

**UMATILLA CITY COUNCIL MEETING
AGENDA
COUNCIL CHAMBERS 700 6TH STREET, UMATILLA, OR 97882
JANUARY 4, 2022
7:00 PM**

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **APPROVAL OF AGENDA**
5. **CITY MANAGER'S REPORT & ANNOUNCEMENTS**
6. **PUBLIC COMMENT** Public Comment is an opportunity for citizens to express opinions, raise issues, and provide information to the City Council. Comments presented during this segment should be on city-related issues and not on items that are scheduled for a Public Hearing on the same evening's agenda. If you wish to speak, please provide the requested information on the Sign-Up Sheet, being sure to note the topic on which you will speak. When called to the podium, begin by stating your name and address. You will have five minutes to speak, unless otherwise instructed.
7. **CONSENT AGENDA**
 - 7.1 **December Paid Invoices** *Suggested Action: Motion to approve*
8. **NEW BUSINESS**
 - 8.1 **Resolution 17-2022.** A Resolution authorizing the City Manager to execute a Purchase and Sale Agreement in the amount of \$125,000.00, and subsequent corresponding long-term Lease Agreement for \$1/year, with the Umatilla Museum & Historical Foundation, an Oregon nonprofit corporation, and to further sign a statutory warranty deed and any other necessary documents for the purchase of real property and to sign the Lease Agreement. *Suggested Action: Motion to Approve Resolution 17-2022.*

The City has been a partner of the Museum for many years and desires to further this partnership by purchasing their land and structures to provide significant resources towards the Museum's core mission. This purchase will provide that the Museum will be able to dedicate those resources to their core mission, while the City incurs the financial burdens associated with owning and maintaining a building and further ensures that the museum will be able to continue uses of the building for up to 50 years.
9. **PUBLIC COMMENT**
10. **DISCUSSION ITEMS**
 - 10.1 **Golf Course Industrial Property Discussion** - The City acquired several properties located along the eastern property line of the golf course following an appeal to the Land Use Board

of Appeals by the Port of Umatilla and John P. Hammer Properties in 2014. The City is now ready to move forward with a Plan Map Amendment to resolve the mapping issues and have the property officially recognized as residential. Staff has provided a draft concept development plan for future residential development together with nearby park improvements to the golf course and Hash Park. *Suggested Action: Discussion on proposed map amendment and draft concept plan. The intent is to resolve all pending land use issues so the property is development ready.*

11. **MAYOR'S MESSAGE**

12. **COUNCIL INFORMATION & DISCUSSION**

13. **EXECUTIVE SESSION** *Estimated Time: 45 minutes*

- 13.1 Executive Session - ORS 192.660 (2)(e) authorizes the executive session to consider a real property transaction. *Suggested Action: N/A*
- 13.2 Executive Session - ORS 192.660 (2)(e) authorizes the executive session to consider a real property transaction. *Suggested Action: N/A*
- 13.3 Executive Session - ORS 192.660 (2)(e) authorizes the executive session to consider a real property transaction. *Suggested Action: N/A*
- 13.4 Executive Session - ORS 192.660 (2)(e) authorizes the executive session to consider a real property transaction. *Suggested Action: N/A*
- 13.5 Labor Negotiations - ORS 192.660(2)(d) Authorizes council to conduct deliberations with persons designated to carry on labor negotiations. *Suggested Action: Discussion only.*

14. **ADJOURN** This institution is an equal opportunity provider. Discrimination is prohibited by Federal law. Special accommodations to attend or participate in a city meeting or other function can be provided by contacting City Hall at (541) 922-3226 or use the TTY Relay Service at 1-800-735-2900 for appropriate assistance.

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CITY OF UMATILLA, OREGON

AGENDA BILL

Agenda Title: December Paid Invoices	Meeting Date: 2022-01-04
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Department: Finance & Administrative Services	Director: Melissa Ince	Contact Person: Melissa ince	Phone Number:
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Cost of Proposal: N/A	Fund(s) Name and Number(s): N/A
Amount Budgeted: N/A	

Reviewed by Finance Department: Yes	Previously Presented: N/A
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Attachments to Agenda Packet Item:

[December 2021 Paid Invoices.pdf](#)

Summary Statement: Motion to approve
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Consistent with Council Goals: Goal 4: Increase Public Involvement, Create a Culture of Transparency with the Public, and Enhance Cultural Diversity.

