency purchasing such gas is not the ultimate consumer.~~The Grantee may offset against such compensation the amount of any license, permit or other fees paid to the City in connection with the Grantee's use of the ~~s~~Streets, ~~b~~Bridges and ~~p~~Public ~~p~~Places of the City.
2. The compensation required by this ~~s~~Section shall be due for each calendar year, or fraction thereof, within sixty (60) days after the close of such calendar year, or fraction thereof. Within sixty (60) days after the termination of this ~~f~~Franchise, compensation shall be paid for the period elapsing since the close of the last calendar year for which compensation has been paid.
3. The Grantee shall furnish to the City with each payment of compensation required by this ~~s~~Section a statement showing the amount of ~~e~~Gross ~~r~~Revenue of the ~~e~~Grantee within the City for the period covered by the payment computed on the basis set out in subsection (1) of this ~~s~~Section. The compensation for the period covered by the statement shall be computed on the basis of the ~~e~~Gross ~~r~~Revenue so reported. If the ~~e~~Grantee fails to pay the entire amount of the compensation due the City through error or otherwise, the difference due to City shall be paid by

Commented [SB5]: Moved to the definition section and updated with our current definition of Gross Revenue

the Grantee within ~~fifteen (15)~~ thirty (30) days from discovery of the error or determination of the correct amount. Any overpayment to the City through error or otherwise, shall be offset against the next payment due from the Grantee.

4. Acceptance by the City of any payment due under this ~~s~~Section shall not be deemed to be a waiver by the City of any breach of this ~~f~~Franchise occurring prior thereto, nor shall the acceptance by the City of any such payments preclude the City from later establishing that a larger amount was actually due, or from collecting any balance due to the City.
5. Renegotiation of Franchise Fee. Upon 30 days written notice by either party to the other of a requested modification, the provisions of Section 12.1 of this Franchise may be modified. Such a written notice of requested modification may only be given during the ~~fourth-tenth~~ full year of the franchise term, i.e., between ~~nine (9) and ten (10)~~ three (3) and four (4) years after the date the Grantee signs and accepts this Franchise in accordance with Section 19. If the parties are unable to agree to a modification of Section 12.1 or to a continuation of the same provisions within 90 days of receipt of the notice of requested modification, or such longer time as may be agreed to by the parties, the Franchise shall terminate at the end of the year after the year in which the modification request was made, unless otherwise agreed by the parties. ~~City shall provide Grantee at least 30 days notice before any other increase in the Franchise Fee may take effect. Written notice to Grantee required by this Section shall be sent by U.S. mail via registered or certified postage prepaid or by express mail or overnight courier as follows: Northwest Natural Gas Company, Legal Department – Franchises, 250 SW Taylor Street, Portland, Oregon 97204.~~

Commented [KKR6]: We've adjusted the reopener in line with the 20 year franchise duration but happy to discuss further.

Section 13. Book of Account and Reports.

The Grantee shall keep accurate books of account at an office in Oregon for the purpose of determining the amounts due to the City under ~~s~~Section 12 of this ordinance. Upon reasonable notice. ~~The~~ City may inspect the books of account at any time during business hours and may audit the books from time to time, provided that only payments that occurred or should have occurred during a period of thirty-six (36) months prior to the date the City notifies the Grantee of its intent to perform an audit or financial review will be included. The Council may require periodic reports from the ~~e~~Grantee relating to its operations and revenues within the City. The Grantee will not provide the City with records containing customer information that identifies or can be attributed to a specific customer, without a written legal opinion by the City to the Grantee's reasonable satisfaction that such records will not be subject to public disclosure requests seeking customer information and oppose such records' disclosure should a public request be made.

