

**PUBLIC NOTICE  
A MEETING OF THE HINES COMMON COUNCIL  
April 13, 2021 AGENDA**

- |  |   |      |
|--|---|------|
| I.   | Meeting begins at 6:30pm  |      |
| II.  | Flag Salute   |      |
| III.   | Approval of April 13, 2021 Agenda   | VOTE |
| IV.  | Approval of previous meeting minutes from March 23, 2021                          | VOTE |
| V.   | Approval of Accounts Payable:<br>- April 13, 2021 in the amount of \$104,948.52   | VOTE |
| VI. Department Head Reports  |   |      |
|  | a) Public Works Superintendent, Jerry Lewellen                                    |      |
|  | b) Hines Police Chief, Ryan DeLange   |      |
|  | c) Hines Volunteer Fire Chief, Bob Spence   |      |
|  | d) City Administrator Report, Kirby Letham  |      |
| VII. Public Comment – Non-Agenda Items ONLY (Speaking time limits may apply) |   |      |
| VIII. Old Business   |   |      |
|  | a) Appraisal Report – Volle Property  | VOTE |
|  | b) Park Sign/Reader board (Review of Cost)  | VOTE |
|  | c) Bathroom Bid Package ✓   | VOTE |
|  | d) Park Underground Sprinkler Bids  | VOTE |
|  | e) Resolution – Water Rate Conversion and Revision of Usage Rates (First Reading) |      |
|  | f) Harney Housing – Update on Lot Donation and Program Plan                       | VOTE |
| IX. New Business   |   |      |
|  | a) Public Health Request – Vaccination Pamphlet in Water Bill                     | VOTE |
|  | b) Anderson Perry GIS Support Contract (Water/Sewer Mapping)                      | VOTE |
| X. Public Comment Period (Speaking time limitations may apply).              |   |      |
| XI. Mayor and Council Comments   |   |      |
| XII. Adjournment   |   | VOTE |

This meeting is open to the public. It is anticipated to last approximately one hour and a half.

*In accordance with ORS 192.630, City of Hines will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice.*

**\*Due to the effects of the COVID-19 pandemic, all attendees are required to wear masks. If you do not want to attend in person, this meeting will be offered as a teleconference meeting. If you wish to call in to the meeting, please use your phone to dial-in using the following information:**

**DIAL-IN NUMBER - (425) 436-6354  
Access code: 710647**

DATED this 13<sup>th</sup> day of April 2021

*Council  
approved*  4/13/21

Kirby Letham, City Administrator

# City of Hines Council Meeting

April 13 2021

Present: York, Quick, Mayor Morgan, Beers, Shepherd

I. ✓

II. ✓

III Beers, York, Ayes

IV Beers, Shepherd, Ayes

IV A.P. - Beers, Quick, Ayes.

VI - Dept. Reports

b) Chief Delavergne

- members are consistent
- backlash on Police Reform, we ~~are~~ are ahead of it
- strange things coming from Feds
- Gun control - could impact State & local
- Ammo not available right now
- Hines will not enforce illegal gun control

c) Spence

- 6 - 911 calls, smoke, grassfires
- dry conditions make for ~~cautious~~ situations
- still tracking
- Will ~~be~~ <sup>may</sup> be a sooner

VIII Public Comments

- Duane Hutchins: starting to see a lot of trash  
can we clean?

## City Admin Report

3761

- \* GIS maps → Asset tracking → show.
- \* Brownfield Grant
- \* SLWA update → Home Warranty
- \* Municode Update → show

> ESTI: city of threes — Kirby LeTham : ed/mes 1930 : highlander

Jerry:

- > still too cold to open bathrooms
- > cleaning parks and garbage cans
- > all winter eq. put away

- b) Park Sign Reader Board
- Beers, Quick, Ages
  - Hutchins, Thank you

- c) Bathroom bid Package
- discussed options
  - Tom Choate suggested looking at other
  - Tabled until more research.

- d) Park Sprinklers
- Misty asked if we have to go w/ lowest bid. - No • lots of discussion on how to decide
  - York felt like ~~there~~ it was clear to go w/ Harney
  - Quick voiced the same
  - Quick, Harney for \$50,712.20, York 2<sup>nd</sup>, Ages

e) Water Rates

- d) Housing -
- Shepherd - against
  - Quick - like

New Business

- Vaccination Flyer - Beers, Shepherd, Ages



## \* GIS Mapping Contract.

- Beers approve, York 2<sup>nd</sup>, Ages \$5,430.

## Public Comment

- Tom Choate - you have to be careful about choosing a contractor; you cannot pick someone because you like someone. If I was a contractor I'd sue. This is a concern. The City has put itself in trouble and jeopardy. Must play by same rules.

## Council Comments

- York, Grick
- Beers - problems of intersection visibility - Gro. Outlet.
- Shepherd - sorry for being late.
- Mayor - response to bids
- Beers adjourn; Shepherd.

@ 8:10pm

# REGULAR MEETING OF HINES COMMON COUNCIL

April 13, 2021

## AUDIENCE SIGN-IN SHEET

IF YOU WISH TO ADDRESS THE COUNCIL, PLEASE INDICATE  
YOUR SUBJECT TO THE RIGHT OF YOUR NAME

PLEASE **PRINT** YOUR NAME

SUBJECT, IF YOU WISH TO SPEAK

ELSON & SALLY HART

D. HART

Tom Choate

Tom Choate

Administrator

From: FreeConferenceCall Services <noreply@freeconferencecall.com>  
Sent: Tuesday, April 13, 2021 7:30 PM  
To: Administrator  
Subject: FreeConferenceCall Detail Report



See The Top 3 Reasons People Contribute and Learn How  
Our  
Community Helps Us Keep FreeConferenceCall.com Free

Learn More

Account Information

Date: April 13, 2021 6:17:27 PM  
Phone-in number: (425) 436-6354  
Access code: 710647  
Account: #s12080374

Audio

Caller	Service Type	Start Time	End Time	Duration
541 589 4796 - BURNS, OR		6:17:27 PM	7:29:52 PM	73r
541 573 2244 - HINES CITY OF		6:28:04 PM	6:28:39 PM	1r
541 573 2244 - HINES CITY OF <b>Host</b>		6:28:50 PM	7:30:03 PM	62r

Number of attendees: 3  
Total minutes: 136m

Note: All times in Pacific Time

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**MINUTES FROM  
A MEETING OF THE HINES COMMON COUNCIL  
March 23, 2021**

**Present:**

**Mayor:**

Nikki Morgan

**Council:**

Councilors Misty Shepherd, Robert Beers, Ron Williams, and Marsallai Quick were present.

**City Staff:**

City Administrator Letham

**Public Audience:**

Eldon Hart, Mike Haines, and Jay Mangum

**\*Mayor Nikki Morgan called the meeting to order at 6:30 pm and led the flag salute.**

**Approval of the March 23, 2021 Agenda**

*Councilor Shepherd made a motion to approve the agenda for March 23, 2021 as presented. Councilor Beers seconded the motion. All ayes, the motion carried.*

**Approval of the March 9, 2021 Meeting Minutes**

*Councilor Beers made a motion to approve the meeting minutes from March 9, 2021. Councilor Williams seconded the motion. All ayes, the motion carried.*

**Accounts Payable for March 23, 2021**

*Councilor Quick made a motion to approve the accounts payable for March 23, 2021 in the amount of \$12,063.58. Councilor Beers seconded the motion. All ayes, the motion carried.*

**City Administrator Report**

Administrator Letham said that he had hoped to be able to update the Council on the homelessness and drug topics. No progress yet. He did mention that he has had numerous community members approach him expressing concern regarding both topics. Moving forward with the preparations to get the fuel tax in place for April 1<sup>st</sup>. Anderson Perry has contacted Burns High School and let them know they have selected the City of



Hines to sponsor a \$1,000 scholarship for a deserving high school senior this year. This scholarship will be given on behalf of the City and Anderson Perry.

**Public Comment – Non-Agenda Items Only (Speaking time limits may apply)**

None

**Old Business:**

**Park Sign/Reader Board**

Councilor Quick has been working with some of the City residents to bring a Sign/Reader Board to the City using Transient Lodging Tax (TLT) funds. They have identified a location for installation, have volunteers willing to help with setup, presented preliminary cost estimates, and identified the signs that could be used. Cost of the reader boards would be \$5,770 for two signs (one on the north side, one on the south) facing Highway 20. Councilor Quick to bring back total costs to the next Council meeting so they can vote on it.

**Chamber of Commerce Update**

Currently, the Chamber office is unstaffed. The Chamber Board has posted the Director's position in multiple locations including the State Chamber website and multiple recruitment sites. The Board is taking this time to review and update the requirements for the position. They hope to have someone in place by mid-April. They are preparing for the Skull 120/60/30 bike race in June.

**Bathroom Bid Package**

Last year this was put on hold due to Covid. It is now time to move forward with the project. Administrator Letham said the City has two options. He has talked to Anderson Perry who would be willing to put together a bid package including specification and designs. It would cost \$6K - \$8K for them to design it, help put mailers out, contact contractors. They suggested a prefab unit and believed that it could still come in under or around the budget of \$80K. The second option is the City could release a very simple ad requesting bids to build a bathroom like the drawing presented to the Council. This would reduce design costs, and possibly overall costs, but would leave room for interpretation by contractors during the bid and building process. The Mayor expressed concern regarding a prefab construction and whether it would match the Pavilion. Councilor Williams expressed the desire to get it built before weather improves and traffic through town increases. Councilor Williams and Councilor Beers both expressed concerns in cost difference from prefab to stick built. *Councilor Quick made a motion to have Anderson Perry create a Request for Pricing (RFP) package for park bathroom. Councilor Williams seconded the motion. All ayes, motion carried.*

**Legal and Planning Consultant – Eckstein Law, LLC**

The Mayor likes having the option of using Eckstein Law, LLC if needed. Administrator Letham makes use of the free legal assistance offered by League of Oregon Cities (LOC),

and having the City's Attorney of Record Yturri Rose available. However, Yturri Rose does not necessarily have the time for items that are not a high priority. Administrator Letham said that at this time he thinks the 5 hours/month would suit the City. *Councilor Williams made a motion to hire Eckstein Law, LLC at Tier 1 pricing of 5 hours of Firm time for \$500/month for year. Councilor Shepherd seconded the motion. All ayes, motion carried.*

### **New Business:**

**Business License Application – Eden's Gate Design and Build, LLC (Jay Mangum)**  
Has been a licensed contractor for over 10 years. Wants to stick with residential construction. *Councilor Quick made a motion to approve the business license for Eden's Gate Design and Build, LLC. Councilor Shepherd seconded the motion. All ayes, motion carried.*

### **Certified Local Government (CLG) – Historical Restoration**

Administrator Letham explained the basic certification requirements to become a CLG. Need to pass an ordinance stating that the City wants to be a CLG. The City would then become a member of the State Historical Preservation Program. The City would agree to update and expand the state's historic building inventory program. Establish a historic preservation commission. Properties are nominated to be added to the Register of Historic Places. Benefits are that CLGs may apply for annual grants from the SHPO. Grants can be used for a broad range of preservation activities. There are rules that would need to be followed to maintain historical classification and property owners could see people coming to view their historic place and take pictures, etc. There are 50/50 match grants available. An example would be to restore the exterior of the city water tower. The program offers training and workshops for members of the commission. Sites that are approved would need to be added to the state database. He asked that the Council read through the information that he sent, and they could discuss further at the next meeting.