Report Criteria:
Detail report type printed

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
7							
7	A & M Supply	PICKTICKET	Golf Course Supplies	08/25/21	29.92	47861	Multiple
		PICKTICKET	Golf Course Supplies	08/25/21	29.92-		
	Total 7:				.00		
8							
8	A Burk's Custom Glass	21339	Auto Glass	12/02/21	50.00	47969	12/14/21
		21343	Old Post Office Storage Building	11/22/21	165.00	47969	12/14/21
		PARKS12.20	Tempered Glass for Bus Stops	12/01/21	170.00	47969	12/14/21
	Total 8:				385.00		
13							
13	A-1 Industrial Hose & Supply	235318	Water Dept. Supplies	12/02/21	505.26	47970	12/14/21
		280904	Supplies for city hall	12/02/21	112.63	47970	12/14/21
	Total 13:				617.89		
45							
45	AJ's Printed Apparel	19670	Police Dept Clothing Allowance	12/01/21	72.00	47972	12/14/21
	Total 45:				72.00		
73							
73	American Fencing	4	Nugent Fencing	12/01/21	265.00	48085	12/29/21
	Total 73:				265.00		
102							
102	Aramark Uniform Services, Inc.	5290000098	Police Mats	12/09/21	37.84	47974	12/14/21
	Total 102:				37.84		
148							
148	Banner Bank Mastercard	0715.11.23.2	Fuel	11/23/21	27.40	47975	12/14/21
		0715.11.23.2	Fuel	11/23/21	27.40	47975	12/14/21
		0715.11.23.2	fuel	11/23/21	27.40	47975	12/14/21
		0715.11.23.2	fuel	11/23/21	27.39	47975	12/14/21
		0715.11.23.2	Business Lunch	11/23/21	15.75	47975	12/14/21
		0715.11.23.2	Business Lunch	11/23/21	15.75	47975	12/14/21
		0715.11.23.2	Business Lunch	11/23/21	15.75	47975	12/14/21
		0715.11.23.2	Business Lunch	11/23/21	15.75	47975	12/14/21
		0715.11.23.2	Employee Appreciation Lunch-Clean-up Day	11/23/21	26.69	47975	12/14/21
		0715.11.23.2	Employee Appreciation Lunch-Clean-up Day	11/23/21	26.70	47975	12/14/21
		0715.11.23.2	Employee Appreciation				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
			Lunch-Clean-up Day	11/23/21	26.70	47975	12/14/21
		0715.11.23.2	Employee Appreciation	11/23/21	26.69	47975	12/14/21
			Lunch-Clean-up Day				
		0715.11.23.2	Business Lunch	11/23/21	8.85	47975	12/14/21
		0715.11.23.2	Business Lunch	11/23/21	8.85	47975	12/14/21
		0715.11.23.2	Business Lunch	11/23/21	8.85	47975	12/14/21
		0715.11.23.2	Business Lunch	11/23/21	8.85	47975	12/14/21
		1102.11.23.2	OR State Board of Pharm-Golf Course	11/16/21	75.00	47975	12/14/21
		1102.11.23.2	Quill Office Supplies	11/16/21	147.27	47975	12/14/21
		1102.11.23.2	Quill Office Supplies	11/16/21	147.28	47975	12/14/21
		1102.11.23.2	Quill Office Supplies	11/16/21	147.28	47975	12/14/21
		1102.11.23.2	Quill Office Supplies	11/16/21	147.28	47975	12/14/21
		1102.11.23.2	Quill Office Supplies	11/16/21	147.28	47975	12/14/21
		1102.11.23.2	Quill Office Supplies	11/16/21	147.27	47975	12/14/21
		1102.11.23.2	Quill-Parks Supplies	11/16/21	163.28	47975	12/14/21
		1102.11.23.2	Marina Supplies	11/16/21	91.95	47975	12/14/21
		1102.11.23.2	Library Program	11/16/21	29.66	47975	12/14/21
		1102.11.23.2	Flags for the Park Dept.	11/16/21	497.50	47975	12/14/21
		1102.11.23.2	Lunch for Clean Up Day Crew	11/16/21	69.80	47975	12/14/21
		2217.11.23.2	AMAZON-OFFICE SUPPLIES	11/23/21	59.98	47975	12/14/21
		2217.11.23.2	Amazon-security lock evidence room	11/23/21	24.97	47975	12/14/21
		2217.11.23.2	Transunion TLO	11/23/21	75.00	47975	12/14/21
		2217.11.23.2	Pizza Hut-Staff Meeting	11/23/21	70.35	47975	12/14/21
		2217.11.23.2	AMAZON-OFFICE SUPPLIES	11/23/21	20.98	47975	12/14/21
		2217.11.23.2	AMAZON-Boots/Capers	11/23/21	89.95	47975	12/14/21
		2217.11.23.2	Accessory Tech-Body Cam Holders	11/23/21	95.92	47975	12/14/21
		2217.11.23.2	AMAZON-drone supplies	11/23/21	82.97	47975	12/14/21
		2217.11.23.2	Spirit Mt Legends-OPOA Conf/Huxel	11/23/21	50.00	47975	12/14/21
		2217.11.23.2	Spirit Mt. Lodge-OPOA Conf/Huxel	11/23/21	633.60	47975	12/14/21
		2217.11.23.2	AMAZON-Misc. Safety Equipment	11/23/21	234.84	47975	12/14/21
		2217.11.23.2	Carlton	11/23/21	199.00-	47975	12/14/21
		2217.11.23.2	Carlton	11/23/21	199.00-	47975	12/14/21
		2217.11.23.2	Carlton	11/23/21	199.00-	47975	12/14/21
		2217.11.23.2	Pizza Hut Rebate	11/23/21	2.81-	47975	12/14/21
		2970NOV202	Parks and Rec Logo Designer	11/07/21	499.86	47975	12/14/21
		2970NOV202	Winter Festival Band	11/07/21	991.00-	47975	12/14/21
		2970NOV202	Skating Rink Supplies	11/07/21	415.97	47975	12/14/21
		2970NOV202	Adobe Photoshop	11/07/21	20.99	47975	12/14/21
		3132.11.23.2	Shipping for lab Supplies	11/23/21	156.96	47975	12/14/21
		3132.11.23.2	Rae's Dayz-Meeting	11/23/21	6.48	47975	12/14/21
		3132.11.23.2	Rae's Dayz-Meeting	11/23/21	6.48	47975	12/14/21
		3132.11.23.2	Rae's Dayz-Meeting	11/23/21	6.47	47975	12/14/21
		3132.11.23.2	Rae's Dayz-Meeting	11/23/21	6.47	47975	12/14/21
		3132.11.23.2	Waste Water				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
			Training-Mendoza	11/23/21	392.70	47975	12/14/21
		3132.11.23.2	Propane for Forklift	11/23/21	15.36	47975	12/14/21
		3132.11.23.2	Propane for Forklift	11/23/21	15.35	47975	12/14/21
		5571.11.23.2	Records Request	11/21/21	3.75	47975	12/14/21
		5571.11.23.2	Airline Tickets Insurance Marisela	11/21/21	21.88	47975	12/14/21
		5571.11.23.2	Airline Tickets Insurance Rodriguez	11/21/21	21.88	47975	12/14/21
		5571.11.23.2	Airline Tickets Marisela	11/21/21	329.40	47975	12/14/21
		5571.11.23.2	Airline Tickets Rodriguez	11/21/21	329.40	47975	12/14/21
		5571.11.23.2	Hotel Deposit	11/21/21	47.46	47975	12/14/21
		5571.11.23.2	Hotel Deposit	11/21/21	47.46	47975	12/14/21
		5571.11.23.2	Winter Festival Band	11/21/21	1,820.00	47975	12/14/21
		5571.11.23.2	Ice Rink Logistics-Staff Lunch	11/21/21	73.31	47975	12/14/21
		5571.11.23.2	ICC Training, Permit Tech	11/21/21	675.00	47975	12/14/21
		5571.11.23.2	Ice Rink Family Day Supplies	11/21/21	40.22	47975	12/14/21
		5919NOV21	Indeed Job Postings	11/07/21	377.74	47975	12/14/21
		5919NOV21	Halloween	11/07/21	521.20	47975	12/14/21
		5919NOV21	Staff Meeting/Business Lunch	11/07/21	163.99	47975	12/14/21
		5919NOV21	GFOA Budget Submission	11/07/21	345.00	47975	12/14/21
		5919NOV21	Milliman Salary Survey	11/07/21	395.00	47975	12/14/21
		5919NOV21	Recreation Equipment	11/07/21	419.94	47975	12/14/21
		5919NOV21	Recreation Programming	11/07/21	454.04	47975	12/14/21
		5919NOV21	Golf Course Key Drop	11/07/21	28.99	47975	12/14/21
		6777.11.23.2	Hand Washing Stations	11/23/21	4,709.85	47975	12/14/21
		6777.11.23.2	Lunch Meeting	11/23/21	17.00	47975	12/14/21
		6777.11.23.2	Lunch Meeting	11/23/21	34.00	47975	12/14/21
		7126.11.23.2	Frito Lay Snacks 2 You	11/23/21	41.70	48080	12/14/21
		7126.11.23.2	Golf Supplies	11/23/21	13.18	48080	12/14/21
		7126.11.23.2	Golf Supplies	11/23/21	13.98	48080	12/14/21
		7126.11.23.2	Golf Supplies	11/23/21	49.95	48080	12/14/21
		8328.11.23.2	Amazon-Phone Case for Leon	11/23/21	17.83	47975	12/14/21
		8328.11.23.2	Target-Employee appreciation gift	11/23/21	219.99	47975	12/14/21
		8328.11.23.2	LogMeln, Inc.	11/23/21	20.64	47975	12/14/21
		8328.11.23.2	LogMeln, Inc.	11/23/21	6.89	47975	12/14/21
		8328.11.23.2	LogMeln, Inc.	11/23/21	6.88	47975	12/14/21
		8328.11.23.2	LogMeln, Inc.	11/23/21	6.88	47975	12/14/21
		8328.11.23.2	LogMeln, Inc.	11/23/21	213.32	47975	12/14/21
		8328.11.23.2	LogMeln, Inc.	11/23/21	6.88	47975	12/14/21
		8328.11.23.2	LogMeln, Inc.	11/23/21	20.64	47975	12/14/21
		8328.11.23.2	LogMeln, Inc.	11/23/21	6.88	47975	12/14/21
		8328.11.23.2	Amazon-Ice Skating Rink Backdrop	11/23/21	49.99	47975	12/14/21
		8328.11.23.2	Amazon-Computer Mouse-Coleman	11/23/21	9.34	47975	12/14/21
		8328.11.23.2	Amazon-Phone Splitter for Ice Skating Rink	11/23/21	5.99	47975	12/14/21
		8328.11.23.2	Credit-Training	11/23/21	235.00-	47975	12/14/21
		8328.11.23.2	Credit-Training	11/23/21	175.00-	47975	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total 148:					14,693.93		
276							
276	Builders FirstSource	84454881	Golf Course	11/09/21	26.16	47979	12/14/21
		84526901	Ice Rink	11/23/21	181.63	47979	12/14/21
		84545037	Golf Course	11/29/21	112.49	47979	12/14/21
Total 276:					320.28		
320							
320	Canon Solutions America, Inc	4038074481	COPIER MAINTENANCE	11/24/21	281.65	47980	12/14/21
Total 320:					281.65		
351							
351	Cascade Natural Gas Corp.	1092.11.22.2	700 6th St.	11/22/21	61.78	47983	12/14/21
		1092.11.22.2	700 6th St.	11/22/21	61.78	47983	12/14/21
		1092.11.22.2	700 6th St.	11/22/21	61.78	47983	12/14/21
		3033.11.22.2	82959 Draper St.	11/22/21	83.14	47983	12/14/21
		7846.11.22.2	830 6th St.	11/22/21	204.41	47983	12/14/21
		7851.11.22.2	822 6TH ST.	11/22/21	12.61	47983	12/14/21
		8476.11.22.2	1205 W 3RD St.	11/22/21	475.93	47983	12/14/21
Total 351:					961.43		
355							
355	Casiday Battery Co.	13973	Well Station-battery	11/17/21	314.85	47984	12/14/21
Total 355:					314.85		
362							
362	Center Point Large Print	1894307	Large Print Books for Library	12/01/21	47.94	48089	12/29/21
Total 362:					47.94		
364							
364	Central Machinery Sales, Inc.	IH34162	WWTP Supplies	11/22/21	252.77	47985	12/14/21
Total 364:					252.77		
367							
367	CenturyLink	678B.11.25.2	Police Dept Phones	11/25/21	91.08	47986	12/14/21
Total 367:					91.08		
435							
435	Commercial Tire	274823	Snow tire change over	10/26/21	90.00	48090	12/29/21
		274857	Snow tire change over	10/27/21	90.00	48090	12/29/21
		276718	Tires	12/23/21	948.95	48090	12/29/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total 435:					1,128.95		
458							
458	CORRECT EQUIPMENT INC	20149	Chlorine Scales and Shutoff	11/10/21	14,205.00	48091	12/29/21
Total 458:					14,205.00		
478							
478	Creative Product Source, Inc.	CPI092282	Program Supplies	11/08/21	193.11	47992	12/14/21
Total 478:					193.11		
488							
488	Crystal Springs	9262940120	Water for Police Department	12/08/21	76.89	48092	12/29/21
Total 488:					76.89		
559							
559	Devin Oil Company Inc	328710	Public Works Oil	12/10/21	12.50	48093	12/29/21
		328710	Public Works Oil	12/10/21	12.50	48093	12/29/21
		328710	Public Works Oil	12/10/21	12.50	48093	12/29/21
		328710	Public Works Oil	12/10/21	12.50	48093	12/29/21
		328935	Golf Course Fuel	12/08/21	357.57	48093	12/29/21
		331267	Public Works Fuel	12/22/21	604.24	48093	12/29/21
		331267	Public Works Fuel	12/22/21	604.24	48093	12/29/21
		331267	Public Works Fuel	12/22/21	604.25	48093	12/29/21
		331267	Public Works Fuel	12/22/21	604.24	48093	12/29/21
		CL63351	Public Works Fuel	11/30/21	311.43	47994	12/14/21
		CL63351	Public Works Fuel	11/30/21	311.43	47994	12/14/21
		CL63351	Public Works Fuel	11/30/21	311.43	47994	12/14/21
		CL63351	Public Works Fuel	11/30/21	311.43	47994	12/14/21
		CL63352	PD Fuel	11/30/21	1,381.89	47994	12/14/21
		CL63574	Public Works Fuel	12/15/21	224.96	48093	12/29/21
		CL63574	Public Works Fuel	12/15/21	224.96	48093	12/29/21
		CL63574	Public Works Fuel	12/15/21	224.96	48093	12/29/21
		CL63574	Public Works Fuel	12/15/21	224.95	48093	12/29/21
		CL63575	PD Fuel	12/15/21	1,404.26	48093	12/29/21
Total 559:					7,756.24		
607							
607	Ducote Consulting	1723	CDBG Water Grant Admin	11/30/21	803.75	47996	12/14/21
		1725	Grand Admin CDBG Sewer	11/30/21	148.75	47996	12/14/21
		1726	EDA Business Center	11/30/21	180.00	47996	12/14/21
		1726	EDA Business Center	11/30/21	180.00	47996	12/14/21
Total 607:					1,312.50		
609							
609	Duke's Auto Plus	14049	Auto Repairs	11/10/21	81.25	47997	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
		14049	Auto Repairs	11/10/21	81.25	47997	12/14/21
		14049	Auto Repairs	11/10/21	81.25	47997	12/14/21
		14049	Auto Repairs	11/10/21	81.25	47997	12/14/21
		14091	Oil Change	11/29/21	150.00	47997	12/14/21
	Total 609:				475.00		
628							
628	East Oregonian	270298	Winter Festival	11/24/21	315.12	47998	12/14/21
		2709298	Winter Festival	11/23/21	425.04	47998	12/14/21
		RENEWAL-2	Renewal for library subscription #25375 Acct. EO10048152	12/01/21	135.00	47998	12/14/21
	Total 628:				875.16		
635							
635	Eastern Oregon Telecom, LLC	0317.12.01.2	Golf Course	12/01/21	103.34	47999	12/14/21
		8743.12.01.2	Marina Internet	12/01/21	246.49	47999	12/14/21
		8743.12.01.2	City Hall Internet	12/01/21	13.23	47999	12/14/21
		8743.12.01.2	City Shop	12/01/21	72.34	47999	12/14/21
		8743.12.01.2	WWTP Internet	12/01/21	310.28	47999	12/14/21
		8743.12.01.2	City Shop	12/01/21	39.68	47999	12/14/21
		8743.12.01.2	City Library	12/01/21	236.94	47999	12/14/21
		8743.12.01.2	Police Dept. Internet	12/01/21	237.94	47999	12/14/21
	Total 635:				1,260.24		
669							
669	Engraving Specialties	7754	Plaques for Planning	12/01/21	38.00	48000	12/14/21
	Total 669:				38.00		
755							
755	Foreman, Christopher	12272021	Reimb Propane	12/27/21	107.74	48096	12/29/21
	Total 755:				107.74		
817							
817	GG's Smokehouse Catering	2021PDCHRI	Police Department Christmas Party 2021	12/10/21	414.00	48081	12/14/21
	Total 817:				414.00		
854							
854	Gordon's Electric Inc.	W16410	RV Park RV Space #10	12/02/21	223.75	48005	12/14/21
		W16412	Police Dept Lights	12/02/21	145.84	48005	12/14/21
		W16431	Lights at City Hall	12/03/21	3,061.29	48005	12/14/21
		W16445	Skating Rink	12/06/21	2,576.39	48005	12/14/21
		W16460	Light Poles on 6th St.	12/07/21	440.35	48097	12/29/21
		W16461	RV Spaces 8 and 9	12/07/21	1,302.15	48097	12/29/21
		W16485	RV Pedestals	12/06/21	1,083.32	48097	12/29/21
		W16497	Nugent Restroom Electrical	12/10/21	9,793.00	48005	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
		W16536	Lights on Marina Dock	12/20/21	2,754.95	48097	12/29/21
		W16537	Light Poles-Nugent Park	12/20/21	1,427.13	48097	12/29/21
Total 854:					22,808.17		
856							
856	Gotcha Covered	345805	Cleaning Services	12/04/21	443.84	48006	12/14/21
		345805	Cleaning Services	12/04/21	383.98	48006	12/14/21
		345805	Cleaning Services	12/04/21	383.98	48006	12/14/21
		345805	Cleaning Services	12/04/21	248.20	48006	12/14/21
Total 856:					1,460.00		
905							
905	H.D. Fowler Company	I5976958	Water Dept Supplies Meters etc	12/07/21	92.75	48098	12/29/21
Total 905:					92.75		
915							
915	Hall, Chet	REFUND12.	Moorage Refund	12/27/21	130.00	48099	12/29/21
Total 915:					130.00		
966							
966	Hermiston Auto Parts, Inc.	621084	Parks Supplies	10/25/21	202.01	48007	12/14/21
		621356	Credit on Parks Supplies	11/03/21	153.56-	48007	12/14/21
		621658	Parks Supplies	11/12/21	41.74	48007	12/14/21
		621820	Vehicle Maintenance	11/17/21	21.94-	48007	12/14/21
		621820	Vehicle Maintenance	11/17/21	38.39-	48007	12/14/21
		621820	Vehicle Maintenance	11/17/21	109.69-	48007	12/14/21
		621820	Vehicle Maintenance	11/17/21	41.13-	48007	12/14/21
		621820	Vehicle Maintenance	11/17/21	63.07-	48007	12/14/21
		621834	streets	11/17/21	6.99	48007	12/14/21
		621923	streets Supplies	11/19/21	33.49	48007	12/14/21
		621980	Parks Supplies	11/22/21	22.48	48007	12/14/21
		621990	Parks Supplies	11/22/21	33.66	48007	12/14/21
		622025	sewer supplies	11/23/21	130.80	48007	12/14/21
		622035	Parks Supplies	11/24/21	10.14	48007	12/14/21
		622036	Parks Supplies	11/24/21	16.49	48007	12/14/21
		622037	Parks Supplies	11/24/21	10.14	48007	12/14/21
		622038	Parks Supplies	11/24/21	10.15	48007	12/14/21
		622193	Golf Course	12/01/21	38.65	48007	12/14/21
		622227	streets Supplies	12/02/21	20.89	48007	12/14/21
		622315	Parks Supplies	12/06/21	20.88	48007	12/14/21
		622447	Skating Rink Supplies	11/09/21	30.27	48100	12/29/21
		622635	streets Supplies	12/15/21	18.40	48100	12/29/21
		879194	Vehicle Maintenance	11/18/21	3.08	48007	12/14/21
		879194	Vehicle Maintenance	11/18/21	5.39	48007	12/14/21
		879194	Vehicle Maintenance	11/18/21	15.40	48007	12/14/21
		879194	Vehicle Maintenance	11/18/21	5.77	48007	12/14/21
		879194	Vehicle Maintenance	11/18/21	8.85	48007	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total 966:					257.89		
1012							
1012	Home Depot Credit Services	1120592	Winterfest	10/28/21	1,869.28	48010	12/14/21
		42068	Stage Canopy	11/18/21	94.18	48010	12/14/21
		510622	Winterfest	11/18/21	708.46	48010	12/14/21
		91828	Parks Supplies	11/08/21	59.40	48010	12/14/21
Total 1012:					2,731.32		
1034							
1034	HRA VEBA Trust Contributions	2022CONTRI	HRA Contributions-2022	12/13/21	3,120.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	1,220.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	700.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	3,260.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	2,160.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	13,700.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	1,000.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	2,640.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	4,340.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	3,940.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	2,000.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	1,320.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	2,780.00	48011	12/14/21
		2022CONTRI	HRA Contributions-2022	12/13/21	120.00	48011	12/14/21
Total 1034:					42,300.00		
1060							
1060	Ingram	55944328	Library Books	11/17/21	16.80	48012	12/14/21
		56212799	Library Books	11/30/21	70.14	48012	12/14/21
		56212800	Library Books	11/30/21	55.79	48012	12/14/21
		56212801	Library Books	11/30/21	51.60	48012	12/14/21
		56212802	Library Books	11/30/21	17.39	48012	12/14/21
		56212803	Library Books	11/30/21	34.80	48012	12/14/21
		56212804	Library Books	11/30/21	17.40	48012	12/14/21
		56212805	Library Books	11/30/21	117.03	48012	12/14/21
		56237468	Library Books	12/01/21	7.35	48012	12/14/21
Total 1060:					354.70		
1068							
1068	Intermountain ESD	525P021194	Parks and Rec. Activity Guide	12/07/21	4,212.90	48013	12/14/21
Total 1068:					4,212.90		
1071							
1071	INTERNATIONAL CODE COUN	1001423831	Building Dept Code Books	11/15/21	675.00	48014	12/14/21
Total 1071:					675.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
1089							
1089	J U B Engineers, Inc.	148532	City of Umatilla-Quincy Improvements	12/09/21	3,710.47	48016	12/14/21
		148645	Umatilla Wastewater Facilities Plan	12/14/21	24,843.20	48103	12/29/21
		148657	Fishing Shack and Boat Launch Estimates	12/14/21	170.00	48103	12/29/21
		148658	Power City-Brownell Water Improvement	12/14/21	38,280.35	48103	12/29/21
		148659	Power City Brownell Sewer Improvements	12/14/21	11,293.00	48103	12/29/21
		148661	Golf Course Pump Station Power Easement	12/14/21	198.00	48103	12/29/21
		148662	Cleaver Partition Plat and Easements	12/14/21	1,479.50	48103	12/29/21
		148663	Hash Park Concept	12/14/21	2,797.50	48103	12/29/21
		148664	Umatilla Marina Concept	12/14/21	1,290.00	48103	12/29/21
		148670	Umatilla Business Center	12/15/21	775.50	48103	12/29/21
		148670	Umatilla Business Center	12/15/21	775.50	48103	12/29/21
		148672	On-Call Engineering Services	12/14/21	2,077.39	48103	12/29/21
		148672	On-Call Engineering Services	12/14/21	2,077.38	48103	12/29/21
		148851	Umatilla Water Master Plan	12/20/21	693.32	48103	12/29/21
		148852	Wanapa Road and Utilities Extension-Phase 1	12/20/21	5,353.60	48103	12/29/21
		148895	Risk and Resilience Assessment	12/20/21	1,157.00	48103	12/29/21
		148964	Umatilla Pedestrian Bridge and Waterline Replacement	12/21/21	4,767.23	48103	12/29/21
		148964	Umatilla Pedestrian Bridge and Waterline Replacement	12/21/21	6,620.27	48103	12/29/21
Total 1089:					108,359.21		
1099							
1099	James C. Fulper dba Health Opt	98051	DOT Drug Screen-Scheel	12/20/21	63.00	48104	12/29/21
Total 1099:					63.00		
1112							
1112	Jimmy's Johns Portable Toilets L	15961	Marina & RV Park - 2 Units	12/01/21	195.00	48105	12/29/21
		15962	nugent park	12/01/21	185.00	48105	12/29/21
Total 1112:					380.00		
1141							
1141	Jones-Scott co.	46370	3/4 Minus Rock - Streets	11/09/21	814.91	48018	12/14/21
		46413	3/4 Minus Rock - Streets	11/18/21	1,297.59	48018	12/14/21
		46441	3/4 Minus Rock - Streets	11/23/21	523.53	48018	12/14/21
Total 1141:					2,636.03		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
1207							
1207	Kookee LLC	DRGP-DECE	Downtown Revitalization Grant Program	12/17/21	2,650.00	48106	12/29/21
Total 1207:					2,650.00		
1221							
1221	Kuo Testing Labs	2105082	TRCI Lab Tests TBR	05/21/21	85.10	48107	12/29/21
		2106133	TRCI Lab Tests TBR	05/31/21	85.10	48107	12/29/21
		2106248	TRCI Lab Tests TBR	07/07/21	85.10	48107	12/29/21
		2106394	TRCI Lab Tests	06/15/21	89.00	48107	12/29/21
		2106432	TRCI Lab Tests	06/16/21	85.10	48107	12/29/21
		2106444	Diversion-Canal Grab	06/16/21	94.35	48107	12/29/21
		2106512	Testing for Diversion Structure	06/21/21	22.10	48107	12/29/21
		2107129	TRCI Lab Tests TBR	07/08/21	85.10	48107	12/29/21
		2107130	TRCI Lab Tests TBR	07/01/21	85.10	48107	12/29/21
		2107168	Diversion-Canal Grab	07/05/21	116.45	48107	12/29/21
		2107249	TRCI Lab Tests TBR	07/08/21	85.10	48107	12/29/21
		2107513	TRCI Lab Tests TBR	07/26/21	85.10	48107	12/29/21
		2107604	TRCI Lab Tests TBR	07/30/21	85.10	48107	12/29/21
		2108009	Testing for Diversion Structure	08/02/21	51.00	48107	12/29/21
		2108037	TRCI Lab Tests TBR	08/03/21	85.10	48107	12/29/21
		2108127	Diversion-Canal Grab	12/09/21	116.45	48107	12/29/21
		2108199	TRCI Lab Tests TBR	08/13/21	85.10	48107	12/29/21
		2108338	Diversion-Canal Grab	08/24/21	116.45	48107	12/29/21
		2108368	TRCI Lab Tests TBR	08/25/21	85.10	48107	12/29/21
		2109001	TRCI Lab Tests	08/27/21	85.10	48107	12/29/21
		2109066	TRCI Lab Tests TBR	08/31/21	85.10	48107	12/29/21
		2109272	TRCI Lab Tests	09/16/21	85.10	48107	12/29/21
		2109441	TRCI Lab Tests TBR	09/27/21	85.10	48107	12/29/21
		2109482	Diversion-Canal Grab	09/29/21	116.45	48107	12/29/21
		2109529	TRCI Lab Tests TBR	09/30/21	85.10	48107	12/29/21
		2110387	TRCI Lab Tests	10/08/21	85.10	48107	12/29/21
		2110535	TRCI Lab Tests	10/15/21	85.10	48107	12/29/21
		2110555	TRCI Lab Tests	10/18/21	85.10	48107	12/29/21
		2110719	Diversion-Canal Grab	10/26/21	116.45	48107	12/29/21
		2110723	TRCI Lab Tests	10/26/21	85.10	48107	12/29/21
		2111112	TRCI Lab Tests TBR	11/08/21	85.10	48107	12/29/21
		2111158	TRCI Lab Tests	11/09/21	85.10	48107	12/29/21
		2111249	TRCI Lab Tests	11/12/21	85.10	48107	12/29/21
		2111337	TRCI Lab Tests	11/22/21	85.10	48107	12/29/21
		2112102	TRCI Lab Tests TBR	12/08/21	85.10	48107	12/29/21
		2112145	TRCI Lab Tests TBR	12/10/21	85.10	48107	12/29/21
		2112160	TRCI Lab Tests TBR	12/13/21	85.10	48107	12/29/21
		21C0078	TRCI Lab Tests TBR	03/17/21	85.10	48107	12/29/21
		21D0018	TRCI Lab Tests TBR	04/01/21	85.10	48107	12/29/21
		21D0049	TRCI Lab Tests TBR	04/02/21	85.10	48107	12/29/21
		21D0172	TRCI Lab Tests TBR	04/09/21	85.10	48107	12/29/21
		21D0209	TRCI Lab Tests TBR	04/12/21	85.10	48107	12/29/21
		21D0246	TRCI Lab Tests TBR	04/13/21	85.10	48107	12/29/21
		21D0325	TRCI Lab Tests TBR	04/19/21	85.10	48107	12/29/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
		21D0343	TRCI Lab Tests TBR	04/20/21	85.10	48107	12/29/21
		'21E0015	TRCI Lab Tests TBR	05/03/21	85.10	48107	12/29/21
		'21E0109	TRCI Lab Tests TBR	05/06/21	85.10	48107	12/29/21
Total 1221:					4,072.50		
1257							
1257	LEHR	S167645	OUTFIT POLICE VEHICLE	11/11/21	739.90	48022	12/14/21
Total 1257:					739.90		
1462							
1462	MID-COLUMBIA MOBILE PROP	112221-7	PROPANE	11/22/21	71.69	48025	12/14/21
		SER111921	PROPANE	11/19/21	107.89	48025	12/14/21
Total 1462:					179.58		
1559							
1559	NOLAND DOOR CO INC.	51149	Nugent Park Restrooms	12/08/21	500.00	48111	12/29/21
Total 1559:					500.00		
1561							
1561	Norco Inc.	33443830	Parks supplies	11/02/21	46.06	48027	12/14/21
		33658916	Cylinder Rental	11/30/21	45.30	48027	12/14/21
		33658916	Cylinder Rental	11/30/21	45.30	48027	12/14/21
Total 1561:					136.66		
1562							
1562	North Central Labs of Wisc	463622	Water Test Supplies	12/08/21	162.37	48112	12/29/21
Total 1562:					162.37		
1563							
1563	North Coast Electric Co.	S011277237.	6th Street Lighting	11/29/21	608.70	48028	12/14/21
		S011321798.	Flag holder	11/15/21	109.50	48028	12/14/21
		S011321798.	Streets Supplies	11/30/21	3,117.95	48028	12/14/21
Total 1563:					3,836.15		
1580							
1580	NW Farm Supply Inc.	2111-173327	Park Supplies	11/10/21	26.86	48029	12/14/21
		2111-178797	Ice rink lighting	11/23/21	239.59	48029	12/14/21
		2111-180887	Waste water supplies	10/29/21	207.92	48029	12/14/21
Total 1580:					474.37		
1587							
1587	OAMR	03308	Annual Dues - Sandoval	12/20/21	60.00	48113	12/29/21
Total 1587:					60.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