Section 14. Supplying Maps Upon Request

The ~~e~~Grantee shall maintain on file, at an office in Oregon, maps and operational data pertaining to its operations in the City. Upon reasonable notice, an authorized representative of the City may inspect the maps and data any time during business hours at an office of the Grantee. Grantee and the City may determine that the location of certain Gas Facilities should be confidential as the public interest may require. In such a case, Grantee is under no obligation to provide records of the location of these facilities to the City and the City shall treat any public record disclosing the location of these facilities as confidential, subject to the provisions of state law and the Oregon Public Records Law. The City shall limit access to any such confidential record to trustworthy employees of the City with a need to know the information set out in the record. The City shall store any such confidential record in a secure and private place and avoid making and distributing copies of the record.

Section 15. Indemnification.

The Grantee shall indemnify and save harmless the City and its officers, agents and employees from any and all loss, cost and expense arising from damage to property and/or injury to, or death of, persons due to any wrongful or negligent act or omission of the Grantee, its agents or employees in exercising the rights, privileges and franchise hereby granted.

Section 16. Assignment of Franchise.

This ~~f~~Franchise shall be binding upon and inure to the benefit of the successors, legal representatives and assigns of the Grantee.

Section 17. Termination of Franchise for Cause.

The City may terminate this ~~f~~Franchise as provided in this Section, subject to Grantee's right to a court review of the reasonableness of such action, upon the willful failure of the Grantee to perform promptly and completely each and every material term, condition or obligation imposed upon it under or pursuant to this ~~e~~Ordinance. The City shall provide the ~~e~~Grantee written notice of any such failure and the Grantee shall have sixty (60) days from receipt of notice to cure such failure, or if such failure cannot reasonably be cured within sixty (60) days, to commence and diligently pursue curing such failure. Notice to Grantee required by this Section shall be sent by U.S. mail via registered or certified postage prepaid or by express mail or overnight courier as follows: Northwest Natural Gas Company, Legal Department – Franchises, 250 SW Taylor Street, Portland, Oregon 97204.

Section 18. Remedies Not Exclusive, When Requirement Waived.

All remedies and penalties under this ~~e~~Ordinance, including termination of the franchise, are cumulative, and the recovery or enforcement of one is not a bar to the recovery or enforcement of any other such remedy ~~o~~for penalty. The remedies and penalties contained in this ~~e~~Ordinance, including termination of the franchise, are not exclusive and the City reserves the right to enforce the penal provisions of any ordinance or resolution and to avail itself of any and all remedies available at law or in equity. Failure to enforce shall not be construed as a waiver of a breach of any term, condition or obligation imposed upon the ~~e~~Grantee by or pursuant to this ~~e~~Ordinance. A specific waiver of a particular breach of any term, condition or obligation

imposed upon the Grantee by or pursuant to this eOrdinance shall not be a waiver of any other or subsequent or future breach of the same or of any other term, condition or obligation, or a waiver of the term, condition or obligation itself.

Section 19. Acceptance.

The eGrantee shall, within thirty (30) days from the date this eOrdinance takes effect, file with the City its written unconditional acceptance of this franchise, and if the Grantee fails to do so, this eOrdinance shall be void.

Section 20. Expiration.

At the end of the Franchise term, if the City and Grantee are negotiating a new franchise and have not concluded their negotiations, Grantee's rights and responsibilities shall continue to be controlled by this Franchise until the City grants a new franchise and the Grantee accepts it.

PASSED by the Common Council this ____ day of _____, 2025.

Signed and approved by the Mayor this ____ day of _____, 2025.

Mayor

ATTEST:

Recorder

ACCEPTANCE

City of Adair Village
6030 NE William R Carr Ave.
Adair Village, OR 97330

This is to advise the City of Adair Village, Oregon (the "City") that Northwest Natural Gas Company (the "Grantee") hereby accepts the terms and provisions of Ordinance No. _____ passed by the Adair Village City Council on _____, 2025 (the "Franchise") granting a franchise for twenty (20) years to Grantee.

(Name)
BY _____

TITLE _____
Northwest Natural Gas Company

DATE _____

This Acceptance was received by the City of Adair Village on _____, 2025.

City Recorder