### **American Rescue Plan (ARP)**

Administrator Letham explained that the U.S. Congress passed a bill labeled the American Rescue Plan. Every city in the U.S. is to be given funds based upon population size and other factors. The City of Hines is estimated to receive \$314,923.00. There are still unknowns about how this money will be able to be spent. 50% to be received 30 days after the state receives it, with the other 50% one year later. LOC has published a list of Q&As the Council can review. The Council discussed holding on to the funds until something definitive about whether it is a grant or a loan with payments expected. Once funds are received the Council will hold the funds until more explanation as to how the money can be spent, etc. is released.

### **Public Comment Period (Speaking time limits may apply):**

None

### **Mayor and Council Comments**

**Councilor Shepherd** – None

**Councilor Quick** – None

**Administrator Letham** – Forgot to mention that next week he will be going out with the Public Works crew to inventory the streets. Will be making a list of potholes and things that need to be fixed. Will be looking into how much to rent a street sweeper. The City of Burns has been busy and has not had the opportunity to come sweep our streets as they have in the past.

**Councilor Williams** – Mentioned there is someone in John Day that comes over and sweeps parking lots. Asked where we could rent a street sweeper and Administrator Letham told him ACW.

**Councilor Beers** – Would like to see the street cuts fixed.

**Mayor Morgan** – Suggested that each of the Council members drive through town to check out the conditions of the streets. Administrator Letham mentioned that we still have funds from the Small City Allotment Grant. He said by June/July we should start to see how much money the fuel tax is bringing in and maybe we can combine the grant with the fuel tax to get roads repaved. Mayor Morgan then announced Councilor assignments:

Water & Sewer:	Councilor Beers & Councilor Williams
Police & Fire:	Councilor Quick & Councilor Miller
Parks & Streets:	Councilor York & Councilor Shepherd

Jay Mangum asked how he could volunteer to help in the City.

Next Council Meeting is scheduled for April 13, 2021 at 6:30pm.

### **Adjournment:**

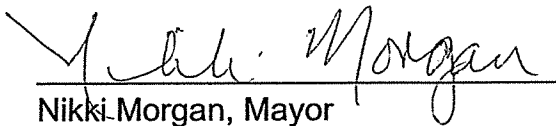
*There being no further business, Councilor Beers made a motion to adjourn the meeting. Councilor Williams seconded the motion. All ayes, the motion carried. Meeting adjourned at 7:46PM.*

Respectfully Submitted:

Kirby Letham

City Administrator

ACCEPTED AND APPROVED BY THE CITY COUNCIL ON APRIL 13, 2021.

  
Nikki Morgan, Mayor





# **APPRAISAL REPORT**

**of**

Bare Land Property at

No Situs N Saginaw Ave

Hines, Oregon 97738

**As Of:**

03/01/2021

**Prepared For:**

Kirby Letham  
Administrator-City of Hines  
P.O. Box 336, 101 E Barnes Ave  
Hines, OR 97738

**Prepared By:**

Fred W Ellis Staff Appraiser with Appraisal Associates Of Oregon  
265 NW Franklin Ave, Ste 200  
Bend, OR 97703  
541-573-6839

Fred W. Ellis  
265 NW Franklin Avenue, Suite 200  
Bend, OR 97703  
541-573-6839

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04/04/2021

Client: Administrator-City of Hines  
P.O. Box 336  
101 E Barnes Ave, Hines OR 97738

RE: Owners: Tyler John and Stephanie Carlene Volle  
No Situs N Saginaw Ave  
Hines, Oregon 97738  
File No. NsNSav1  
Case No.

Dear Administrator-City of Hines:

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

No Situs N Saginaw Ave, Hines, Oregon 97738

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 03/01/2021 is:

\$ 8,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.

Respectfully submitted,

Signature: 

Fred W. Ellis  
State of Oregon Certified Residential Appraiser #CR00711, renews 02/28/2023

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## LAND APPRAISAL REPORT

## Appraisal Report

IDENTIFICATION	Borrower Owners: Tyler John and Stephanie Carlene Volle		Census Tract	41.017.9801		Map Reference	133023-AC-05900	
	Property Address No Situs N Saginaw Ave							
	City	Hines		County	Harney		State	Oregon
	Zip Code	97738						
NEIGHBORHOOD	Legal Description Lot 14, in Block 4, John Wood Addition to the City of Hines, Harney County, Oregon. Tax account #30214							
	Sale Price \$	N/A		Date of Sale	N/A		Loan Term	N/A
	Property Rights Appraised	<input checked="" type="checkbox"/> Fee		<input type="checkbox"/> Leasehold	<input type="checkbox"/> De Minimis PUD			
	Actual Real Estate Taxes \$	N/A		(yr)	N/A		Other Sales Concessions	N/A
	Lender/Client	Administrator-City of Hines		Address	P.O. Box 336, 101 E Barnes Ave, Hines OR 97738			
	Occupant	Vacant		Appraiser	Fred W. Ellis		Instructions to Appraiser	Current market value appraisal for sale.
	The purpose of this appraisal report is intended as data for a purchase decision by the client. The client/intended user is the Administrator of the City of Hines.							
	Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good Avg. Fair Poor			
	Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%				
	Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Slow				
Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining					
Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply					
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 3-6 Mos.	<input type="checkbox"/> Over 6 Mos.					
Present Land Use	84 %1 Family	2 %2-4 Family	2 % Apts	0 % Condo	3 % Commercial			
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely(*)	<input type="checkbox"/> Taking Place (*)					
Predominate Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	5 % Vacant					
Single Family Price Range	\$ 25,000 to \$ 475,000		Predominant Value \$ 120-150					
Single Family Age	1 yrs to 96 yrs		Predominant Age 60-81 yrs					
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject is located within the Hines city limits. Hines Circle city park is apx. 4 blocks E. The Hines business core is less than 1/2 mile E. The site is 5 blocks W of Hines Boulevard/US Highway 20, the arterial road through the downtown business core with access north and south outside Hines. There is no significant noise or traffic flow past the subject site. See extended comments page 4.								
SITE	Dimensions 50.0' x 111.56' x 95.57' x 100.0'		= 7,699 sqft/apx. .18 acre		<input type="checkbox"/> Corner Lot			
	Zoning Classification RS, residential single family, 6,500 sqft minimum site.		Present Improvements <input checked="" type="checkbox"/> do <input type="checkbox"/> do not conform to zoning regulations					
	Highest and best use <input checked="" type="checkbox"/> Present use <input type="checkbox"/> Other (specify) See highest and best use discussion in extended comments page 5.							
	Elec.	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Other (Describe)	OFF SITE IMPROVEMENTS		Topo Sloping up with N Saginaw Ave city access street S to N		
	Gas	<input type="checkbox"/> Need connection	<input type="checkbox"/> None available	Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		Size Typical to other competing sites		
	Water	<input checked="" type="checkbox"/> City of Hines	<input type="checkbox"/> City of Hines	Surface Asphalt paved		Shape Irregular		
	San. Sewer	<input checked="" type="checkbox"/> City of Hines	<input type="checkbox"/> Storm Sewer	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private		View Residential/territorial/Good		
		<input type="checkbox"/> Undergound Elect. & Tel.	<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Curb/Gutter		Drainage Adequate		
			<input type="checkbox"/> Street Lights			Is the property located in a HUD identified Special Flood Hazard Area? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		
	Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): The Hines residential single family zone allows for newly created sites to be not less than 6,500 sqft. There is a City of Hines main water supply line that traverses continuously underground west to east from off site through and under the subject site and continues to Saginaw Avenue. There are no apparent additional adverse easements or encroachments noted. See extended comments page 5.							
MARKET DATA ANALYSIS	The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.							
	SUBJECT PROPERTY		COMPARABLE NO.1		COMPARABLE NO.2		COMPARABLE NO.3	
	Address No Situs N Saginaw Ave Hines, Oregon 97738		740 S McGowan Ave Bums, OR 97720		No Situs, S Milwaukie Ave Hines, OR 97738		712 King Ave Hines, OR 97738	
	Proximity to Subject		1.44 miles NE		0.55 miles SE		0.65 miles N	
	Sales Price \$ N/A		\$ 1,500		\$ 10,000		\$ 25,000	
	Price / N/A		\$ N/A		\$ N/A		\$ N/A	
	Data Source Appraisal Assignment		Harney Co Assessor/Deed #2021-0012		Harney Co Assessor/Deed #2020-1673		Harney Co Assessor/Deed #2021-0087/Broker	
	Date of Sale and Time Adjustment		DESCRIPTION DESCRIPTION Adjustment		DESCRIPTION DESCRIPTION Adjustment		DESCRIPTION DESCRIPTION Adjustment	
	Location Suburban/Sloping		Suburban/Flat -4,000		Suburban/Flat -4,000		Suburban/Flat -4,000	
	Site/View Apx. .18 ac/Res,Trtrtl		Apx. .09 ac/Res +3,400		Apx. .10 ac/Res +3,200		Apx. .23 ac/Res,Trtrtl -800	
Subdividable/zone Single site/Res		Single site/Comm/FldPln +2,000		Single site/Res		Single site/Res		
Utilities etc. Utilities to site		Utilities to site		Utilities to site		Utilities to site		
Access Paved to site		Paved to site		Paved to site		Paved to site		
Structures/Buildability None/Not buildable		None/Not buildable		None/Not buildable		None/Buildable -6,000		
Sales or Financing None noted		Cash sale		Cash sale		Cash sale		
Concessions None noted		None noted		None noted		None noted		
Net Adj.(Total)		<input checked="" type="checkbox"/> Plus <input type="checkbox"/> Minus \$ 1,400		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -800		<input type="checkbox"/> Plus <input checked="" type="checkbox"/> Minus \$ -10,800		
Indicated Value of Subject		Net=93% Gross=627% \$ 2,900		Net=-8% Gross=72% \$ 9,200		Net=-43% Gross=43% \$ 14,200		
RECONCILIATION	Comments on Market Data The subject property is not listed for sale, and sold for \$3,500 on 07/07/2020. The prior subject transfer was an arm's length transaction between unrelated parties by Bargain and Sale Deed, Harney County Instrument #2020-0803. The comparable sales are the best available to support a current opinion of market value with the sales comparison approach. See additional comparable sale comments and narration on pages 2 and 5-6.							
	Comments and Conditions of Appraisal: Based on data analyzed, the estimate of value by the market approach was deemed credible. The cost approach is not credible as an indicator of value, and is not reported due to lack of structural real improvements. The income approach is not applicable due to lack of reliable sales/ground rent data for similar parcels. This appraisal is reported in "as is" condition, with no required repairs.							
	Final Reconciliation: In reconciliation, weight is correlated to the comparable sales: #1-15%, #2-40%, #3-5%, #4-35%, #5-5% due to similarities, proximity, and lesser total net adjustments. The subject features are adequately demonstrated and bracketed by the comparable sales. The opinion of market value estimate is based on a 180 day market exposure period typical for similar competing properties. There are 33 pages in this appraisal report.							
	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 03/01/2021 to be \$ 8,000							
	Appraiser(s) Fred W. Ellis		Review Appraiser (if applicable)		<input type="checkbox"/> Did <input type="checkbox"/> Did Not Physically			
	Date Report Signed 04/04/2021		Inspect Property					
	State Certification # CR00711 State OR		Date Report Signed					
	Or State License #		State Certification #					
	Expiration Date of License or Certification 02/28/2023		Or State License #					
			Expiration Date of License or Certification					