1599							
1599	OHA Cashier	OR4100914-	Annual Water System	12/10/21	200.00	48030	12/14/21
Total 1599:					200.00		
1610							
1610	OMA	2003394	Annual Dues, Mayor	12/17/21	139.00	48114	12/29/21
Total 1610:					139.00		
1615							
1615	One Call Concepts, Inc.	1110508	Regular Tickets, Modem Delivery	12/01/21	4.67	48032	12/14/21
Total 1615:					4.67		
1629							
1629	Oregon Assoc of Water Util	31951	Wastewater Cert. Review-Horn	12/01/21	305.00	48033	12/14/21
Total 1629:					305.00		
1630							
1630	Oregon Bldg Officials Assn	7899	Membership Renewal	12/07/21	225.00	48034	12/14/21
Total 1630:					225.00		
1636							
1636	Oregon Dept of Revenue	NOVEMBER	State Court Assessments	12/01/21	20,752.41	48035	12/14/21
Total 1636:					20,752.41		
1645							
1645	Oregon Municipal Judges Assn.	2022 DUES	Annual Dues Judge Krogh - 2021	12/17/21	200.00	48115	12/29/21
Total 1645:					200.00		
1657							
1657	Oriental Trading Company	714188354-0	Library Christmas Supplies	12/14/21	98.17	48116	12/29/21
Total 1657:					98.17		
1676							
1676	OXARC Inc.	31411278	Fire Ext. Recharge PD	11/24/21	116.66	48036	12/14/21
		31420598	Supplies	12/02/21	71.40	48117	12/29/21
		31420620	Safety Vest	12/02/21	6.94	48117	12/29/21
		31420667	Safety vest	12/03/21	29.73	48117	12/29/21
		31420788	Street Dept. Supplies	12/03/21	58.00	48117	12/29/21
		31421664	Parks Supplies	12/03/21	181.99	48117	12/29/21
Total 1676:					464.72		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
1684							
1684	Pacific Power	0010.12.16.2	820 6th St.	12/16/21	109.13	48118	12/29/21
		0013.12.16.2	Highway 395 & 730 Interti Well	12/16/21	2,640.86	48118	12/29/21
		0021.11.29.2	McNary Ind. Park	11/29/21	7,762.21	48037	12/14/21
		0028.11.23.2	golf course	11/23/21	1,513.36	48037	12/14/21
		0036.11.23.2	Boyd's House	11/23/21	56.80	48037	12/14/21
		0039.11.24.2	McFarland Well	11/24/21	1,586.07	48037	12/14/21
		0054.11.23.2	282 Powerline Rd	11/23/21	17.96	48037	12/14/21
		0062.12.16.2	Shop Complex	12/16/21	30.14	48118	12/29/21
		0070.12.16.2	8th & F SE Corner	12/16/21	57.82	48118	12/29/21
		0096.11.23.2	6th & A St.	11/23/21	19.58	48118	12/29/21
		0104.11.29.2	Street Lights	11/29/21	2,706.29	48037	12/14/21
		0112.12.16.2	800 6th St.	12/16/21	133.05	48118	12/29/21
		0112.12.16.2	800 6th St.	12/16/21	282.00	48118	12/29/21
		0112.12.16.2	800 6th St.	12/16/21	282.00	48118	12/29/21
		0112.12.16.2	800 6th St.	12/16/21	282.00	48118	12/29/21
		0120.11.19.2	632 D St. Umatilla OR	11/19/21	242.72	48037	12/14/21
		0120.12.16.2	632 D St. Umatilla OR	12/16/21	726.35	48118	12/29/21
		0146.12.16.2	Bud Draper Dr.	12/16/21	3,976.71	48118	12/29/21
		0153.12.16.2	Water Booster Station	12/16/21	1,635.56	48118	12/29/21
		0161.12.16.2	Port Well	12/16/21	3,860.06	48118	12/29/21
		0179.11.29.2	285 Radar Rd.	11/29/21	529.57	48037	12/14/21
		0187.12.16.2	Div 7 Naches Ave. Lift	12/16/21	31.45	48118	12/29/21
		0377.11.23.2	Bath House Marina	11/23/21	407.94	48037	12/14/21
		0385.11.23.2	Fish Cleaning Station	11/23/21	48.16	48037	12/14/21
		0393.11.23.2	West End Comfort Station	11/23/21	23.50	48037	12/14/21
		0401.11.23.2	15 HP Pump Marina Levy	11/23/21	367.99	48037	12/14/21
		0419.11.23.2	Quincy Ave. N 2nd @ Marina	11/23/21	177.56	48037	12/14/21
		0427.11.23.2	Marina Pk. Umatilla OR	11/23/21	1,218.81	48037	12/14/21
		0435.11.23.2	1710 Quincy St.	11/23/21	440.84	48037	12/14/21
		0443.12.14.2	Marina Lights	12/14/21	135.28	48118	12/29/21
		0476.11.23.2	ABT 30322 HWY 730	11/23/21	25.01	48037	12/14/21
Total 1684:					31,326.78		
1715							
1715	Pea Ridge Embroidery	38110	Embroider Caps	12/08/21	1,312.50	48038	12/14/21
		38148	Skating Rink Hats	12/15/21	485.02	48120	12/29/21
		38183	Skating Rink Jackets	12/23/21	1,022.74	48120	12/29/21
Total 1715:					2,820.26		
1771							
1771	Port of Umatilla	9669	Port Well Lease - Annual Payment	12/01/21	100.00	48041	12/14/21
Total 1771:					100.00		
1774							
1774	Postmaster	#130-2022	PO Box Rental-130	12/01/21	233.00	48042	12/14/21
		#130-2022	PO Box Rental-130	12/01/21	233.00	48042	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
		#820-2022R	Library Box Rental	12/01/21	308.00	48042	12/14/21
Total 1774:					774.00		
1791							
1791	PRO RENTAL & SALES, INC.	1613760000	Nugent Park Bathrooms	10/29/21	98.60	48044	12/14/21
		1613789-000	Nugent Park Bathrooms	10/29/21	400.20	48044	12/14/21
		1625934-000	Equipment Rental for Streets	12/03/21	331.60	48044	12/14/21
		1628092-000	Equipment Rental for Nugent	12/08/21	83.52	48044	12/14/21
		1630715-000	Nugent Park Bathrooms	12/17/21	92.80	48121	12/29/21
Total 1791:					1,006.72		
1818							
1818	Quill Corporation	21293979	Office Supplies	11/30/21	230.96	48123	12/29/21
		21293979	Office Supplies	11/30/21	45.89	48123	12/29/21
		21293979	Office Supplies	11/30/21	92.54	48123	12/29/21
		21293979	Office Supplies	11/30/21	138.43	48123	12/29/21
		21293979	Office Supplies	11/30/21	138.43	48123	12/29/21
		21293979	Office Supplies	11/30/21	92.54	48123	12/29/21
		21293979	Office Supplies	11/30/21	13.53	48123	12/29/21
		21295379	Parks Program Supplies	11/30/21	59.99	48123	12/29/21
		21333744	Office Supplies	12/08/21	45.12	48045	12/14/21
		21333744	Office Supplies	12/08/21	8.96	48045	12/14/21
		21333744	Office Supplies	12/08/21	18.08	48045	12/14/21
		21333744	Office Supplies	12/08/21	27.04	48045	12/14/21
		21333744	Office Supplies	12/08/21	27.04	48045	12/14/21
		21333744	Office Supplies	12/08/21	18.08	48045	12/14/21
		21333744	Office Supplies	12/08/21	2.64	48045	12/14/21
		21480270	Office Supplies	12/07/21	21.36	48045	12/14/21
		21480270	Office Supplies	12/07/21	4.24	48045	12/14/21
		21480270	Office Supplies	12/07/21	8.56	48045	12/14/21
		21480270	Office Supplies	12/07/21	12.80	48045	12/14/21
		21480270	Office Supplies	12/07/21	12.80	48045	12/14/21
		21480270	Office Supplies	12/07/21	8.56	48045	12/14/21
		21480270	Office Supplies	12/07/21	1.25	48045	12/14/21
		21674606	Office Supplies	12/14/21	4.71	48123	12/29/21
		21674606	Office Supplies	12/14/21	.94	48123	12/29/21
		21674606	Office Supplies	12/14/21	1.89	48123	12/29/21
		21674606	Office Supplies	12/14/21	2.82	48123	12/29/21
		21674606	Office Supplies	12/14/21	2.82	48123	12/29/21
		21674606	Office Supplies	12/14/21	1.89	48123	12/29/21
		21674606	Office Supplies	12/14/21	.26	48123	12/29/21
		21692580	Office Supplies	12/14/21	27.09	48123	12/29/21
		21692580	Office Supplies	12/14/21	5.38	48123	12/29/21
		21692580	Office Supplies	12/14/21	10.85	48123	12/29/21
		21692580	Office Supplies	12/14/21	16.24	48123	12/29/21
		21692580	Office Supplies	12/14/21	16.24	48123	12/29/21
		21692580	Office Supplies	12/14/21	10.85	48123	12/29/21
		21692580	Office Supplies	12/14/21	1.60	48123	12/29/21
		21696446	Office Supplies	12/14/21	3.82	48123	12/29/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
		21696446	Office Supplies	12/14/21	.76	48123	12/29/21
		21696446	Office Supplies	12/14/21	1.53	48123	12/29/21
		21696446	Office Supplies	12/14/21	2.29	48123	12/29/21
		21696446	Office Supplies	12/14/21	2.29	48123	12/29/21
		21696446	Office Supplies	12/14/21	1.53	48123	12/29/21
		21696446	Office Supplies	12/14/21	.23	48123	12/29/21
		21751177	Office Supplies	12/17/21	32.14	48123	12/29/21
		21751177	Office Supplies	12/17/21	6.39	48123	12/29/21
		21751177	Office Supplies	12/17/21	12.88	48123	12/29/21
		21751177	Office Supplies	12/17/21	19.26	48123	12/29/21
		21751177	Office Supplies	12/17/21	19.26	48123	12/29/21
		21751177	Office Supplies	12/17/21	12.88	48123	12/29/21
		21751177	Office Supplies	12/17/21	1.89	48123	12/29/21
		21751546	Building Dept-supplies	12/17/21	17.85	48123	12/29/21
		21751546	WWTP Supplies	12/17/21	17.85	48123	12/29/21
		21756243	Heater for Golf Course	12/17/21	269.99	48123	12/29/21
Total 1818:					1,555.26		
1827							
1827	Rae's Dayz Diner & Cakery, LLC	110	TABLE Top Luncheon	12/13/21	231.75	48082	12/14/21
		110	TABLE Top Luncheon	12/13/21	231.75	48082	12/14/21
		110	Room Rental	12/13/21	325.00	48082	12/14/21
Total 1827:					788.50		
1846							
1846	RDO Equipment Co.	P3285165	John Deere Mower Parts	10/01/21	29.55	48046	12/14/21
		W4645065	John Deere Mower Service	11/17/21	1,688.35	48046	12/14/21
		W4670365	John Deere Mower Parts/repair	12/07/21	235.78	48046	12/14/21
		W4671465	John Deere Mower Service	12/01/21	287.86	48046	12/14/21
Total 1846:					2,241.54		
1912							
1912	Ross Machine & Steel Sales, Inc	28559	Parks supplies	11/05/21	61.85	48049	12/14/21
		61669	Parks supplies	11/04/21	160.65	48049	12/14/21
Total 1912:					222.50		
1929							
1929	S.S. EQUIPMENT	WH10321	Kuobota repair	11/23/21	587.83	48051	12/14/21
Total 1929:					587.83		
1938							
1938	Sanco Inc.	10676	Purefloc 22C9 Polymer	10/29/21	1,102.50	48052	12/14/21
Total 1938:					1,102.50		
1943							
1943	Sanitary Disposal, Inc.	NOV2021	Refuse Collection	12/01/21	79,313.39	48054	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
		NOV2021	Refuse Collection	12/01/21	12,690.14-	48054	12/14/21
		OCT2021	Refuse Collection	10/31/21	64,158.95	47965	12/03/21
Total 1943:					130,782.20		
1944							
1944	Sanitary Disposal, Transfer St	733222	Baseball dugouts at Hash and Nugent Parks	11/04/21	100.27	48055	12/14/21
		733310	Bio Solids	11/05/21	92.81	48055	12/14/21
		733319	Bio Solids	11/05/21	108.75	48055	12/14/21
		733330	Bio Solids	11/05/21	91.53	48055	12/14/21
		733346	Bio Solids	11/05/21	97.18	48055	12/14/21
		733356	Bio Solids	11/05/21	105.15	48055	12/14/21
		733379	Bio Solids	11/05/21	96.16	48055	12/14/21
		733397	Bio Solids	11/01/21	49.62	48055	12/14/21
Total 1944:					741.47		
1977							
1977	Seder Architecture + Urban Des,	22	Umatilla Business Center	11/14/21	8,398.75	47966	12/07/21
		22	Umatilla Business Center	11/14/21	8,398.75	47966	12/07/21
		23	Umatilla Business Center	12/10/21	8,311.20	48057	12/14/21
		23	Umatilla Business Center	12/10/21	8,311.20	48057	12/14/21
Total 1977:					33,419.90		
2013							
2013	Signs by Sue	23163	Outfit New Police Vehicle	12/06/21	712.00	48058	12/14/21
Total 2013:					712.00		
2059							
2059	Smitty's Ace Hardware	660517	marina Supplies	10/19/21	19.34	48126	12/29/21
		661334	Golf Course	11/04/21	26.45	48126	12/29/21
		662024	Park Supplies	11/17/21	159.99	48126	12/29/21
		662623	marina Supplies	11/29/21	20.00	48059	12/14/21
		662625	Golf Course	11/29/21	19.58	48059	12/14/21
		662627	Waste Water Supplies	11/29/21	17.90	48059	12/14/21
		662679	Park Supplies	11/30/21	649.93	48059	12/14/21
		662709	Park Supplies	11/30/21	39.87	48059	12/14/21
		662848	marina Supplies	12/02/21	302.18	48059	12/14/21
		662889	Golf Course	12/02/21	33.57	48059	12/14/21
		662923	Parks supplies	12/03/21	182.82	48059	12/14/21
		663080	marina Supplies	12/07/21	103.96-	48059	12/14/21
		663153	Parks supplies	12/08/21	165.78	48059	12/14/21
		663177	Park Supplies	12/08/21	127.13	48059	12/14/21
		663291	Golf Course	12/10/21	18.58	48126	12/29/21
		663299	marina Supplies	12/10/21	5.97	48126	12/29/21
		663300	Water Supplies	12/10/21	71.98	48126	12/29/21
		663482	marina Supplies	12/14/21	63.96	48126	12/29/21
		663500	Golf Course	12/14/21	67.93	48126	12/29/21
		663536	Uniform Allowance-Madrigal	12/12/21	344.64	48126	12/29/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
		663567	Parks supplies	12/15/21	203.92	48126	12/29/21
		663695	Street Supplies	12/17/21	9.99	48126	12/29/21
		663938	Park Supplies	12/22/21	88.84	48126	12/29/21
		663968	Parks supplies	12/22/21	15.92	48126	12/29/21
		664012	marina Clothing Allowance- Chet	12/23/21	108.97	48126	12/29/21
		728542	Nugent Park Bathrooms	10/01/21	10.03	48059	12/14/21
		K62910	leaf blower	12/03/21	649.99	48059	12/14/21
Total 2059:					3,321.30		
2076							
2076	Specks Printing	8681	meter tickets	12/06/21	115.00	48060	12/14/21
		8687	PO Books for PD	12/22/21	190.00	48127	12/29/21
Total 2076:					305.00		
2138							
2138	SYNCHRONY BANK/AMAZON	4455357365	Program Supplies	11/24/21	39.94	48128	12/29/21
		4455658676	Program Supplies	11/30/21	80.42	48128	12/29/21
		4543587769	Program Supplies	12/11/21	22.27	48128	12/29/21
		6545894899	Program Supplies	11/17/21	64.75	48128	12/29/21
		9649797845	Program Supplies	11/30/21	56.40	48128	12/29/21
Total 2138:					263.78		
2148							
2148	Talos Engineering, Inc.	1900	Project Billing-Telemetry and SCADA Upgrade	12/16/21	488.00	48129	12/29/21
		1900	Project Billing-Telemetry and SCADA Upgrade	12/16/21	488.00	48129	12/29/21
Total 2148:					976.00		
2214							
2214	Tom Denchel Ford Country	FOCS34704	Ford Repairs	11/19/21	3,671.30	48063	12/14/21
		FOCS34704	Ford Repairs	11/19/21	3,671.30	48063	12/14/21
Total 2214:					7,342.60		
2227							
2227	Traffic Safety Supply Co.	INV044891	Street Signs	12/17/21	284.00	48130	12/29/21
Total 2227:					284.00		
2264							
2264	Umatilla Chamber of Commerce	TRICKOTRE	Reimburse the Chamber for Treat O' Treat on Main Entertainment	12/09/21	150.00	48065	12/14/21
Total 2264:					150.00		
2266							
2266	Umatilla County	GISREVIEW-	GIS Review Fee	12/13/21	50.00	48076	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
		RECORDING	Recording Fee	12/13/21	120.00	48077	12/14/21
		SURVEYOR	Surveyor filing fee-business center	12/13/21	75.00	48078	12/14/21
		SURVEYOR	Surveyor Review Fee-Business Center	12/13/21	550.00	48079	12/14/21
Total 2266:					795.00		
2273							
2273	Umatilla County Finance Dept	NOVEMBER	County Assesment	12/01/21	2,828.09	48066	12/14/21
Total 2273:					2,828.09		
2281							
2281	Umatilla Elect. Coop. Assoc.	4907.12.01.2	Lights for Waterfall	12/01/21	35.00	48131	12/29/21
		6190.12.01.2	60 HP Pump	12/01/21	45.88	48131	12/29/21
		6190.12.01.2	Beach Access	12/01/21	70.00	48131	12/29/21
		7216.12.01.2	5 HP Sewer Pump	12/01/21	41.92	48131	12/29/21
		7216.12.01.2	Street Lights	12/01/21	101.12	48131	12/29/21
Total 2281:					293.92		
2289							
2289	Umatilla Ready-Mix, Inc.	11233	Eco Blocks for Ice Rink	11/10/21	450.00	48067	12/14/21
		11236	Eco Blocks for Ice Rink	11/12/21	225.00	48067	12/14/21
		11238	Eco Blocks for Ice Rink	11/19/21	150.00	48067	12/14/21
		11239	Eco Blocks	11/22/21	135.00	48067	12/14/21
Total 2289:					960.00		
2293							
2293	Unifirst Corporation	1430305942	Bldg Maint/Supplies CH/Library	09/17/21	49.13	48069	12/14/21
		1430305942	Bldg Maint/Supplies CH/Library	09/17/21	76.11	48069	12/14/21
		1430305942	Bldg Maint/Supplies CH/Library	09/17/21	76.10	48069	12/14/21
		1430310762	Bldg Maint/Supplies CH/Library	11/12/21	10.44	48069	12/14/21
		1430310762	Bldg Maint/Supplies CH/Library	11/12/21	16.17	48069	12/14/21
		1430310762	Bldg Maint/Supplies CH/Library	11/12/21	16.18	48069	12/14/21
		1430311397	Bldg Maint/Supplies CH/Library	11/19/21	10.44	48069	12/14/21
		1430311397	Bldg Maint/Supplies CH/Library	11/19/21	16.17	48069	12/14/21
		1430311397	Bldg Maint/Supplies CH/Library	11/19/21	16.18	48069	12/14/21
		1430311726	Golf Course	11/23/21	31.75	48069	12/14/21
		1430312348	Waste Water Supplies	11/30/21	29.65	48069	12/14/21
		1430312349	Public Works supplies Shop	11/30/21	29.00	48069	12/14/21
		1430312350	Waste Water Supplies	11/30/21	28.50	48069	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
		1430312351	Golf Course	11/30/21	31.75	48069	12/14/21
		1430312352	Mats for Police Department	11/30/21	30.00	48069	12/14/21
		1430312987	Waste Water Supplies	12/07/21	29.65	48133	12/29/21
		1430312988	Public Works supplies Shop	12/07/21	29.00	48133	12/29/21
		1430312989	Marina Mop Heads	12/07/21	28.50	48133	12/29/21
		1430312991	Mats for Police Department	12/07/21	30.00	48069	12/14/21
		1430313611	Waste Water Supplies	12/14/21	29.65	48133	12/29/21
		1430313612	Public Works supplies Shop	12/14/21	29.00	48133	12/29/21
		1430313614	Golf Course	12/14/21	43.15	48133	12/29/21
		1430313904	Bldg Maint/Supplies CH/Library	12/17/21	10.44	48133	12/29/21
		1430313904	Bldg Maint/Supplies CH/Library	12/17/21	16.17	48133	12/29/21
		1430313904	Bldg Maint/Supplies CH/Library	12/17/21	16.18	48133	12/29/21
		1430314543	Bldg Maint/Supplies CH/Library	12/24/21	23.67	48133	12/29/21
		1430314543	Bldg Maint/Supplies CH/Library	12/24/21	36.66	48133	12/29/21
		1430314543	Bldg Maint/Supplies CH/Library	12/24/21	36.66	48133	12/29/21
Total 2293:					826.30		
2307							
2307	UPS	0000084WV8	Postage for PD	11/27/21	16.86	48070	12/14/21
		0000084WV8	Fee on Postage for PD	12/18/21	1.12	48134	12/29/21
		84WV8471	Postage for PD	11/20/21	18.65	48070	12/14/21
Total 2307:					36.63		
2314							
2314	USA Bluebook Inc.	808196	Water Department Supplies	12/02/21	170.72	48071	12/14/21
		812474	Sewer Supplies	12/07/21	242.42	48071	12/14/21
Total 2314:					413.14		
2337							
2337	Verizon Wireless	9892950817	Mobile Hotspots	11/15/21	31.46	48072	12/14/21
		9894161039	Cell Phone Administrator	12/02/21	152.63	48135	12/29/21
		9894161039	Police Cell Phones	12/02/21	1,228.91	48135	12/29/21
		9894161039	Building Inspector Phone	12/02/21	41.91	48135	12/29/21
		9894161039	Public Works Phones	12/02/21	85.69	48135	12/29/21
		9894161039	Police Cell Phones	12/02/21	85.69	48135	12/29/21
		9894161039	Public Works Phones	12/02/21	85.69	48135	12/29/21
		9894161039	Public Works Phones	12/02/21	85.69	48135	12/29/21
Total 2337:					1,797.67		
2361							
2361	Capital One	1638801382	Winterfest	11/19/21	217.29	47981	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
		1638801382	Recreation Clean-Up Snacks	11/19/21	60.49	47981	12/14/21
		1638801382	Unapplied Credit	11/19/21	5.64-	47981	12/14/21
	Total 2361:				272.14		
2374							
2374	Watch Guard Video	4REINV0013	Police Dept In Car Cameras	08/04/21	10,715.00	48136	12/29/21
	Total 2374:				10,715.00		
2468							
2468	Xylem Water Solutions USA, Inc	3556B99771	Waste Water	11/19/21	2,189.00	48074	12/14/21
	Total 2468:				2,189.00		
2504							
2504	Mount's Lock & Key	253240	Nugent Park Bathrooms	12/22/21	2,550.75	48110	12/29/21
	Total 2504:				2,550.75		
2615							
2615	Shilhanek, Carol	FALLTERM2	Tuition Reimbursement	12/17/21	569.00	48125	12/29/21
	Total 2615:				569.00		
2647							
2647	Pinnock, David Wayne	IWOV-PDX.F	Park Concessionaire Services per Lane County Circuit Court General Judgement	12/08/21	17,902.65	48040	12/14/21
	Total 2647:				17,902.65		
2652							
2652	Hermiston Police Department	211223	Body Armor	12/23/21	176.25	48102	12/29/21
	Total 2652:				176.25		
2695							
2695	Umpqua Research Company	M062971	Lab Tests	08/26/21	750.00	48068	12/14/21
		T005772	Lab Testing-Coliforms	12/15/21	325.00	48132	12/29/21
	Total 2695:				1,075.00		
2723							
2723	T Mobile	8369.12.13.2	Library hotspots	12/01/21	187.56	47967	12/07/21
	Total 2723:				187.56		
2751							
2751	Carla McLane Consulting, LLC.	UMA-2021-1	Consulting Services-Golf Course Rezoning	12/01/21	357.50	47982	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total 2751:					357.50		
2779							
2779	J Lugo's Construction, LLC	149	Nugent Restroom	12/06/21	6,743.75	48015	12/14/21
		150	Nugent Restroom	12/06/21	5,005.00	48015	12/14/21
Total 2779:					11,748.75		
2797							
2797	Quadient Leasing USA, Inc.	N9135088	postage meter lease payment	12/11/21	193.50	48122	12/29/21
		N9135088	postage meter lease payment	12/11/21	193.50	48122	12/29/21
Total 2797:					387.00		
2852							
2852	City of Umatilla	1002.12.20.2	Boyds Place	12/01/21	88.76	47988	12/14/21
		6002.12.20.2	Marina Refuse	12/01/21	803.36	47988	12/14/21
		8092.12.20.2	Golf Course Refuse	12/01/21	114.80	47988	12/14/21
Total 2852:					1,006.92		
2892							
2892	First Book Marketplace	700456898	Books	10/12/21	48.00	48002	12/14/21
		ORDER7004	Books	12/01/21	48.00	48095	12/29/21
Total 2892:					96.00		
2922							
2922	City of Hermiston	0001.11.30.2	De-icer	11/30/21	453.84	47987	12/14/21
Total 2922:					453.84		
2923							
2923	Deere & Company	3305534	gator for parks	11/19/21	26,071.21	47993	12/14/21
Total 2923:					26,071.21		
2924							
2924	Blackstone Publishing	INV2010254	audio books	11/23/21	26.94	47977	12/14/21
		INV2013217	audio books	12/10/21	78.39	48088	12/29/21
Total 2924:					105.33		
2928							
2928	Hermiston Plumbing Worx LLC	451	backflow testing	11/19/21	855.00	48101	12/29/21
		453	Replaced heater at the RV park	11/24/21	945.00	48008	12/14/21
		470	Nugent Park Bathroom Plumbing	12/08/21	4,300.00	48008	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total 2928:					6,100.00		
2960							
2960	Pendleton Bottling Co.	4499001155	Retail for Golf Course	12/03/21	169.10	48039	12/14/21
Total 2960:					169.10		
2966							
2966	Municode	00366971	Republication to the code of ordinances	11/30/21	271.19	48026	12/14/21
		00366997	Legal Review	11/30/21	2,500.00	48026	12/14/21
Total 2966:					2,771.19		
2967							
2967	Painting with Stella	12102021	Activity Day	12/10/21	140.00	48119	12/29/21
Total 2967:					140.00		
2981							
2981	Doug's Septic Service Inc.	23070	Portable Toilet-Golf Course	11/30/21	300.00	47995	12/14/21
Total 2981:					300.00		
2995							
2995	Vern's Food Service Distribution	169098-00	Employee Appreciation-skating	11/22/21	598.13	48073	12/14/21
Total 2995:					598.13		
3006							
3006	Cobra Puma Golf	2021-11-30	Golf Course Retail for Pro Shop	11/30/21	237.39	47989	12/14/21
		G2728953	Golf Course Retail for Pro Shop	12/02/21	90.16	47989	12/14/21
Total 3006:					327.55		
3024							
3024	Hodgen Distributing	244730	Retail Product for Golf Course	11/30/21	146.66	48009	12/14/21
Total 3024:					146.66		
3038							
3038	Taylor Made Golf Company Inc.	35158127	Merchandise for Pro Shop	06/29/21	528.70	48061	12/14/21
Total 3038:					528.70		
3053							
3053	MohrWater Legal PC	158	Legal Services	11/02/21	6,450.00	48109	12/29/21
		158	Legal Services	11/02/21	300.00	48109	12/29/21
		159	Legal Services	11/12/21	375.00	48109	12/29/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total 3053:					7,125.00		
3146							
3146	Columbia Basin Bait	899527	Bait for marina resale	11/29/21	252.00	47990	12/14/21
Total 3146:					252.00		
3170							
3170	Crafco	9402614106	Asphalt Cold Patch Bag	12/08/21	985.00	47991	12/14/21
Total 3170:					985.00		
3211							
3211	Walker's Furniture	811392910	Boyd's Place-Rental	12/01/21	4,728.96	47968	12/07/21
		811392960	Boyd's Place-Rental	12/01/21	5,209.95	47968	12/07/21
		812265600	Boyd's Place-Rental	12/01/21	692.10	47968	12/07/21
Total 3211:					10,631.01		
3212							
3212	Lamgade, Bijay	212564LAM	Paid Wrong Court-Bijay Lamgade	12/01/21	440.00	48020	12/14/21
Total 3212:					440.00		
3213							
3213	Bare, Ahmed M.	212399BARE	Overpayment 212399 Ahmed M. Bare	12/01/21	10.00	47976	12/14/21
Total 3213:					10.00		
3214							
3214	Trejo Gonzalez, Erik	212576TREJ	Paid Wrong Court	12/01/21	440.00	48064	12/14/21
Total 3214:					440.00		
3215							
3215	Abilene Motor Express	212512SAN	Overpayment Hillary D. Sanderlin 212512	12/01/21	440.00	47971	12/14/21
Total 3215:					440.00		
3216							
3216	Marlow Perrin, Ryan Allen	210197MAR	Overpayment Ryan Allen Marlow Perrin 210197	12/01/21	35.00	48023	12/14/21
Total 3216:					35.00		
3217							
3217	Sanderson, Jerid Lee	202728SAN	Overpayment	12/01/21	180.00	48053	12/14/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total 3217:					180.00		
3218							
3218	Kalatozishvili, Joni	212372KALA	Overpayment Joni Kalatozishvili	12/01/21	38.00	48019	12/14/21
Total 3218:					38.00		
3219							
3219	Premier Transport	212483WET	212483 Carl A. Wetherald-Overpayment	12/01/21	215.00	48043	12/14/21
Total 3219:					215.00		
3220							
3220	Second Nature Farm LLC	212552MAR	Overpayment Jason A. Martin-212552	12/01/21	215.00	48056	12/14/21
Total 3220:					215.00		
3221							
3221	Blish, David L.	212597BLIS	Overpayment David L. Blish-212597	12/01/21	50.00	47978	12/14/21
Total 3221:					50.00		
3222							
3222	Rivkind, Roxi R.	212538RIVKI	Overpayment Roxi R. Rivkind-212538	12/01/21	300.00	48048	12/14/21
Total 3222:					300.00		
3223							
3223	Lawson, Denise	OLCCREIMB	Reimbursement -OLCC	12/01/21	26.00	48021	12/14/21
Total 3223:					26.00		
3224							
3224	Olson, Erick	REFUND120	Member Referral	12/02/21	100.00	48031	12/14/21
Total 3224:					100.00		
3225							
3225	Erickson, Gretchen Pamela	WINTERFES	Winterfest activity bag reimbursement	12/01/21	36.46	48001	12/14/21
Total 3225:					36.46		
3226							
3226	Gannon, Rich	SLIPRELEA	slip release E-8	12/02/21	75.00	48003	12/14/21
Total 3226:					75.00		