Appraisal Associates Of Oregon  
Comparables 4-5-6

File No. NsNSav1

Borrower Owners: Tyler John and Stephanie Carlene Volle

Property Address No Situs N Saginaw Ave

City	Hines	County	Harney	State	Oregon	Zip Code	97738
Lender/Client	Administrator-City of Hines			Address	P.O. Box 336, 101 E Barnes Ave, Hines OR 97738		

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

		SUBJECT PROPERTY		COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address		No Situs N Saginaw Ave Hines, Oregon 97738		No Situs, N Saginaw Ave Hines, OR 97738		No Situs, N Harney Ave Burns, OR 97720			
Proximity to Subject				0.09 miles E		2.25 miles NE			
Sales Price		\$ N/A		\$ 15,000		\$ 18,500			
Price N/A		\$ N/A		\$		\$		\$	
Data Source		Appraisal Assignment		Harney Co Assessor/Deed #2021-0028		Harney Co Assessor/Deed #2021-0061			
Date of Sale and		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION	
Time Adjustment				Adjustment		Adjustment		Adjustment	
Location		Suburban/Sloping		Suburban/Sloping		Suburban/Flat		-4,000	
Site/View		Apx. .18 ac/Res,Trtrtl		Apx. .38 ac/Res		-1,000		Apx. .57 ac/Res,Trtrtl	
Subdividable/zone		Single site/Res		Single site/Res		2 tax lots/Res		-12,000	
Utilities etc.		Utilities to site		Utilities to site		Need water/sewer connect		+12,000	
Access		Paved to site		Paved to site		Unpaved		+3,000	
Structures/Builtability		None/Not buildable		None/Buildable		-6,000		None/Not buildable	
Sales or Financing		None noted		Seller NTD		Cash sale			
Concessions		None noted		None offered		None noted			
Net Adj.(Total)				Plus X Minus \$ -7,000		Plus X Minus \$ -6,900		X Plus Minus \$ 0	
Indicated Value of Subject				Net=-47% Gross=47% \$ 8,000		Net=-37% Gross=199% \$ 11,600		Net=0% Gross=0% \$ 0	

Comparable #4 is a recent sale located in the competing Hines neighborhood, and is a larger functionally rectangular shaped site considered surplus land. Comparable #4 lacks a situs address on map/tax lot #233023-AC-07900 with a tax account id #30365. Comparable #4 is similarly zoned RS, and is a legal conforming site larger than the minimum site size of 6,500 sqft that qualifies it for new SFR home construction under the city of Hines RS building code. During the normal course of business, there are no reported active conditional land use or building permits/applications found on record with either the city of Hines or Harney County Planning Department on this site. A negative site size adjustment is calculated by apx. \$15,000 per fractional acre surplus land contributory value supported by gross bare land sales data. The similar sloping site terrain below the road affords inferior view amenities limited by neighboring construction and foliage that partially offsets the larger site size, and the aggregate total negative adjustment is supported by paired sales data from comps #3 and #4. Comparable #4 is outside the FEMA identified flood plain, and flood insurance would not be required for new structure improvements. There are no encumbering easements or adverse site conditions noted for comparable #3. Prior sales of comparable #4 exceed 1 year from the appraisal effective date. A negative adjustment is supported by residual paired sales data from comps #3 and #5 for superior zone compliance and potential buildability. The seller note/trust deed terms of sale included a \$5,000 down payment on the sale price balance with amortized terms deemed to be market reflective and no seller concession adjustment required. Comparable #4 is deemed reliable as an adjusted directional sale price indicator with similar appeal reflecting recent market activity and similar appeal.

Comparable #5 is located in the competing Burns neighborhood, and is a larger irregular shaped site comprised of 2 tax lots considered excess land. Comparable #5 lacks a situs address on map/tax lots #233012-DA-01900 and 02100 with a tax account ids #308 and #306. Comparable #5 is similarly zoned RS in the city of Burns, and is a larger legal conforming site than the minimum site size of 7,500 sqft that would qualify it for potentially 2 new homes construction under the City of Burns RS building code. During the normal course of business, there are no reported active conditional land use or building permits/applications found on record with either the city of Burns or Harney County Planning Department on this site. A negative adjustment is the market reaction to severable separate tax lots into potentially 2 home sites supported by residual paired sales data from comps #3 and #5. A negative adjustment is the market reaction to preferred flat terrain supported by residual paired sales data from comps #3 and #4. The level site terrain has comparable distant territorial view amenities SW. A negative site size adjustment is calculated by apx. \$15,000 per fractional acre as surplus land contributory value supported by gross bare land sales data. Comparable #5 is outside the FEMA identified flood plane in zone X, and flood insurance would not be required for potential new SFR improvements. Prior sales of comparable #5 exceed 1 year from the appraisal effective date. Comparable #5 is considered not buildable at this time. New construction on comparable #5 is currently not financially feasible due to distance from city of Burns water main greater than 100' away on Harney Ave, and city sewer over a block away on Grand Ave. The cost for sewer and water line extensions would be a property owner expense at this time as the city of Burns is not currently developing new service or offering a LID municipal bond for utility development. The less than feasible cost for water and sewer extension would likely exceed the acquisition cost of the comparable sale #5 bare land at this time due to rock shelf under shallow soil in this area. The development of an above ground sand filter septic system would likely be cost prohibitive due to shallow soil depth. Comparable #5 is deemed reliable as a directional sale price indicator demonstrating specific comparables site amenities. A positive adjustment is the market reaction for unpaved street access with a positive adjustment supported by residual paired sales data from comps #4 and #5. Despite the increased distance from the subject, typical in this small market local economy, comparable #5 is deemed reliable to support the upper range of adjusted comparable sales prices reflecting recent market activity and similar appeal.



Appraisal Associates Of Oregon  
**COMMENT ADDENDUM**

File No. NsNSav1

Borrower Owners: Tyler John and Stephanie Carlene Volle

Property Address No Situs N Saginaw Ave

City Hines County Harney State Oregon Zip Code 97738

Lender/Client Administrator-City of Hines Address P.O. Box 336, 101 E Barnes Ave, Hines OR 97738

**I. INTENT OF THIS ADDENDUM**

This appraisal is intended to comply with the specific requirements of existing housing as specified in the Uniform Standards Of Professional Practice as adopted 1/30/89 by the Appraisal Standards of the Appraisal Foundation. This includes amendments by the Appraisal Standards Board. This is an appraisal/restricted report document in compliance with current USPAP standards. This appraisal/restricted report is intended for an estate valuation decision. This appraisal is done in order to estimate the market value of the property as of the current date. The rights of the realty have been considered with the real property as defined by the legal description and any structures there on that property. Any unattached personal property items are not considered a part of the real property value estimate. The appraiser does not warrant the drinking water quality from a well or other water source. The property owner takes responsibility for all water quality in compliance with Oregon laws 833, House Bill 3515, Section 30. This inspection is limited in scope. The appraiser's inspection is not an expert analysis of site conditions, any structures that may exist, or mechanical systems present, and makes no warranty of these items.

**II. COMPETENCY OF THE APPRAISER**

Your appraiser has prepared this report as a disinterested third party acting impartially, objectively, and independently without accommodation of personal interest. Your appraiser is confident he has both the knowledge and experience to complete the assignment. Also this appraisal is not atypical for your appraiser.

**III. PURPOSE OF THE APPRAISAL, INTENDED USE, AND INTENDED USERS**

The purpose of this report is solely intended as data for a purchase decision of the subject property described. The client/intended user of this report is: Administrator-City of Hines. Additional users allowed by the client are: and Stephanie Carlene Volle the current owners of the subject property. This report may not be relied upon by outside parties who may come into possession or for any other use other than stated here. This appraisal is not for refinance use with any loan programs.

**IV. SCOPE OF THE APPRAISAL ASSIGNMENT**

The following steps were followed in arriving at the final estimate of value included in the appraisal report of the subject property.

The client, intended use, and intended users were determined as reported in section III above. After receiving the assignment, a preliminary search of all available resources, including MLS (where available), was made to determine market trends, influences, and other significant factors pertinent to the subject property. A physical visit to the property was performed as defined by the client. Although the appraiser did not set foot upon the bare land site, the value attributes were clearly visible from with exterior view from the street.

Although due diligence was exercised in the inspection, the appraiser is not a expert in matters such as pest control, structural or civil engineering, soil analysis, hazardous waste, etc., and no warranty is given as to these elements. As needed, inspections by various professionals within these fields might be recommended with the final estimate of value subject to their findings.

The appraisal report was then completed in accordance with USPAP standards dictated by the Appraisal Foundation. The opinion of market value is reported with appropriate market exposure time estimate.

Extraordinary assumptions and or hypothetical conditions of appraisal may be used to develop and report the value estimates. These assumptions and/or conditions will be outlined within the report where appropriate.

The report included data and information necessary to lead a reader to a similar value conclusion. The effective date of this report is the current date of 03/01/2021. The signature date of this appraisal is 04/04/2021 as shown on page 1 of the Land Appraisal Report Form.

I have not performed services as an appraiser, or in another other capacity, regarding the property that is the subject of this report within the last three-year period immediately preceding acceptance of this agreement. I have no personal interest in the subject property or in the outcome of the appraisal assignment.

For purposes of market value reporting, a "hypothetical condition" of appraisal is made that the subject property is being sold in an open competitive market under all conditions requisite to a fair sale. This "hypothetical condition" of appraisal is made in compliance with current FNMA guide lines for purposes of market valuation, and the subject property is currently not listed for sale.

**V. SALES HISTORY**

The last recorded ownership document is a Bargain and Sale Deed, Harney County Instrument #2020-0803 recorded 07/07/2020 for a consideration paid of \$3,500. The sale was an arm's length transaction between unrelated parties. Previous sale activity is greater than 3 years prior to the appraisal inspection date.

**VI. RENTS AND VACANCIES**

There are no known recorded ground rents or licenses granted by the owner (as reported to your appraiser). The income approach to value is not considered credible as an indicator of value due to lack of sales/rental data.

Appraisal Associates Of Oregon  
**COMMENT ADDENDUM**

File No. NsNSav1

Borrower Owners: Tyler John and Stephanie Carlene Volle

Property Address No Situs N Saginaw Ave

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Lender/Client	Administrator-City of Hines			Address	P.O. Box 336, 101 E Barnes Ave, Hines OR 97738		

**VII. NEIGHBORHOOD COMMENTS CONTINUED FROM PAGE 1 OF THE LAND APPRAISAL FORM**

Harney County's total area is 10,185 square miles and it is the 9th largest county in the U.S. The total county population is apx. 7,600. This Eastern Oregon area includes the towns and surrounding areas of Burns and Hines. The Burns population is approximately 3,060 and the Hines population is approximately 1,680. These are adjoining towns located on U.S. Highway 20 representing the largest populace centers approximately halfway between the central Oregon Bend/Redmond area west to Ontario, Oregon east. Burns is the county seat. The competing market area in Harney County is dependent on agriculture, ranching, and government resource management employment. The BLM and U.S. Forest Service are significant employers in Harney County. Mining plays a less important role. Tourism is now reputed to significantly add to the stability of this area's agriculture and government employer based economy.

The overall market growth in this residential bare land market segment is now characterized as increasing as of the 1st quarter of 2020 with healthy demand, and a relative shortage of inventory versus demand. Market condition (time adjustments) are supported by comparable sale repeat sales data for sales older than 3 months from the appraisal effective date.

**VIII. DEDUCTIONS AND DISCOUNTS**

The "as is" value reflects the current physical condition of the property as of the effective date of the appraisal. There were no other values considered.

**IX. PROHIBITED INFLUENCES**

The appraisal assignment was not based upon a requested minimum valuation, or approval of a loan. Employment of the appraiser was not conditioned upon the appraiser producing specific value, or a value within a given range. Neither employment nor compensation are based upon approval of any related loan application.

**X. SELF CONTAINMENT**

This document is intended to be an appraisal report containing data necessary to enable the user to understand the appraiser's opinion of current market value. Any third party studies referred to such as hazardous materials, pest inspection, or environmental reports have been verified by the appraiser to the extent the assumptions and conclusions are used.

**XI. PERSONAL PROPERTY**

No personal property included in this appraisal.

**XII. APPROACHES TO VALUE**

The appraiser has made reasonable effort to employ the three recognized approaches to value. If the income or cost approaches are not reported, they are considered less indicative and reliable than the market approach, due to lack of sufficient and supportable information. The land appraisal form typically does not report the cost approach due to lack of or the age of the improvements. The property does not currently provide verifiable income, and the income approach is not as credible as an indicator of value.

In the market value data section the adjustments made to each comparable represents the differences either observed or calculated, between the subject property and the comparable listed. Adjustment analysis reflects current market information interpreted by reviewing typical purchaser reaction of similar properties with similar amenities. Lump sum or percentage adjustments of marketing data, if utilized herein, are employed only for the purpose of aiding the appraiser in arriving at a preliminary indication of the value of the subject property. As with all adjustments, the appraiser's experience and judgment must be given primary reliance, over a mathematical procedure, since many factors cannot be measured with mathematical preciseness in the marketplace. The adjustments apply only to the data used herein, and do not apply to other reports.

The comparable sales data relied upon in this appraisal is believed to be from reliable sources. In some instances, it was not possible to inspect the comparables completely and it was necessary to rely upon information furnished by others as to said data; therefore, the value conclusions are subject to the correctness and verification of said data.

The appraiser has made every attempt to secure the most recent sales from within the subject marketing area. As these sales are of a comparable age and quality as the subject, these sales are most likely to contain similar improvements to those found in the subject. In this appraisal, the market data approach is given weight in the selection of an opinion of market value estimate. The cost approach is not applicable due to lack of significant subject improvements.

The income approach is not considered reliable as an indicator of value due to lack of revenue producing improvements, or verifiable ground rent contracts. The estimate of market value is adequately supported by the market data approach.

Appraisal Associates Of Oregon  
COMMENT ADDENDUM

File No. NsNSav1

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City Hines County Harney State Oregon Zip Code 97738

Lender/Client Administrator-City of Hines Address P.O. Box 336, 101 E Barnes Ave, Hines OR 97738

#### XIV. COMMENTS ON ENVIRONMENTAL CONDITIONS

No adverse conditions were observed on this site at the time of inspection. This section asks the appraiser for a visual inspection, recognition, and report of potential adverse environmental conditions on site. There are no records of above ground structure improvements that have ever been erected upon this site. This appraiser is not an expert in the field of adverse environmental condition detection, and makes no claims or warranties regarding potential existing adverse environmental conditions present on this site. The appraiser has no measuring or detection equipment to accurately evaluate potential environmental hazards. The user of this report is encouraged to seek a qualified expert in the field of adverse environmental condition detection.

An "extraordinary assumption" is made that there are no adverse environmental conditions on site. If this assumption is proven to be false, it may have an effect on the current market value estimate.

#### XIX. HIGHEST AND BEST USE DISCUSSION

The subject single legal conforming tax lot that comprises approximately 7,699 sqft or approximately .18 acre, and is identified as map and tax lot #233023-AC-05900, with assessor account reference #30214.

The subject property lies within the Hines City "RS" zone, and allows for conforming residential development with newly created sites to be a minimum 6,500 sqft in total area size. The vacant residential use is a legal conforming use. A land use decision and building permits would be required to build a single family residence or accessory structure on site, subject to approval from either the city of Hines or through the appeal process from the Harney County Planning Commission.

There is no contributory value for tax lot severability into additional building sites within the current zoning restrictions. The subject property is located outside the FEMA identified flood plane in zone X. Future development of the subject site highest and best use determined to be single family residential common to the surrounding area will require a building permit from the city of Hines, or a land use appeal decision from the Harney County Planning Commission.

This appraisal is based on the current or interim use as bare land currently deemed unbuildable without an approved land use for new construction holding for future development. There are no additional adverse easements, encroachments that negatively effect marketability.

There is mixed use zoning throughout the towns with parks, schools, churches, and service structures in close proximity (blocks) of all the SFR districts. There is no measurable effect upon marketability for proximity to similar mixed use zoning and structures. No adjustments are not supported for locations across arterial roads, landmarks, or barriers due to ease of access anywhere within the contiguous towns. Travel times from the north city limits of Burns to the south city limits of Hines are less than 15 minutes at nearly any time of the day or night. The subject is located within a block of a public school with no adverse effect upon marketability or value measured.

#### XX. ADDITIONAL SUBJECT COMMENTS CONTINUED FROM THE BODY OF THE LAND APPRAISAL FORM

The subject site is located in the W section of Hines in an area of mostly older homes exhibiting mostly average to good construction quality. The subject property has a city of Hines main water line passing through the site underground with an easement reserved for maintenance. The City of Hines Administrator has stated that any building permit application would be denied due to the active water line on site less than 40" deep that require maintenance and monitoring and cannot have structures built over the water line.

An extraordinary assumption is made that the subject site is not buildable based upon the City of Hines Planning Department Administrator statement. If this assumption is later proven false by a Harney County Court Decision, then there may be an effect upon the current estimate of market value.

#### XXI. COMPARABLE SALES COMMENTS CONTINUED FROM PAGE 1 OF THE LAND APPRAISAL FORM

The land appraisal form used in this appraisal is considered most applicable to report the current market value estimate of the subject bare land.

Competing market areas include the city limits and urban growth boundaries of Burns and Hines. The comparable sales are considered typical arm's length transactions deemed reliable as supporting value indicators. The comparable sales are deemed reliable despite large net and gross adjustments not uncommon for competing bare land properties in the land appraisal format.

Previous sales activity for the comparables is over 1 year prior to the reported sale dates. While properties with homes have been stable over the past years from 2012 to the last quarter on 2019, adjustments for changes in market conditions (time adjustments) are not supported by repeat sales data for unimproved bare sites less than 3 months older than the appraisal effective date.

The adjustments to comparable sales used in this report for site amenities consider such differences as topography, landscaping, size, and scope of view. Adjustments for differences in site size are considered from paired sales data and compiled historical bare land sales data in the competing market areas with comparable amenities, and are calculated by apx. \$15,000 per fractional acre as lesser surplus land contributory value.