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
3227							
3227	Real Tech Inc.	20U06748	Waste Water	12/06/21	365.00	48047	12/14/21
Total 3227:					365.00		
3228							
3228	Garcilazo, Rafael	96000093.12	Final Billing-Utility Refund	12/07/21	119.49	48004	12/14/21
Total 3228:					119.49		
3229							
3229	Jameson, Jody	12.06.2021	Paid wrong city-refund	12/07/21	110.00	48017	12/14/21
Total 3229:					110.00		
3230							
3230	Rotschy Inc.	HYDRANTR	Refund Deposit on Hydrant Rental	12/08/21	1,325.93	48050	12/14/21
Total 3230:					1,325.93		
3231							
3231	Umatilla County	CLEAVER12.	Cleaver Land Partition Filing Fee	12/03/21	75.00	48075	12/14/21
Total 3231:					75.00		
3232							
3232	Apollo	21110210	Repair of sewer line	11/30/21	7,469.00	47973	12/14/21
Total 3232:					7,469.00		
3233							
3233	Thomas, Vanessa	OLCCREIMB	Reimbursement for OLCC	12/10/21	41.00	48062	12/14/21
Total 3233:					41.00		
3234							
3234	Schoenfeldt, Mary	12.05.21	Emergency Management Training and Exercise	12/05/21	2,500.00	48024	12/14/21
		12.05.21	Emergency Management Training and Exercise	12/05/21	2,500.00	48024	12/14/21
Total 3234:					5,000.00		
3235							
3235	McClaannahan, Mitchell & Cand	DTRG-2021	Downtown Revitalization Grant Program	12/17/21	23,250.00	48108	12/29/21
Total 3235:					23,250.00		
3236							
3236	Baxter, Charlotte	LBGP-DECE	Local Business Grant Program	12/17/21	18,221.52	48087	12/29/21