Appraisal Associates Of Oregon  
COMMENT ADDENDUM

File No. NsNSav1

Borrower Owners: Tyler John and Stephanie Carlene Volle

Property Address No Situs N Saginaw Ave

City	Hines	County	Harney	State	Oregon	Zip Code	97738
Lender/Client	Administrator-City of Hines			Address	P.O. Box 336, 101 E Barnes Ave, Hines OR 97738		

Comparable #1 is a recent sale located in the competing Burns neighborhood, and is a smaller irregular shaped site considered lesser surplus land. Comparable #1 has a situs address on map/tax lot #233013-A0-08600 with a tax account id #1426. Comparable #1 was purchased by a neighboring commercial property owner for accumulation and private parking area. Comparable #1 is currently zoned CG or commercial general but skirts the RS zone with highest and best use potential as interim bare land holding for potential future development that would require a zoning variance. Comparable #1 is a legal non-conforming site smaller than the minimum site size requirement of 5,000 sqft under the city of Burns CG zone that disqualifies it for any new commercial construction or SFR home construction. During the normal course of business, there are no reported active conditional land use or building permits/applications found on record with either the city of Burns or Harney County Planning Department on this site. A negative adjustment is the market reaction to preferred flat terrain supported by residual paired sales data from comps #3 and #4. The inferior commercial and residential view amenities limited by neighboring construction with a positive adjustment supported by residual paired sales data from comps #4 and #5. An aggregate positive site size adjustment is calculated by apx. \$15,000 per fractional acre as lesser surplus land contributory value supported by gross bare land sales data, together with a positive adjustment for inferior location within 100' of the FEMA identified flood plain and an expert flood determination needed for flood insurance requirement for new loans supported by residual paired sales data from comps #1 and #2. Despite the increased distance from the subject, typical in this small market local economy, comparable #1 is deemed reliable to bracket the lower range of adjusted comparable sales prices.

Comparable #2 is located in the competing Hines neighborhood, and is a smaller irregular site considered lesser surplus land. Comparable #2 lacks a situs address on map/tax lot #233024-CC-01500 with a tax account id #30545. Comparable #2 is similarly zoned RS, and is a smaller legal non-conforming site than the minimum site size of 6,500 sqft that would qualify it for new home construction under the city of Hines RS building code. During the normal course of business, there are no reported active conditional land use or building permits/applications found on record with either the city of Hines or Harney County Planning Department on this site. Since there is no existing primary residential property on site, new construction of a smaller accessory outbuilding structure could not be built on site under existing city of Hines building code restrictions. Applications for conditional use and building permits may be subject to appeal decision from the Harney County Planning Commission under the zoning variance process. Comparable #2 sale was concluded prior to inquiry by the new purchaser of potential buildability from the city of Hines as reported. The property owner concurrently owns additional improved property within a block of comparable #1. A negative adjustment is required for superior market preferred flat terrain supported by paired sales data from comps #3 and #4. A positive adjustment is required for inferior residential view amenities limited by neighboring construction supported by residual paired sales data from comps #4 and #5. Comparable #2 has a city of Hines 7' right of way along the south border for utility purposes, and a new water line is currently being installed. The city of Hines will not vacate the right of way actively under construction. Comparable #1 is outside the FEMA identified flood plane within 250' of a flood zone A, and flood insurance would not be required for potential new structure improvements. A recent prior sale of comparable #2 on 11/08/2019 for \$6,250 was an arm's length sale between unrelated parties. This sale was concluded prior to inquiry by the previous purchaser of potential buildability from the City of Hines. It was reported that after confirming the information from the City of Hines, the purchaser abandoned plans to purchase a contiguous improved property, and subsequently made the recently acquired comparable #2 property available for resale. The repeat sale data of comparable #2 effectively supports changes in market conditions (positive time adjustments) for comps sold from 2019 up through to the 2nd quarter of 2020 for market speculation. Comparable #2 is deemed reliable as an adjusted directional sale price indicator with similar appeal reflecting recent market activity.

Comparable #3 is located in the competing Hines neighborhood, and is a larger functionally rectangular shaped site considered surplus land. Comparable #3 situs address is 706 King Ave on map/tax lot #233014-DC-01700 with a tax account id #93119. Comparable #3 is similarly zoned RS in the City of Burns, and is a larger legal conforming site that would qualify it for new home construction under the City of Hines RS building code. During the normal course of business, there are no reported active conditional land use or building permits/applications found on record with either the city of Hines or Harney County Planning Department on this site. New SFR construction is possible subject to required permits under existing City of Hines building code restrictions. A negative adjustment is the market reaction to preferred flat terrain supported by residual paired sales data from comps #3 and #4. The residential and territorial view amenities are similar. A negative site size adjustment is calculated by apx. \$15,000 per fractional acre as lesser surplus land contributory value supported by gross bare land sales data. There are no encumbering easements or adverse site conditions noted for comparable #3. Prior sales of comparable #3 exceed 1 year from the appraisal effective date. A negative adjustment is supported by residual paired sales data from comps #3 and #5 for superior zone compliance and potential buildability. Comparable #3 is deemed reliable to bracket the upper range of adjusted comparable sales prices reflecting recent market activity.

SEE ADDITIONAL SALES DATA ON PAGE 2 OF THE LAND APPRAISAL FORM.



Appraisal Associates Of Oregon  
COMMENT ADDENDUM

File No. NsNSav1

Borrower Owners: Tyler John and Stephanie Carlene Volle

Property Address No Situs N Saginaw Ave

City	Hines	County	Harney	State	Oregon	Zip Code	97738
Lender/Client	Administrator-City of Hines		Address	P.O. Box 336, 101 E Barnes Ave, Hines OR 97738			

XIV. APPRAISER'S CERTIFICATION EXTENDED

a) In the event that a review appraiser has signed this report, the review appraiser may or may not have inspected the subject property and comparables. However, the review appraiser has significantly contributed in the process of arriving at a final value estimate.

b) That the information obtained from the legal description of the subject property, tax statements, or instruments of public record whether furnished by the client or obtained from government agencies or independent sources is assumed to be correct and no responsibility is assumed for any inaccuracies occurring in such instruments.

c) Any plot plans, maps, photos or sketches furnished with this appraisal are intended to assist the reader in visualizing the property. Preparation of same is based upon available data that appears to be reasonably correct.

d) That the title to the subject property is presupposed to be marketable and free and clear of all liens and encumbrances other than those specifically mentioned in this report. No responsibility is assumed for legal matters.

e) That my fee for the investigation and preparation of this report is based upon time expended and expense occurred, and not in any sense contingent upon value found.

f) I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved in this transaction.

g) In the event of subpoena or other required appearance before any court or other formal hearing concerning any or all of the subject matter of this report, the customary charge will be made for such appearance.

h) The distribution of the total valuation in this report (if subject property is improved) between land and improvements applies only under the existing program of utilization. The separate valuations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

i) Possession of this report, or any portion thereof, does not carry right of publication, private or public, through any media of communication without the prior written consent of the author of this report.

j) That no guarantee is made, nor liability assumed, for inaccuracies or errors in estimates or opinions identified in this report as being furnished by others. I believe the information contained in this report which was furnished by others to be reliable, but assume no responsibility for its accuracy.

k) The appraiser assumes that the soil and sub surface characteristics of the subject property are adequate for the purpose of utilizing it for the highest and best use described in this report. In addition to what is ordinarily understood to be included in the term "soil and sub surface characteristics" it includes (but is not limited to): erosion; water table; slide conditions, etc. If not provided by the client, a separate soil or geological report has not been obtained by the appraiser since it is beyond the scope of the appraisal assignment and contractual obligations of the appraiser.

l) No responsibility is assumed for any concealed defects in the property. Unless otherwise noted it is assumed that all plumbing, heating, wood burning appliances and electrical wiring systems conform to local codes and that all systems are in good working order. No responsibility is assumed for the adverse conditions of the above mentioned systems.

My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

I certify that, to the best of my knowledge and belief:

- \* the statements of fact contained in this report are true and correct.

- \* the report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analyses, opinions and conclusions.

My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

I have made a personal inspection visit to the property that is the subject of this report.

This report contains an electronic signature by the appraiser.

No one provided significant assistance to the appraiser signing this report.

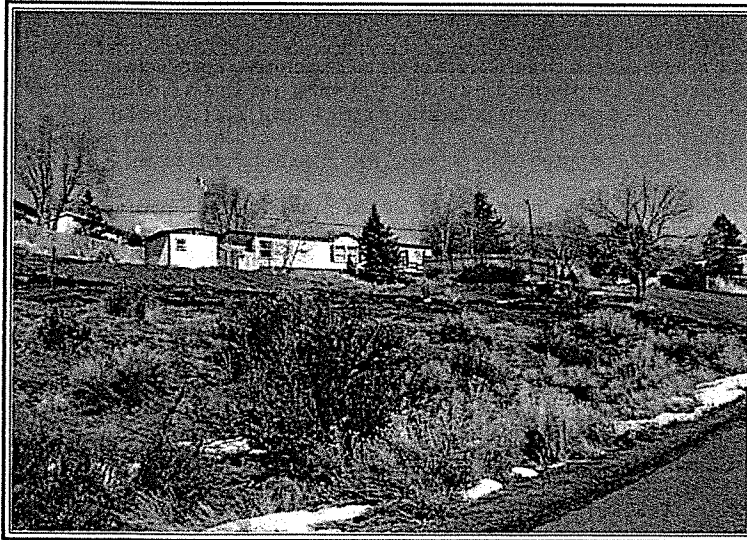
Appraisal Associates Of Oregon  
**SUBJECT PHOTO ADDENDUM**

File No. NsNSav1

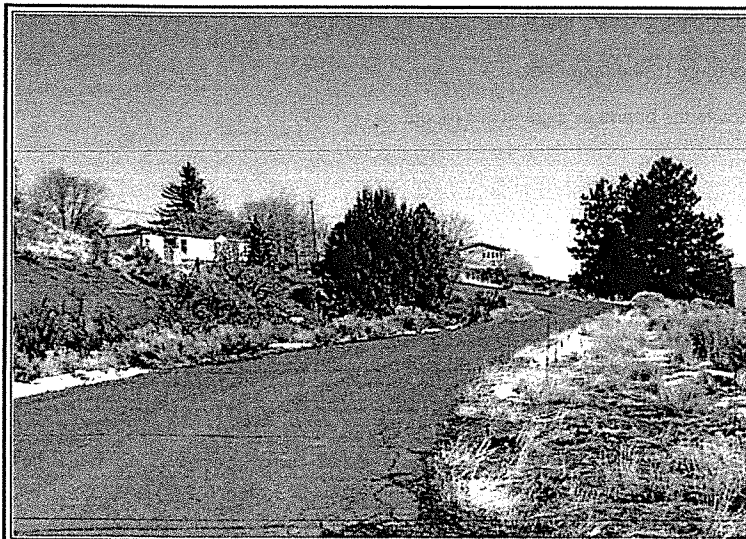
Borrower	Owners: Tyler John and Stephanie Carlene Volle						
Property Address	No Situs N Saginaw Ave						
City	Hines	County	Harney	State	Oregon	Zip Code	97738
Lender/Client	Administrator-City of Hines		Address	P.O. Box 336, 101 E Barnes Ave, Hines OR 97738			



**FRONT OF  
SUBJECT PROPERTY**  
No Situs N Saginaw Ave  
Hines, Oregon 97738



**REAR OF  
SUBJECT PROPERTY**  
Subject-N view



**STREET SCENE**  
Street Scene-N Saginaw Ave  
N view

LOCAL AND COMMUNITY EVENTS

PROMOTIONAL READER BOARD


Utilization of the historical A-Frame from the city well will become the foundation of the promotional reader board. This foundation will be relocated in the City Hall Park up next to Hwy 20. This erection is possible through local volunteers and donations.

PROJECT:

- 12 X 12 ft slab poured to connect A-Frame
- Trenching
- Lay line from power box at Pavilion to the slab
- Mount Reader board to A-Frame
- Wiring and Connection to Promotional Reader Board

COST OF PROJECT:

A-Frame, Structure to support reader boards.....	Free
Concrete for the pad including fiber (3 yards) .....	\$500.00
LED signs complete with keyboards (2).....	\$5770.00
Power, Materials and Labor.....	\$1761.97
Brackets to mount to slab.....	\$100.00
Misc. cost to complete plaques of appreciation etc.....	\$368.03
Grand Total.....	\$8500.00

✓ approved by  
Council 4/13/21  


The completed plan utilizes TLT revenue to make a direct difference in recruiting tourism by promoting local activities, businesses and future events for Harney County.

All funds paid out through the TLT account will be the sole responsibility of the City of Hines

## DONATIONS AND VOLUNTEERS

City of Hines Maintenance Crew

Mike and Hilda Allison – The Truck Shop

Mason Watson – Hines Pine Mill Bed and Breakfast Inn

Jim King

ACW Rental

Burns Electric

Marcilia Quick

D. Hutch

If all goes as planned the A-Frame can be moved soon.

Intent is to promote Memorial Day Weekend events if all goes well.

Please discuss and vote this trough as it is a win-win for our community.

## Administrator

---

**From:** Brandon Mahon <bmahon@andersonperry.com>  
**Sent:** Monday, April 12, 2021 4:25 PM  
**To:** Administrator  
**Cc:** Dane Maben  
**Subject:** Hines City Park Bathroom Comparisons  
**Attachments:** OR Hines Anderson Perry 4-2-2021 CXT\_PriceList\_Cortez-SW2021 (003).pdf

Hi Kirby,

As we've discussed, we've been doing some comparisons related to different structure types for the proposed City of Hines' Park Bathroom. The three options that we considered were a prefabricated CXT style bathroom, a CMU structure and stick built "wood frame" structure.

### CXT Prefabricated "Cortez" Bathroom –

**Cost** - We received a budgetary quote from CXT, which I have attached. As you and I discussed, there are some additional features that you may want to add which may change the price a bit, but the overall rough cost for the building, fully ready to go and delivered is approximately \$70,000 depending on how many of the add-ons you want to include. This structure would require some underground utilities and a gravel base be prepared. Once the building is delivered it is dropped into place, and utilities connected, and is virtually ready to go. This equates to a per square foot cost of approximately \$400 per square foot. The other cost element that would be variable would be our engineering fees. For a small bid package showing a prefabricated building, I believe we could complete that package for the City for somewhere between \$5,000 and \$6,000.

**Schedule** – As noted on the attached budget, CXT estimates that the finished building would be completed and delivered within 120 days. I believe we could pull a small bid package together within the next month or so.

**Stick Framed Structure** – Due to the fact that stick frame structures are typically cheaper than CMU structures, I've used the stick framed costs and schedule for a comparison to the CXT option.

**Cost** – A rough rule of thumb that we typically use when estimating costs internally is to use approximately \$200 per square foot when considering a small stick framed structure. This cost however only includes the foundation, slab and "shell" structure. In order to complete the bathroom we would add to that cost the cost of all plumbing, electrical, fixtures, etc. When we take these costs into consideration, and the status of the current materials market and contractor availability, I believe the cost of this structure would approach \$400 per square foot quickly. Also, in order to fully detail out the construction of the building for a contractor, I would roughly estimate that our engineering fees would be approximately \$20,000.

**Schedule** – In order to complete the full design of a custom built structure, we would likely need approximately three months to complete the design. This would mean best case that you would bid the project sometime in July or August. I suspect Contractors would be very busy at that time, and the bidding environment would not be good. If you were to receive a reasonable bid from a competent contractor, I would estimate that it could take another 3-4 months to complete the construction of the building.

Hopefully this is helpful. If you have any additional questions, please let me know.

Thanks,

Brandon





CXT® Precast Concrete Products manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Precast Products, Inc., 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES): CXT Precast Products, Inc., 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT.

This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at <http://www.cxtinc.com>.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-1/2% of contract price per month or any part of any month will be charged.

**\*\*Customer is responsible for all local permits and fees.**

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: Payment to CXT by the purchaser shall be made net 30 days after submission of the invoice to the purchaser on approved credit. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

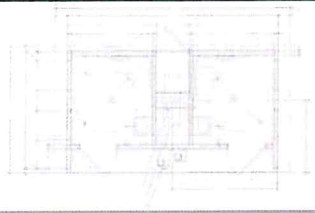
• F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.

• F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.

• F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.

• Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.





Cortez with chase restroom building. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded and set up at site.

## Cortez 10' 3" x 17'

\*Base Price \$ 45,028.00

## Optional Sections:

Restroom* \$45,028 Qty: = \$0.00	Shower* \$54,951 Qty: = \$0.00
Family Assist Shower/Restroom Combo* \$52,966 Qty: = \$0.00	Storage \$41,552 Qty: = \$0.00
Concession* \$51,974 Qty: = \$0.00	
*Includes 4-gallon water heater.	
Total Optional Sections 0.00	

## Added Cost Options:

		Price Per Unit	
Final Connection to Utilities (per section)		\$ 3,500.00	<input checked="" type="checkbox"/>
(per section) Optional Wall Texture -choose one			
<input type="radio"/> Split Face Block (\$3,500)			
<input type="radio"/> Struck Trowel (\$3,500)			
<input checked="" type="radio"/> Stone (\$5,000)			
Optional Roof Texture -choose one			
<input checked="" type="checkbox"/> Delta Rib		\$ 3,000.00	
Insulation / Heaters (per section)		\$ 16,500.00	<input checked="" type="checkbox"/>
Vitreous Urinal (each)	Qty:	\$ 300.00	<input checked="" type="checkbox"/>
Stainless Steel Water Closet (each)	Qty: 2	\$ 950.00	<input checked="" type="checkbox"/>
Stainless Steel Lavatory (each)	Qty: 2	\$ 600.00	<input checked="" type="checkbox"/>
Stainless Steel Urinal (each)	Qty: 2	\$ 950.00	<input checked="" type="checkbox"/>
Electric Hand Dryer (each)	Qty: 2	\$ 700.00	<input checked="" type="checkbox"/>
Electronic Flush Valves (each)	Qty: 2	\$ 750.00	<input checked="" type="checkbox"/>
Electronic Lavatory Faucets (each)	Qty: 2	\$ 650.00	<input checked="" type="checkbox"/>
Electronic Urinal Valves (each)	Qty: 2	\$ 750.00	<input checked="" type="checkbox"/>
Exterior Mounted ADA Drinking Fountain (each)	Qty: 2	\$ 3,600.00	<input checked="" type="checkbox"/>
Optional Door Closure (each)	Qty: 2	\$ 450.00	<input checked="" type="checkbox"/>
Skylight in Restroom (each)	Qty: 2	\$ 450.00	<input checked="" type="checkbox"/>
Marine Grade Skylight in Restroom (each)	Qty:	\$ 1,600.00	<input type="checkbox"/>
Marine Package for Extra Corrosion Resistance (per section)		\$ 3,450.00	<input type="checkbox"/>
Fiberglass Entry and Chase Doors and Frames	Qty:	\$ 1,700.00	<input type="checkbox"/>
Tile Floor in Restroom (per section)		\$ 3,000.00	<input type="checkbox"/>
2K Anti-Graffiti Coating (per section)		\$ 3,500.00	<input type="checkbox"/>
Timed Electric Lock System (2 doors - does not include chase door)	Qty:	\$ 2,500.00	<input type="checkbox"/>
Exterior Frostproof Hose Bib with Box (each)	Qty: 2	\$ 450.00	<input checked="" type="checkbox"/>
Paper Towel Dispenser (each)	Qty:	\$ 200.00	<input type="checkbox"/>
Toilet Seat Cover Dispenser (each)	Qty: 2	\$ 100.00	<input checked="" type="checkbox"/>
Sanitary Napkin Disposal (each)	Qty: 2	\$ 75.00	<input checked="" type="checkbox"/>
Baby Changing Station (each)	Qty: 2	\$ 500.00	<input checked="" type="checkbox"/>
CXT Wastebasket (each)	Qty:	\$ 150.00	<input type="checkbox"/>

Total Cost of Selected Accessories from Accessories Price List: \$ 49,350.00

Engineering and State Fees: \$ 3,850.00

Estimated One-Way Transportation Costs to Site (quote): \$ 1,450.00

Custom Options: Oregon State design review, inspections, and tags \$

Total Cost per Unit Placed at Job Site: (excludes all taxes) \$ 99,678.00

Disclaimer: Please call to confirm selected sections are compatible.

## Estimated monthly payment on 5 year lease \$2,003.53

This price quote is good for 60 days from date below, and is accurate and complete.

Eric M  
Kuester

Digitally signed by  
Eric M Kuester  
Date: 2021.04.02  
07:04:38 -07'00'

CXT Sales Representative

Date



I accept this quote. Please process this order.

Company Name

Customer

Date

## OPTIONS

### Exterior Color Options:

(For single color mark an X or for two tone combinations use W = Walls / R = Roof.)