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Number	Check Issue Date
Total 3236:					18,221.52		
3237							
3237	Egan, Brittany	1	Pictures with SSanta	12/12/21	500.00	48094	12/29/21
Total 3237:					500.00		
3238							
3238	Adidas America Inc.	6153842414-	Big River-Pro Shop Merchandise	06/25/21	766.70	48084	12/29/21
		6153848944-	Big River-Pro Shop Merchandise	06/25/21	766.67	48084	12/29/21
		6153857967-	Big River-Pro Shop Merchandise	06/26/21	2,891.70	48084	12/29/21
		6153908984-	Big River-Pro Shop Merchandise	07/01/21	2,804.84	48084	12/29/21
		6153911102-	Big River-Pro Shop Merchandise	07/01/21	1,721.35	48084	12/29/21
		6153915770-	Big River-Pro Shop Merchandise	08/31/21	1,114.45	48084	12/29/21
		6154590801-	Big River-Pro Shop Merchandise	09/11/21	66.00	48084	12/29/21
Total 3238:					10,131.71		
3240							
3240	Acme Construction Supply Co. I	S3970079.00	Tools for Water Dept	12/23/21	524.65	48083	12/29/21
Total 3240:					524.65		
3241							
3241	Roberts, Sadie	219WALLAW	final billing 219 Walla Walla St.	12/27/21	17.37	48124	12/29/21
Total 3241:					17.37		
3242							
3242	Bass, Lani	SLIPRELEA	Slip Release H13	12/27/21	120.00	48086	12/29/21
Total 3242:					120.00		
Grand Totals:					672,430.22		