<input type="checkbox"/> Amber Rose	<input type="checkbox"/> Liberty Tan	<input type="checkbox"/> Berry Mauve	<input type="checkbox"/> Sage Green
<input type="checkbox"/> Toasted Almond	<input type="checkbox"/> Oatmeal Buff	<input type="checkbox"/> Buckskin	<input type="checkbox"/> Rosewood
<input type="checkbox"/> Sun Bronze	<input type="checkbox"/> Golden Beige	<input type="checkbox"/> Mocha Carmel	<input type="checkbox"/> Malibu Taupe
<input type="checkbox"/> Sand Beige	<input type="checkbox"/> Natural Honey	<input type="checkbox"/> Salsa Red	<input type="checkbox"/> Java Brown
<input type="checkbox"/> Pueblo Gold	<input type="checkbox"/> Cappuccino Cream	<input type="checkbox"/> Coca Milk	<input type="checkbox"/> Raven Black
<input type="checkbox"/> Granite Rock	<input type="checkbox"/> Georgia Brick	<input type="checkbox"/> Western Wheat	<input type="checkbox"/> Nuss Brown
<input type="checkbox"/> Rich Earth	<input type="checkbox"/> Charcoal Grey	<input type="checkbox"/> Hunter Green	<input type="checkbox"/> Evergreen

Special roof color # \_\_\_\_\_

Special wall color # \_\_\_\_\_

Special trim color # \_\_\_\_\_

(Sage green, hunter and evergreen colors are not available in colored through concrete.)

### Rock Color Options:

☐ Basalt

☐ Mountain Blend

☐ Natural Grey

☐ Romana

### Roof Texture Options:

☐ Cedar Shake

☐ Ribbed Metal

### Wall Texture Options:

(For single texture mark an X or for different top and bottom textures use T = Top / B = Bottom.)

Barnwood

Horizontal Lap

Napa Valley Rock

Split Face Block

Board & Batt

River Rock

Stucco/Skip Trowel

Brick

Flagstone

} Can only be used as bottom texture.

(Textures not included in CXT's quote are additional cost.)

### Door Opener Options:

☐ Non-locking ADA Handle

☐ Pull Handle/Push Plate

☐ Privacy ADA Latch

☐ Pull Handle/Push Plate w/Slide Lock

### Deadbolt Options:

☐ CXT Supplied

☐ Customer Supplied:

\_\_\_\_\_ Type & Part Number

### Accessible Signage Options:

☐ Men

☐ Women

☐ Unisex

### Paper Holder Options:

☐ 2-Roll Stainless Steel

☐ 3-Roll Stainless Steel

### Notes:

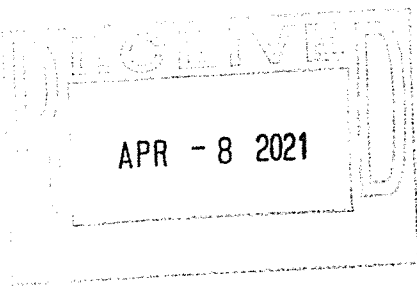
"Standards of responsibility" means the qualifications of eligibility for award of a public contract. An offeror meets the standards of responsibility if the offeror has:

1. Avail the appropriate financial, material, equipment, facility and personnel resources and expertise, or ability to obtain the resources and expertise, necessary to indicate the capability of the offeror to meet all contractual responsibilities;
2. Holds current licenses that businesses or service professionals operating in the state must hold in order to undertake or perform the work specified in the contract;
3. Is covered by liability insurance and other insurance in amounts required in the solicitation document;
4. Qualifies as a carrier-insured employer or a self-insured employer under ORS 656.407 or has elected coverage under ORS 656.128;
5. Has made the disclosure required under ORS 279C.370;
- ✕ 6. A satisfactory record of performance. The solicitation agent shall document the record of performance of an offeror if the solicitation agent finds the offeror to be not responsible under this paragraph;
7. A satisfactory record of integrity. The offeror has completed previous contracts of a similar nature with a satisfactory record of performance. The solicitation agent shall document the record of integrity of an offeror if the solicitation agent finds the offeror to be not responsible under this paragraph;
8. Qualified legally to contract with the city;
9. Supplied all necessary information in connection with the inquiry concerning responsibility. If an offeror fails to promptly supply information requested by the solicitation agent concerning responsibility, the solicitation agent shall base the determination of responsibility upon any available information or may find the offeror nonresponsible; and
10. Not been debarred by the city, and, in the case of public improvement contracts, has not been listed by the construction contractors board as a contractor who is not qualified to hold a public improvement contract.

Bids for Parks Sprinkler Systems  
 Bid Opening at 2:00PM April 8, 2021

Company	Date Bid Received	City Hall Park		Fire Hall Park		Skate Park		Vendor Total
		Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount	Bid Amount	
Kenyon Enterprises, LLC 311 Palace Way Nampa, ID 83687	4/8/2021	\$35,690.00	\$25,990.00	\$34,020.00	\$95,700.00			
Harney Lawn & Irrigation, LLC 371 W. Johnson Burns, OR 97720	4/6/2021	\$18,318.80	\$13,788.79	\$18,604.61	\$50,712.20			
Paul Everett Bradley Landscape Services P.O. Box 504 Hines, OR 97738	4/8/2021	\$19,700.00	\$11,400.00	\$15,900.00	\$47,000.00			

A



**Paul Everett Bradley Landscape Services**

LAB 418 LCB 9218  
PO Box 504, Hines, OR 97738  
(541) 589-1050  
EIN #26-3044601

***Lovely Landscapes by Design***

City of Hines Common Council  
Mr. Kirby Letham, City Administrator  
101 E Barnes Ave.  
Hines, OR. 97738

4/8/21

Re: Hines Main Park Irrigation System Proposal/Contract

Dear Sirs and Madams:

Thank you for the opportunity to bid on the Hines Park Irrigation construction projects.

We offer the following lump sum bid proposal to complete the irrigation system as per plan and specification dated 9/11/2019.

We take no exceptions to plans and specifications. No addenda to plan or spec were issued.

We are ready to commence work as soon as we are given notice to proceed. Work plan starts with underground utility locate, point of connection, verify layout/ coverage, main line/ wires, valves, laterals, heads, seeding and final clean up. Back fill of trenches will occur as soon as practical for public safety. Work will be completed by our crew.

**Bid schedule:**

**City Hall \$19,700**

**Fire Hall \$11,400**

**Skate Park \$15,900**

**Total cost for this project is \$47,200**

We are licensed, bonded and insured for all phases of landscape construction, including backflow installation, irrigation, planting and hardscapes. We are licensed with the Oregon Landscape Contractors Board, with \$20,000 bond (highest level) and are performance bonded at \$85,000 level (current bond). Proposal is fixed price and valid for 45 days.

If you desire our services, please remit signed proposal for us to commence work. Irrigation system construction will be completed as soon as possible. Contract will not to exceed 90 days. Payment is due upon acceptable completion of work.

Please call Paul at (541) 589-1050, if you have any questions.

Sincerely,

Paul Bradley

Landscape Architect #657

Landscape Construction Professional #15561

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_



# OSLAB: Registration

(/landarch/registration/)

(/landarch/)

🏠 (/landarch/Pages/default.aspx) > OSLAB: Registration (/landarch/registration/Pages/Maintain.aspx)  
> OSLAB License Search

## ≡ Site Navigation

# OSLAB License Search

10/01/2020 NOTE: THE ONLINE LICENSE LOOKUP HAS BEEN EXPERIENCING INTERMITTENT TECHNICAL DIFFICULTIES. CONTACT THE BOARD OFFICE IF YOU ARE UNABLE TO COMPLETE A SEARCH OR OTHERWISE NEED ASSISTANCE.

The information accessed via this website was current at the time of publication but is subject to change and is provided here for general information only. The Board disclaims any liability for reliance on the content of this website as a "primary issuing source" for purposes of registration verification. If you do not find what you are searching for, you may contact the Board Office to verify whether or not the individual or business is registered to practice landscape architecture in Oregon.

You do not need to fill in all fields to conduct a search. You may search using one or more criteria. For example, you can search by license status "active" to see all Board registrants, or you can narrow down your search by choosing additional criteria such as license type, state, or county. Note that if you search by individual or business name, the system does require an exact match with how the name is entered in the Board's database which can include hyphens and surnames. If you receive a finding of no results, you may want to search using criteria other than name as a cross-check.

The information on this website is provided for your convenience only. Although it is updated on a regular basis, you may contact the Board office for confirmation of registration for any given individual. Also, if you have any questions or cannot find the license information that you are seeking, please contact the Board office directly at (503) 589-0093 or by email at [oslab.info@oregon.gov](mailto:oslab.info@oregon.gov) (<mailto:oslab.info@oregon.gov>).

10/01/2020 NOTE: THE ONLINE LICENSE LOOKUP HAS BEEN EXPERIENCING INTERMITTENT TECHNICAL DIFFICULTIES. CONTACT THE BOARD OFFICE IF YOU ARE UNABLE TO COMPLETE A SEARCH OR OTHERWISE NEED ASSISTANCE.

# Landscape Architect License Search




(http://www.oregon.gov)

[Return to search](#)



Status	Name	License #	Address	First Registered	Last Registered	License Type
Active	Paul Bradley	#LA0657	Hines OR	03/24/2008	03/31/2022	Landscape Architect

[Return to search](#)

 Help us improve! Was this page helpful?

Yes

No

## Paul Everett Bradley

### Doing Business As:

License Number: 9218  
 Status: Active  
 Phase: All Phases  
 Backflow Status: Plus Backflow  
 Initial License Date: Nov-20-2013  
 License Expiration: Nov-30-2021  
 Bond Amount: 20000.00  
 Liability Insurance Amount: \$1,000,000.00  
 Worker's Compensation: Exempt  
 Entity Type: Sole Proprietor  
 Address: Po Box 504  
 City: Hines  
 State: Oregon  
 Zip Code: 97738  
 County: HARNEY  
 Business Phone Number: (541) 589-1050

### Employees

Name	License Number	Relationship Status
Paul Bradley	15561	N/A

### Cases

Case Number	Allegations	Action(s)	Case Closed Date
None.			

For information regarding claims filed against this landscape contracting business, please contact the Board office at (503) 967-6291.

#### Disclaimer

All information provided on this web page, and on its other web pages, is made available to provide immediate access for the convenience of interested persons. While we believe the information to be reliable, human or mechanical error remains a possibility, as does delay in the posting or updating of information. Therefore there is no guarantee as to the accuracy, completeness, timeliness, currency, or correct sequencing of the information. Neither this agency, nor any of the sources of the information, shall be responsible for any errors or omissions, or for the use or results obtained from the use of this information.

(<http://www.oregon.gov>)

717 19th Street SE, Suite 114  
Salem, OR 97301



8:00 AM - 3:00 PM

Phone: 503-589-0093

Fax: 503-485-2947Christine Valentine, Board Administrator (<mailto:oslab.info@oregon.gov>)

[Map \(/Landarch/Pages/Map.aspx\)](#)

## Board

The Board regulates the practice of landscape architecture in Oregon to help assure the safety, health, and welfare of Oregonians.