Report Criteria:

Detail report type printed

CITY OF UMATILLA, OREGON

AGENDA BILL

Agenda Title: Resolution 17-2022. A Resolution authorizing the City Manager to execute a Purchase and Sale Agreement in the amount of \$125,000.00, and subsequent corresponding long-term Lease Agreement for \$1/year, with the Umatilla Museum & Historical Foundation, an Oregon nonprofit corporation, and to further sign a statutory warranty deed and any other necessary documents for the purchase of real property and to sign the Lease Agreement.	Meeting Date: 2022-01-04
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Department: City Administration	Director: David Stockdale	Contact Person: David Stockdale	Phone Number:
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Cost of Proposal: \$125,000.00 plus annual maintenance costs Amount Budgeted: \$125,000.00	Fund(s) Name and Number(s): General Fund - 01
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Reviewed by Finance Department: Yes	Previously Presented: March and April 2021
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Attachments to Agenda Packet Item:

[Resolution_17-2022 Museum Purchase.docx](#)

[Museum and City Purchase and Sale Agreement FINAL 12.30.21.docx](#)

[Museum Lease Agreement FINAL 12.30.21.docx](#)

Summary Statement: Motion to Approve Resolution 17-2022. The City has been a partner of the Museum for many years and desires to further this partnership by purchasing their land and structures to provide significant resources towards the Museum's core mission. This purchase will provide that the Museum will be able to dedicate those resources to their core mission, while the City incurs the financial burdens associated with owning and maintaining a building and further ensures that the museum will be able to continue uses of the building for up to 50 years.

Consistent with Council Goals:

Goal 1: Promote a Vibrant and Growing Community by Investing in and Support of Quality of Life Improvements.

RESOLUTION NO. 17-2022

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT IN THE AMOUNT OF \$125,000.00, AND SUBSEQUENT CORRESPONDING LONG-TERM LEASE AGREEMENT FOR \$1/YEAR, WITH THE UMATILLA MUSEUM & HISTORICAL FOUNDATION, AN OREGON NONPROFIT CORPORATION, AND TO FURTHER SIGN A STATUTORY WARRANTY DEED AND ANY OTHER NECESSARY DOCUMENTS FOR THE PURCHASE OF REAL PROPERTY AND TO SIGN THE LEASE AGREEMENT.

WHEREAS, the City has partnered for many years with the Museum to assist with providing curation and historical services; and

WHEREAS, the Umatilla City Council & Budget Committee adopted the FY2022 Budget, wherein they appropriated and approved \$125,000.00 for the purchase of the land and structures of the real property owned by the Umatilla Museum & Historical Foundation (“Museum”); and

WHEREAS, the Umatilla City Council finds that the Museum contributes immensely to the cultural resources of Umatilla, and this region, and provides a healthy and vital venue for public gatherings and dissemination of coruscating knowledge; and

WHEREAS, the Umatilla City Council finds it to be in the best interest of the City for the City to do all reasonable acts necessary to ensure the continued success of the Museum and to partner together in their efforts to improve their core mission to serve the public to provide education, history, curation, collections, journals, etc. for the proliferation and celebration of our storied past and that such is critical to providing our residents and visitors a sense of belonging and an opportunity to bring persons from varied cultural backgrounds together; and

WHEREAS, the Umatilla City Council finds it to be in the best interest of the City to further this longstanding partnership through purchase of the Museum’s land and structures to provide significant funds to the Museum for Museum Services and to incur the financial burden of facility maintenance so that the Museum can dedicate their resources to providing such services, rather than spending such resources toward the maintenance of the space to do so; and

WHEREAS, this agreement and continued partnership will provide for the Museum to continue to focus and invest in their core mission and will allow the City to ensure that our residents and visitors will always have the Museum available to them and that the facility will always be well maintained; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UMATILLA:

1. City Manager Stockdale is delegated authority to sign and execute the Purchase and Sale Agreement, and any other necessary documents, in the amount of \$125,000.00 with the

Umatilla Museum & Historical Foundation, an Oregon nonprofit corporation, for the purchase of real property.

2. City Manager Stockdale is delegated authority to sign and enter into the subsequent and corresponding long-term Lease Agreement with the Umatilla Museum & Historical Foundation, an Oregon nonprofit corporation.

PASSED by the Council and **SIGNED** by the Mayor this 4th day of January, 2022.

Mary Dedrick, Mayor

ATTEST:

Nanci Sandoval, City Recorder

PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement (this "Contract") is made as of January __, 2022 between Umatilla Museum & Historical Foundation, an Oregon Nonprofit Corporation, ("Seller") whose address is PO Box 1258, Umatilla, Oregon 97882 and City of Umatilla, an Oregon municipal corporation ("Purchaser") whose address is P.O. Box 130, Umatilla, OR 97882.

Seller owns the real property located in the City of Umatilla, Umatilla County, Oregon, and described as follows:

The West 8.4 feet of Lot 6, all of Lot 7, Block 74, WARDWELLS ADDITION to the town, now City of Umatilla, Umatilla County, Oregon.

Seller agrees to sell the Property to Purchaser and Purchaser agrees to buy the Property from Seller for the price and on the terms and conditions set forth below:

Article 1 PURCHASE PRICE AND PAYMENT

1.1 Total Purchase Price. Purchaser promises to pay Seller as the total purchase price for the Property the sum of \$125,000.00 (one hundred twenty-five thousand dollars (US)), which is the true and actual consideration for the conveyance.

1.2 Payment of Total Purchase Price. The total purchase price will be paid as follows:

1.2.1 Initial Payment. On or before the Closing Date, as defined in section 3.1, Purchaser will pay the sum of \$31,250.00 to be applied to the purchase price at closing.

1.2.2 Annual Installment Payments. The unpaid balance of the purchase price will be paid in 3 additional annual installment payments of \$31,250.00 each, for four total payments: Initial Payment plus Annual Installment Payments. Each Installment Payment due no later than August 1st of each year, with the final Installment Payment due August 1, 2024.

1.2.3 Maturity Date. All unpaid principal must be paid in no later than August 1, 2024.

1.3 Prepayments. Purchaser may prepay all or any portion of the unpaid principal without penalty at any time. Any prepayments will not excuse Purchaser from making the regular annual payments when due under this Contract until the remaining balance has been paid in full.

WARNING

Unless Purchaser provides us Seller with evidence of insurance coverage as required by this agreement, Seller may purchase insurance at Purchaser's expense to protect Seller's interest. This insurance may, but need not, also protect Purchaser's interest. If the collateral becomes damaged, the coverage Seller purchases may not pay any claim Purchaser makes or any claim made against Purchaser. Purchaser may later cancel this coverage by providing evidence that Purchaser has obtained property coverage elsewhere.

Purchaser is responsible for the cost of any insurance purchased by Seller. The cost of this insurance may be added to Purchaser contract or loan balance. If the cost is added to Purchaser contract or loan balance, the interest rate on the underlying contract or loan will apply to this added amount. The effective date of coverage may be the date your prior coverage lapsed or the date Purchaser failed to provide proof of coverage.

The coverage Seller purchases may be considerably more expensive than insurance Purchaser can obtain and may not satisfy any need for property damage coverage or any mandatory liability insurance requirements imposed by applicable law.

1.4 Place of Payments. All payments to Seller must be made to the escrow agent described in section 3.4.

Article 2 TAXES AND LIENS

2.1 Obligation to Pay. All ad valorem real property taxes and all governmental or other assessments levied against the Property for the current tax year will be prorated between Seller and Purchaser as of the Closing Date. Purchaser must pay when payable all taxes and assessments that are levied against the Property after the Closing Date, but Purchaser may elect to pay taxes and assessments in accordance with any available installment method.

2.2 Right to Contest. If Purchaser objects in good faith to the validity or amount of any tax, assessment, or lien, Purchaser, at Purchaser's sole expense, may contest the validity or amount of the tax or assessment or lien as long as Seller's security interest in the Property is not jeopardized. Purchaser must otherwise keep the Property free from all liens that may be lawfully imposed on the Property after the Closing Date, other than the lien of current taxes not yet payable.

Article 3 CLOSING

3.1 Closing Date. This transaction must be closed on or before August 2, 2021. As used in this Contract, the Closing Date means the date on which the escrow agent is prepared to disburse funds. The closing will occur in escrow at the offices of Pioneer Title Company.

3.2 Responsibility of Parties. At closing, Purchaser must pay the amount of cash specified in section 1.2.1 above, and Seller must have received a commitment for the issuance of a Purchaser's policy of title insurance as described in Article 9.

3.3 Prorates and Closing Costs. Except as otherwise provided in this Contract, all items to be prorated will be prorated as of the Closing Date. Purchaser is responsible for paying the title insurance premium, and all escrow fees. Purchaser is responsible for paying the recording fees for recording this Contract or a memorandum of it, and all escrow fees.

3.4 Collection Escrow. In accordance with section 1.5 above, all payments to Seller must be made to a collection escrow to be established at Pioneer Title Company. By appropriate instructions, the parties will direct the Escrow to accept the payments and apply them to Seller. At closing, Seller must deliver to the Escrow, the deed described in Article 11, together with suitable instructions authorizing delivery after all payments have been made and all other obligations of Purchaser under this Contract have been fulfilled. All costs of setting up the escrow and periodic collection fees will be paid by Purchaser.

Article 4
POSSESSION AND EXISTING TENANCIES

4.1 Possession. Purchaser will be entitled to possession of the Property from and after the Closing Date.

Article 5
MAINTENANCE AND ALTERATIONS

5.1 Maintenance. Purchaser will keep all buildings, other improvements, and landscape now existing or that will be placed on the Property in good condition and repair as of the date that possession is delivered to Purchaser, and will not permit any waste or removal of the improvements, nor make any substantial improvements or alterations that reduce the value of the Property for security purposes without the prior written consent of Seller.

Article 6
INSURANCE

6.1 Property Insurance. Purchaser will procure and maintain a policy of Causes of Loss -Special Form properly insurance on a replacement value basis covering all improvements on the Property in an amount sufficient to avoid application of any coinsurance clause and with loss payable to Seller (under a standard mortgagee' clause), and Purchaser as their respective interests may appear.

6.2 Liability Insurance. During the term of this contract, Purchaser will maintain commercial general liability insurance with limits of not less than \$300,000.00 per occurrence and \$500,000.00 in general aggregate.

Article 7
INDEMNIFICATION

7.1 Purchaser's Indemnification of Seller. Purchaser will forever indemnify, reimburse, and hold Seller harmless and, at Seller's election, defend Seller for, from, and against

any and all claims, costs, expenses (including attorney fees), losses, damages, fines, charges, actions, or other liabilities of any description arising out of or in any way connected with (1) Purchaser's possession or use of the Property, (2) Purchaser's conduct with respect to the Property, (3) any condition of the Property or third party claims related to the Property to the extent that the same arises from or after the Closing Date and is not caused or contributed to by Seller, or (4) Purchaser's breach or any warranty or representation made by Purchaser in this Contract. In the event of any litigation or proceeding brought against Seller and arising out of or in any way connected with any of the above events or claims, against which Purchaser agrees to defend Seller, Purchaser will, on notice from Seller, vigorously resist and defend such actions or proceedings in consultation with Seller through legal counsel reasonably satisfactory to Seller.

7.2 Seller's Indemnification of Purchaser. Seller will forever indemnify, reimburse, and hold Purchaser harmless and, at Purchaser's election, defend Purchaser for, from, and against any and all claim, cost expenses (including attorney fees), losses, damages, fines, charges, actions, or other liabilities of any description arising out of or in any way connected with (1) Seller's possession or use of the Property, (2) Seller's conduct with respect to the Property, (3) any condition of the Property or third party claims related to the Property to the extent that the same exists on the Closing Date and is not caused or contributed to by Purchaser, or (4) Seller's breach of any warranty or representation made by Seller in this Contract. In the event of any litigation or proceeding brought against Purchaser and arising out of or in any way connected with any of the above events or claims, against which Seller agrees to defend Purchaser, Seller will, on notice from Purchaser, vigorously resist and defend such actions or proceedings in consultation with Purchaser through legal counsel reasonably satisfactory to Purchaser.

7.3 Indemnification Scope. Whenever this Contract obligates a party to indemnify, hold harmless, or defend the other party, the obligations will run to the family members, invitees, agents, and employees and elected officials, officers, agents, and employees of such other party and will survive any termination or satisfaction of this Contract. Such obligations with respect to the acts or omissions of either party will include the acts or omissions of any director, officer, partner, agent, employee, contractor, tenant, invitee, or permittee of such party.

Article 8

REPRESENTATIONS, WARRANTIES, AND COVENANTS OF SELLER

Seller represents and warrants to Purchaser as follows:

8.1 Covenants of Title. Seller is the owner of good and marketable title to the Property free of all liens and encumbrances except those referred to on attached Exhibit 2 and will defend such title from the lawful claims of persons claiming superior title.

8.2 No Brokers. Seller has not employed any broker or finder in connection with the transactions contemplated by this Contract and has taken no action, which action would give rise to a valid claim against Purchaser for a brokerage commission, finder's fee, or other like payment.

8.3 Litigation. There are no pending claims or litigation or threats of claims or litigation or other matters of which Seller is aware or by the exercise of reasonable diligence of which Seller should be aware that could adversely affect Purchaser's title, use, or enjoyment of the Property.

8.4 Hazardous Substances. No Hazardous Substance has been disposed of, spilled, leaked, or otherwise released on, under, or from the Property or has otherwise come to be located on or under the Property. No Hazardous Substance has been disposed of, spilled, leaked, or otherwise released on, under, or from property adjacent to or in the immediate vicinity of the Property. No wastes, including without limitation garbage and refuse, have been disposed of on the Property and there are no underground storage tanks on the Property. The term Hazardous Substance means any hazardous, toxic, radioactive, or infectious substance, material, or waste as defined, listed, or regulated under any law pertaining to the protection of human health or the environment, and includes without limitation petroleum oil and its fractions.

8.5 Compliance with Laws. The Property and every portion of it, and all activities conducted on the Property, are in compliance with all applicable federal, state, and local statutes, regulations, and ordinances.

8.6 Nonforeign Status. Seller warrants that Seller is not a foreign person as defined in IRC section 1445(f)(3) and that Seller is not a "transferor" subject to withholding under ORS 314.258 and OAR 150-314.258 (together, "ORFIRPTA") and that each such warranty will be true as of closing. Seller will deliver to Purchaser and the escrow agent at closing a Certificate of Nonforeign Status, in form complying with the requirements of IRC section 1445 and related regulations, setting forth Seller's address and United States taxpayer identification number and certifying that Seller is not a foreign person as defined in IRC section 1445(t)(3) ("FIRPTA Certificate"), and a certificate and other documentary evidence complying with ORFIRPTA, reasonably acceptable to Purchaser and the escrow agent (and any "authorized agent" involved in the transaction) and sufficient to assure Purchaser and the escrow agent (and any such authorized agent) that no withholding is required under ORFIRPTA ("ORFIRPTA Certificate").

8.7 No Further Contracts. There are no contracts, leases, or agreements relating to the Property, that will be binding on the Property or Purchaser after the Closing Date.

8.8 Disclosure. Seller has fully disclosed in writing to Purchaser all material information in Seller's possession or that Seller owns or controls that relates to the Property, [its condition,] and the title to the Property.

Article 9
TITLE INSURANCE (PURCHASER'S POLICY)

Seller will cause to be furnished to Purchaser at Seller's expense a purchaser's title insurance policy in the amount of the full purchase price within 10 days after the Closing Date, insuring Purchaser against loss or damage sustained by Purchaser by reason of the unmarketability of Seller's title, or liens or encumbrances affecting the Property, excepting matters contained in the usual printed exceptions in such title insurance policies, those created or suffered by Purchaser, and those referred to on attached Exhibit 2.

Article 10
CONDEMNATION

10.1 Application of Proceeds. If all or any portion of the Property is condemned or otherwise taken for public use after the Closing Date, the proceeds of the condemnation award will be paid to Seller, and Seller will apply such proceeds in the following order: any costs or reimbursements due to Seller under the terms of this Contract and then to the unpaid balance of the Purchase Price. The remaining proceeds, if any, will be paid to Purchaser.

Article 11
DEED

On payment of the total purchase price for the Property as provided in this Contract and Purchaser's performance of all other terms, conditions, and provisions of this Contract, Seller will promptly deliver to Purchaser a good and sufficient statutory warranty deed conveying the Property free and clear of all liens and encumbrances, except all liens or encumbrances suffered by or placed on the Property by Purchaser subsequent to the date of this Contract.

Article 12
DEFAULT

12.1 Events of Default. Time is of the essence of this Contract. A default will occur under any of the following circumstances:

- (1) Purchaser's failure to make any payment within 14 days after written notice from Seller that it is due.
- (2) Any default under the Prior Lien attributable to Purchaser.
- (3) Purchaser's failure to perform any other obligations contained in this Contract within 30 days after notice from Seller specifying the nature of the default or, if the default cannot be cured within 30 days, failure within such time to commence and pursue curative action with reasonable diligence.

12.2 Remedies on Default. In the event of a default, Seller may take any one or more of the following steps:

(1) Seller may declare the entire balance of the purchase price and interest immediately due and payable.

(2) Seller may foreclose this Contract by suit in equity.

(3) Seller may specifically enforce the terms of this Contract by suit in equity.

(4) After complying with the notice requirements and affording Purchaser the right to cure the default contained in ORS 93.905 to 93.945, as the same may be amended or superseded from time to time, as long as the same is applicable, Seller may declare this Contract forfeited and retain the amount of the payments previously made under this Contract. On recordation of the affidavit required by Oregon law, this Contract will be extinguished and canceled, and Purchaser will have no further right, title, or interest in and to the Real Property or to any return or compensation for payments previously made under this Contract, as though this Contract and such payments had never been made. In that event, Purchaser agrees to surrender the Real Property to Seller. If Purchaser fails to do so, Seller may elect to treat Purchaser as a tenant holding over unlawfully after the expiration of a lease, and Purchaser may be ousted and removed as such, without affecting Seller's right to pursue other rights and remedies contained in this Contract or permitted by law.

(5) Seller will be entitled to the appointment of a receiver as a matter of right whether or not the apparent value of the Property exceeds the amount of the balance due under this Contract, and any receiver appointed may serve without bond. Employment by Seller will not disqualify a person from serving as a receiver. On taking possession of all or any part of the Property, the receiver may:

(a) Use, operate, manage, control, and conduct business on the Property and make necessary expenditures for all maintenance and improvements;

(b) Collect all rents, revenues, income, issues, and profits (the "Income") from the Property and apply those sums to the necessary expenses of use, operation, and management;

(c) At Seller's option, complete any construction in progress on the Property and, in that connection, pay all bills, borrow funds, employ contractors, and make any changes in plans and specifications as Seller deems appropriate.

If the revenues produced by the Property are insufficient to pay expenses, the receiver may borrow, from Seller or otherwise, the amounts required for the purposes stated in this paragraph, and repayment of those sums will be secured by this Contract.

(6) Purchaser hereby assigns to Seller all the Income from the Property, whether now or hereafter due. Before default, Purchaser may operate and manage the Property and collect the Income from the Property. In the event of default and at any time thereafter, Seller may revoke Purchaser's right to collect the Income from the Property and may, either itself or through a receiver, collect the same.

To facilitate collection, Seller may notify any tenant or other user to make payments of rents or use fees directly to Seller. If the Income is collected by Seller, then Purchaser irrevocably

designates Seller as Purchaser's attorney-in-fact with full power of substitution and coupled with an interest to endorse instruments received in payment thereof in the name of Purchaser and to negotiate the same and collect the proceeds. Payments by tenants or other users to Seller in response to Seller's demand will satisfy the obligation for which the payments are made, whether or not any proper grounds for the demand existed. Seller will apply the Income first to the Seller's reasonable expenses of renting or collection and the balance (if any) to the payment of sums due from Purchaser to Seller under this Contract.

12.3 Remedies Not Exclusive. The remedies provided above are nonexclusive and in addition to any other remedies provided by law.

Article 13 WAIVER

The failure of either party at any time to require performance of any provision of this Contract will not limit the party's right to enforce the provision, nor will any waiver of any breach of any provision constitute a waiver of any succeeding breach of that provision or a waiver of that provision itself.

Article 14 SUCCESSOR INTERESTS

This Contract is binding on and inures to the benefit of the parties, their successors, and assigns; but no interest of Purchaser may be assigned, subcontracted, or otherwise transferred, voluntarily or involuntarily, without the prior written consent of Seller which consent may not be unreasonably withheld. Purchaser and any other person at any time obligated for the performance of the terms of this Contract hereby waive notice of and consent to any and all extensions and modifications of this Contract or the release of any person or persons from liability under the Contract granted by Seller. Any such extensions or modifications or releases will not in any way release, discharge, or otherwise affect the liability of any person at any time obligated under this Contract.

Article 15 PRIOR AGREEMENTS

This document is the entire, final, and complete agreement of the parties pertaining to the sale and purchase of the Property, and supersedes and replaces all prior or existing written and oral agreements (including any earnest-money agreement) between the parties or their representatives relating to the Property.

Article 16
NOTICE

Any notice under this Contract must be in writing and will be effective when actually delivered in person or 3 days after being deposited in the U.S. mail, registered or certified, [return receipt requested], postage prepaid and addressed to the party at the address stated in this Contract or such other address as either party may designate by written notice to the other.

Article 17
APPLICABLE LAW

This Contract will be governed by, and construed in accordance with, the laws of the state of Oregon.

Article 18
COSTS AND ATTORNEY FEES

18.1 No Suit or Action Filed. If either party to this Contract seeks legal counsel because of a default in the payment or performance of any of its terms the defaulting party must pay, immediately on demand, the other party's reasonable attorney fees, collection costs, costs of either a litigation or a foreclosure report (whichever is appropriate), even though no suit or action is filed thereon, and any other fees or expenses incurred by the non-defaulting party.

18.2 Arbitration or Mediation; Trial and Appeal. If any arbitration, mediation, or other proceeding is brought in lieu of litigation, or if suit or action is instituted to enforce or interpret any of the terms of this Contract, or if suit or action is instituted in a bankruptcy court for a United States District Court to enforce or interpret any of the terms of this Contract, to seek relief from an automatic stay, to obtain adequate protection, or to otherwise assert Seller's interest in a bankruptcy proceeding, the party not prevailing must pay the prevailing party's costs and disbursements, the fees and expenses of expert witnesses in determining reasonable attorney fees under ORCP 68, the actual cost of a litigation or foreclosure report, and any sums that the court may determine to be reasonable for the prevailing party's attorney fees connected with the trial and any appeal and by petition for review thereof; in addition, the Court must award the prevailing party attorney fees of \$1,500.00, which the parties agree is a reasonable attorney fee for collecting any resulting judgment.

18.3 Definitions. For purposes of this Contract, the term attorney fees includes all charges of the prevailing party's lawyers and their staff (including without limitation legal assistants, paralegals, word processing, and other support personnel) and any post petition fees in a bankruptcy court. For purposes of this Contract, the term fees and expenses includes but is not limited to long- distance telephone charges; expenses of facsimile transmission; expenses for postage (including costs of registered or certified mail and return receipts), express mail, or

parcel delivery; mileage and all deposition charges, including but not limited to court reporters' charges, appearance fees, and all costs of transcription; costs incurred in searching records; and the cost of title reports or surveyor's reports.

Article 19
NUMBER, GENDER, AND CAPTIONS

As used in this Contract, the singular includes the plural, and the plural the singular. The masculine and neuter each include the masculine, feminine, and neuter, as the context requires. All captions used in this Contract are intended solely for convenience of reference and in no way limit any of the provisions of this Contract.

Article 20
SURVIVAL OF COVENANTS

Any covenant the full performance of which is not required before the closing or final payment of the purchase price and delivery of the deed will survive the closing and the final payment of the purchase price and the delivery of the deed and be fully enforceable thereafter in accordance with their terms.

Article 21
CONDITION OF PROPERTY

Purchaser accepts the land, buildings, improvements, and all other aspects of the Property in their present condition, AS IS, WHERE IS, including latent defects, without any representations or warranties from Seller or any agent or representative of Seller, expressed or implied, except for such warranties that may arise by law under the Deed and except as otherwise specifically set forth in this Contract. Purchaser agrees that Purchaser has ascertained, from sources other than Seller or any agent or representative of Seller, the condition of the Property, its suitability for Purchaser's purposes, and the applicable zoning, building, housing, and other regulatory ordinances and laws affecting the Property. Purchaser accepts the Property with full awareness of these ordinances and laws as they may affect the present use or any intended future use of the Property. Except for such warranties that may arise by law under the Deed and except as otherwise specifically stated in this Contract, Seller has made no representations with respect to such condition or suitability of the Property or such laws or ordinances.

Article 22
MEMORANDUM OF CONTRACT

10 – Contract of Sale

On the Closing Date, the parties will cause a memorandum of this contract to be recorded in the real property records of Umatilla County, Oregon.

Article 23
STATUTORY DISCLAIMER

The following disclaimer is made pursuant to ORS 93.040(2):

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, ORS 195.301 AND ORS 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR ORS 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, ORS 195.301 AND ORS 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The following disclaimer is made pursuant to ORS 93.040(1):

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, ORS 195.301 AND ORS 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE

911 6th Street (Umatilla Museum) Lease Agreement

This Lease is made and entered into as of the ____ day of _____, 2022, by and between The City of Umatilla, an Oregon municipal corporation, hereinafter referred to as "Landlord", and the Umatilla Museum and Historical Foundation, hereinafter referred to as "Tenant".

It is the intent of the Landlord and Tenant that the facility ("facility") will be operated as the Umatilla Museum ("Museum"), to be primarily devoted to the acquisition and public exhibition of specimens, artifacts, articles, documents and other items that relate to history, anthropology, archaeology, science or art that has historical significance, or as a community gather space to highlight or display Umatilla achievements at the sole discretion of the Tenant ("Museum Services"). Aside from those services specifically provided within this lease agreement, the Tenant shall, by all means practical and at Tenant's sole discretion, make the Museum available to the general public, individuals, groups, or others for individual enjoyment or for public or private events or programs.

1. Landlord hereby agrees to grant to Tenant a lease of the following described Leasehold

Parcel:

911 6th Street, Umatilla, OR 97882, also described as follows:

The West 8.4 feet of Lot 6, all of Lot 7, Block 74, WARDWELLS
ADDITION to the town, now City of Umatilla, Umatilla County,
Oregon.

Landlord agrees to lease the Leasehold Parcel to the Tenant subject to the following terms and conditions.

2. Grant of Easement Parcel(s). The Leasehold Parcel is immediately adjacent to public rights-of-way for ingress, egress, and utilities.

3. Use of the Premises. Tenant shall be entitled to use the Premises to operate, modify as necessary, and maintain thereon Museum Services. Tenant is permitted to host community or public events at their sole discretion in accordance with City municipal codes. Tenant acknowledges and agrees that, as a public facility, the use of alcohol, drugs or tobacco products on the premises are strictly prohibited. However, should Tenant wish to host events where the use of alcohol, either present or consumed, is desired Tenant shall first obtain an approved Special Use Permit from the City of Umatilla prior to such an event. Tenant acknowledges that the City of Umatilla, at its sole discretion, denies or approves Special Use Permits. Tenant may establish a schedule of fees for the use of the Premises and retain such fees collected to offset operational costs.

4. Term of Lease. The initial lease term will be twenty-five (25) years (the "Initial Term"), Effective March 1, 2022 through February 28, 2047.

5. Renewal Option. Tenant shall have the exclusive option to renew this Lease with mandatory approval by Landlord for an additional twenty-five (25) year term upon the request of Tenant, but only upon a continuation of all the same provisions hereof and upon a required Lease Renewal Meeting ("Meeting") by both Landlord and Tenant at a mutually agreed upon time and place no sooner than 180 days or no later than 90 days prior to Term expiration ("Renewal Term"). After "Meeting" Tenant shall provide written notice to Landlord of Tenant's desire to exercise their Renewal Option at least sixty (60) days prior the expiration of the term.

6. Termination Option. Tenant shall have the unilateral right to terminate this Lease at any time by giving written notice to Landlord of Tenant's exercise of this Termination Option. Landlord shall have no right to terminate during the Initial Term or the Renewal Term, should there be one.

7. Annual Lease Payment. Tenant shall pay an Annual Lease Payment to Landlord in the amount of \$1.00 per year, which shall be due annually on the first day of September of each year, paid by check, made payable to City of Umatilla.

8. Possession of Premises. Tenant shall be entitled to take possession of the Premises upon execution of this agreement.

9. Utilities. Tenant shall solely and independently be responsible for all costs of providing utilities to the Premises, including the separate metering, billing, and payment of utility services consumed by Tenant's operations.

10. Property Taxes. Tenant shall pay any personal and real property taxes levied against the improvements and the real estate taxes levied against the land underlying the Leasehold Parcel. If the classification of the land for tax purposes changes as a result of Tenant's commercial use, then Tenant shall be responsible for increases attributable to such commercial use.

11. Repairs. Tenant shall be responsible for all routine repairs and maintenance of the facility, and may, at its own expense, alter or modify the facility to suit its needs consistent with the intended use of the facility as established in Section 3. Landlord shall be responsible for all major maintenance and repairs including, but not limited to: exterior painting, roof repair or replacement, major appliance replacement, heating and air conditioning equipment, ducting, structural walls, windows, and major plumbing and electrical repairs or upgrades.

12. Mutual Indemnification. Tenant shall indemnify and hold Landlord harmless from and against any loss, damage, or injury caused by, or on behalf of, or through the fault of the Tenant, or in any way resulting from Tenant's presence upon Landlord's lands. Landlord shall indemnify and hold Tenant harmless from and against any loss, damage, or injury caused by, or on behalf of, or through the fault of the Landlord. Nothing in this Article shall require a party to indemnify the other party against such other party's own willful or negligent misconduct.

13. Insurance. Tenant shall continuously maintain in full force and effect a policy of commercial general liability insurance with limits of at least Five Hundred Thousand (\$500,000) per occurrence and One Million Dollars (\$1,000,000) aggregate covering Tenant's work and operations upon Landlord's facility. Tenant shall list Landlord as additional insured, by certificate, on this policy.

14. Opportunity to Cure Non-Monetary Defaults. If Landlord or Tenant fails to comply with any non-monetary provision of this Lease which the other party claims to be a default hereof, the party making such claim shall serve written notice of such default upon the defaulting party, whereupon a grace period of thirty (30) days shall commence to run during which the defaulting party shall undertake and diligently pursue a cure of the default. Such grace period shall automatically be extended for an additional thirty (30) days, provided the defaulting party makes a good faith showing that efforts toward a cure are continuing.

15. Assignment of Lease by Tenant. This Lease and the Premises hereunder shall not be assignable by the Tenant to any other party without obtaining the Landlord's consent. Landlord reserves sole discretion to either deny or approve such request.

16. Execution of Other Instruments. Landlord agrees to execute, acknowledge, and deliver to Tenant other instruments respecting the facility, as Tenant or Tenant's lender may reasonably request from time to time, providing that any such instruments are in furtherance of, and do not substantially expand, Tenant's rights and privileges herein established. Such instruments may include a memorandum of lease that may be recorded in the county land records. Landlord also agrees to reasonably cooperate with Tenant's efforts to obtain all private and public consents from entities other than itself, related to Tenant's use of the Premises, as long as Landlord is not expected to bear the financial burden of any such efforts.

17. Quiet Enjoyment. Landlord covenants that Tenant shall have quiet and peaceable possession of the facility throughout the Lease terms as the same may be extended, and that Landlord will not intentionally disturb Tenant's enjoyment thereof as long as Tenant is not in default under this Lease.

18. Attorney's Fees. If any action arises concerning this Lease at law or in equity, the prevailing party shall be entitled to recover the reasonable costs of its successful case, including reasonable attorney's fees and costs of appeal.

19. Binding Effect. All of the covenants, conditions, and provisions of this Lease shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

20. Entire Agreement. This Lease constitutes the entire agreement between the parties and supersedes any prior understandings or oral or written agreements between the parties respecting the within subject matter.

21. Modifications. This Lease may not be modified, except in writing signed by the party against whom such modification is sought to be enforced.

Tenant
Umatilla Museum & Historical Foundation

Landlord:
City of Umatilla

By: _____ Date _____
Title: _____

By: David Stockdale _____ Date _____
Title: City Manager

ATTEST:

Nanci Sandoval, City Recorder

CITY OF UMATILLA, OREGON

AGENDA BILL

Agenda Title: Golf Course Industrial Property Discussion - The City acquired several properties located along the eastern property line of the golf course following an appeal to the Land Use Board of Appeals by the Port of Umatilla and John P. Hammer Properties in 2014. The City is now ready to move forward with a Plan Map Amendment to resolve the mapping issues and have the property officially recognized as residential. Staff has provided a draft concept development plan for future residential development together with nearby park improvements to the golf course and Hash Park.	Meeting Date: 2022-01-04
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Department: Community Development	Director: Brandon Seitz	Contact Person: Brandon Seitz	Phone Number:
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Cost of Proposal: 0	Fund(s) Name and Number(s): N/A
Amount Budgeted: 0	

Reviewed by Finance Department: No	Previously Presented: None
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Attachments to Agenda Packet Item:

[City Golf Course Property.pdf](#)

[HashParkMasterPlan_Draft.pdf](#)

Summary Statement: Discussion on proposed map amendment and draft concept plan. The intent is to resolve all pending land use issues so the property is development ready.
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Consistent with Council Goals: Goal 2: Promote Economic Development and Job Growth.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

CITY OF UMATILLA TAX LOT MAP

Feet

0 500 1,000 1,500



MAP DISCLAIMER: No warranty is made as to the accuracy, reliability or completeness of this data. Map should be used for reference purposes only. Not survey grade or for legal use. Created by Jacob Foutz, on 12/29/2021

Legend

- City Golf Course Property
- Tax Lots (9/28/21)

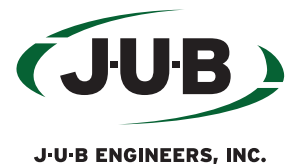




UMATILLA HASH PARK

FUTURE DEVELOPMENT PLAN DRAFT

November 30, 2021



J-U-B ENGINEERS, INC.

CITY OF UMATILLA, OREGON

AGENDA BILL

Agenda Title:

Executive Session - ORS 192.660 (2)(e) authorizes the executive session to consider a real property transaction.

Meeting Date:

2022-01-04

Department:

Community Development

Director:

Brandon Seitz

Contact Person:

Brandon Seitz

Phone Number:

Cost of Proposal:

n/a

Amount Budgeted:

n/a

Fund(s) Name and Number(s):

General Fund - 01

Reviewed by Finance Department:

No

Previously Presented:

n/a

Attachments to Agenda Packet Item:

Summary Statement:

N/A

Consistent with Council Goals:

Goal 2: Promote Economic Development and Job Growth.

CITY OF UMATILLA, OREGON

AGENDA BILL

Agenda Title:

Executive Session - ORS 192.660 (2)(e) authorizes the executive session to consider a real property transaction.

Meeting Date:

2022-01-04

Department:

Community Development

Director:

Brandon Seitz

Contact Person:

Brandon Seitz

Phone Number:

Cost of Proposal:

n/a

Amount Budgeted:

n/a

Fund(s) Name and Number(s):

General Fund - 01

Reviewed by Finance Department:

No

Previously Presented:

n/a

Attachments to Agenda Packet Item:

Summary Statement:

N/A

Consistent with Council Goals:

Goal 2: Promote Economic Development and Job Growth.

CITY OF UMATILLA, OREGON

AGENDA BILL

Agenda Title:

Executive Session - ORS 192.660 (2)(e) authorizes the executive session to consider a real property transaction.

Meeting Date:

2022-01-04

Department:

Community Development

Director:

Brandon Seitz

Contact Person:

Brandon Seitz

Phone Number:

Cost of Proposal:

n/a

Amount Budgeted:

n/a

Fund(s) Name and Number(s):

General Fund - 01

Reviewed by Finance Department:

No

Previously Presented:

n/a

Attachments to Agenda Packet Item:

Summary Statement:

N/A

Consistent with Council Goals:

Goal 2: Promote Economic Development and Job Growth.

CITY OF UMATILLA, OREGON

AGENDA BILL

Agenda Title:

Executive Session - ORS 192.660 (2)(e) authorizes the executive session to consider a real property transaction.

Meeting Date:

2022-01-04

Department:

Community Development

Director:

Brandon Seitz

Contact Person:

Brandon Seitz

Phone Number:

Cost of Proposal:

n/a

Amount Budgeted:

n/a

Fund(s) Name and Number(s):

General Fund - 01

Reviewed by Finance Department:

No

Previously Presented:

n/a

Attachments to Agenda Packet Item:

Summary Statement:

N/A

Consistent with Council Goals:

Goal 2: Promote Economic Development and Job Growth.

CITY OF UMATILLA, OREGON

AGENDA BILL

Agenda Title:

Labor Negotiations - ORS 192.660(2)(d) Authorizes council to conduct deliberations with persons designated to carry on labor negotiations.

Meeting Date:

2022-01-04

Department:

City Administration

Director:

David Stockdale

Contact Person:

David Stockdale

Phone Number:

Cost of Proposal:

n/a

Amount Budgeted:

n/a

Fund(s) Name and Number(s):

General Fund - 01

Reviewed by Finance Department:

Yes

Previously Presented:

NA

Attachments to Agenda Packet Item:

Summary Statement:

Discussion only.

Consistent with Council Goals:

Goal 5 : Perform at the Highest Levels of Operational Excellence