[Board contact \(/landarch/Board/Pages/Members.aspx\)](#)

[Board meetings \(/landarch/Board/Pages/Meetings.aspx\)](#)

[Public Records Requests \(/landarch/Documents/CitizenGuide\\_OSLABPublicRecordsRequests.pdf\)](#)

## File a complaint

The Board considers complaints about landscape architecture practice and title use in Oregon.

[Complaint form \(/landarch/Resources/Pages/Complaint.aspx\)](#)

## About Oregon

[Oregon.gov \(https://www.oregon.gov\)](https://www.oregon.gov)

[State Employee Search \(https://employeeesearch.dasapp.oregon.gov\)](https://employeeesearch.dasapp.oregon.gov)

[Agencies Listing \(https://www.oregon.gov/pages/a\\_to\\_z\\_listing.aspx\)](https://www.oregon.gov/pages/a_to_z_listing.aspx)

[Accessibility \(https://www.oregon.gov/pages/accessibility.aspx\)](https://www.oregon.gov/pages/accessibility.aspx)

[Privacy Policy \(https://www.oregon.gov/pages/terms-and-conditions.aspx\)](https://www.oregon.gov/pages/terms-and-conditions.aspx)

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**Harney Lawn & Irrigation LLC**

371 W. Johnson

Burns, OR 97720 US

+1 5415894796

kclawncareir@gmail.com

APR - 6 2021


**H A R N E Y**  
**LAWN + IRRIGATION**

# Estimate

**ADDRESS**

Hines City Hall

**ESTIMATE # 1033****DATE 04/05/2021**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	City Hall Estimate			
<b>Service Call</b>	First hour of labor included with service call.	1	75.00	75.00
<b>Fittings</b>	1.25"-3" pvc fittings	1	782.00	782.00
<b>Valve Box</b>	jumbo valve boxes+ extenstion	14	19.1428571	268.00
<b>Control Panel</b>	Rain Bird ESP-ME Control panel + Expansion Module	1	140.00	140.00
<b>Wire</b>	9 Conductor Sprinkler Wire	2	221.00	442.00
<b>Valve</b>	Rain Bird PEB 200 2" Valve	7	116.00	812.00
<b>Large Rotor</b>	Rain Bird 8005 Rotor	40	52.15	2,086.00
<b>Pop-up Spray Sprinkler</b>	Rain Bird 1806 + 6" pop up sprinkler body	4	4.80	19.20
<b>PVC Pipe</b>	3" Sch. 40	360	2.03	730.80
<b>PVC Pipe</b>	3" Class 200 pvc	200	1.63	326.00
<b>PVC Pipe</b>	2.5" Class 200 pvc	100	1.10	110.00
<b>PVC Pipe</b>	2" Sch. 40	340	1.04	353.60
<b>PVC Pipe</b>	2" class 200 pvc	660	0.75	495.00
<b>PVC Pipe</b>	1.5" class 200 pvc	640	0.48	307.20
<b>PVC Pipe</b>	1.25" class 200 pvc	700	0.37	259.00
<b>PVC Pipe</b>	1" class 200 pvc	220	0.23	50.60
<b>PVC Pipe</b>	Sch. 40 swing arm	40	28.21	1,128.40
<b>Labor</b>	Trench system, clean out trenches, Dig valve boxes	30	65.00	1,950.00
<b>Labor</b>	Automatic Valve installation	9	65.00	585.00
<b>Labor</b>	Pipe Installation, Install and Bury sprinkler heads	40	65.00	2,600.00
<b>Labor</b>	Install Thrust Blocks	8	65.00	520.00
<b>Labor</b>	Control panel/ Wire installation	8	65.00	520.00
<b>Labor</b>	Bury system, Rake trenches, clean up	25	65.00	1,625.00
<b>Labor</b>	Adjust sprinkler heads	3	65.00	195.00
<b>Labor</b>	Seed Trenches	5	65.00	325.00
<b>Labor</b>	Bore under driveway	10	65.00	650.00

LCP # 16050

LCB # 9770

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>Trencher</b>	Equipment Use/fuel	1	700.00	700.00
<b>Concrete</b>	Concrete for Thrust Blocks	8	8.00	64.00
<b>Electrician</b>	Tie On	1	200.00	200.00

WARRANTY: All parts and labor performed by Harney Lawn and Irrigation will be warranted for one year upon completion of sprinkler system installation.

TOTAL

**\$18,318.80**

Estimate is broken down by total man hours per section of job installation. Hours are estimated and may vary depending on unforeseen circumstances. As well, if the scope of work is completed in a more timely manner or less parts are used, said payee will not pay full bid price.

*Kirby Lettray*  
Accepted By

*Chris Morgan*

*4/13/21*  
Accepted Date  
*4/13/21*

Harney Lawn & Irrigation LLC  
371 W. Johnson  
Burns, OR 97720 US  
+1 5415894796  
kclawncareir@gmail.com

APR - 6 2021



H A R N E Y  
LAWN + IRRIGATION

## INVOICE

**BILL TO**  
Hines City Hall

**INVOICE #** 1323  
**DATE** 04/05/2021  
**DUE DATE** 05/05/2021  
**TERMS** Net 30

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Fire Hall Estimate			
Service Call	First hour of labor included with service call	1	75.00	75.00
Fittings	1" - 3" PVC Fitting	1	695.63	695.63
Valve Box	Jumbo Valve Boxes + Extensions	6	19.07	114.42
Control Panel	Rain Bird ESP-ME Control Panel	1	106.59	106.59
Wire	Sprinkler Wire 7 Conductor	1	84.23	84.23
Valve	Rain Bird PEB 200 2" Valve	4	115.90	463.60
Large Rotor	Rain Bird 8005 Rotor	32	52.15	1,668.80
PVC Pipe	3" SCH 40	80	2.03	162.40
PVC Pipe	3" CLASS 200 pvc	360	1.63	586.80
PVC Pipe	2.5" CLASS 200 pvc	140	1.10	154.00
PVC Pipe	2" SCH 40 pvc	60	1.04	62.40
PVC Pipe	2" CLASS 200 pvc	260	0.75	195.00
PVC Pipe	1.5" CLASS 200 pvc	140	0.48	67.20
PVC Pipe	1.25" CLASS 200	600	0.37	222.00
PVC Pipe	SCH 40 Swing Arm	32	28.21	902.72
Labor	Trench system, clean out trenches, dig valve boxes	25	65.00	1,625.00
Labor	Dig up existing quick couplers, move sprinkler lines, Attach sprinklers	20	65.00	1,300.00
Labor	Automatic Valve Installation	5	65.00	325.00
Labor	Pipe Installation, Install and Bury Sprinkler heads	25	65.00	1,625.00
Labor	Install Thrust Blocks	5	65.00	325.00
Labor	Control panel/ Wire Installation	3	65.00	195.00
Labor	Bury system, Rake trenches, Clean up	20	65.00	1,300.00
Labor	Adjust sprinkler heads	5	65.00	325.00
Labor	Seed treches	4	65.00	260.00
Trencher	Equipment rental/fuel	1	700.00	700.00
Concrete	Concrete	6	8.00	48.00


LCP # 16050  
LCB # 9770



ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Electrician	Tie On	1	200.00	200.00

WARRANTY: All parts and labor performed by Harney Lawn and Irrigation will be warranted for one year upon completion of sprinkler system installation.

BALANCE DUE

**\$13,788.79** 

Estimate is broken down by total man hours per section of job installation. Hours are estimated and may vary depending on unforeseen circumstances. As well, if the scope of work is completed in a more timely manner or less parts are used, said payee will not pay full bid price.

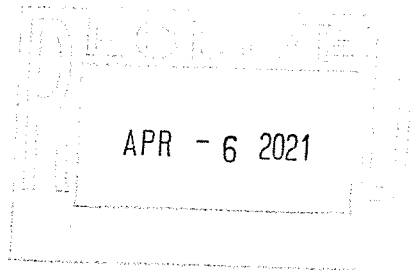
**Harney Lawn & Irrigation LLC**

371 W. Johnson

Burns, OR 97720 US

+1 5415894796

kclawncareir@gmail.com


**H A R N E Y**  
**LAWN + IRRIGATION**

# Estimate

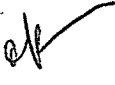
**ADDRESS**
Hines City Hall  
101 E. Barnes Ave  
Hines, OR. 97738
**ESTIMATE # 1034****DATE 04/06/2021**

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Skate Park			
Service Call	First hour of labor included with service call.	1	75.00	75.00
Fittings	1" - 3" pvc Fittings	1	735.75	735.75
Valve Box	Valve Boxes + Extensions	16	19.07	305.12
Control Panel	Rain Bird ESP-ME Control Panel + Extension	1	138.41	138.41
Wire	Sprinkler Wire 13 Conductor	1	153.29	153.29
Valve	Rain Bird PEB 200 2" Valve	8	115.90	927.20
Large Rotor	Rain Bird 8005 Rotor	29	52.15	1,512.35
PVC Pipe	3" SCH 40 pvc	300	2.03	609.00
PVC Pipe	3" CLASS 200 pvc	460	1.63	749.80
PVC Pipe	2.5" CLASS 200 pvc	200	1.10	220.00
PVC Pipe	2" SCH 40 pvc	40	1.04	41.60
PVC Pipe	2" CLASS 200 pvc	700	0.75	525.00
PVC Pipe	1.5" CLASS 200 pvc	800	0.48	384.00
PVC Pipe	1.25" CLASS 200 pvc	300	0.37	111.00
PVC Pipe	SCH 40 Swing arm	29	28.21	818.09
Labor	Trench System, clean out trenches, dig valve boxes	38	65.00	2,470.00
Labor	Automatic Valve Installation	12	65.00	780.00
Labor	Pipe Installation, install and bury sprinkler heads	42	65.00	2,730.00
Labor	Install Thrust Blocks	8	65.00	520.00
Labor	Control Panel/ Wire installation	8	65.00	520.00
Labor	Bury system, rake trenches, clean-up	40	65.00	2,600.00
Labor	Adjust sprinkler heads	6	65.00	390.00
Labor	Seed trenches	5	65.00	325.00
Trencher	Equipment rental/fuel	1	700.00	700.00
Concrete	Concrete for Thrust Blocks	8	8.00	64.00

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Electrician	Electrical Tie On	1	200.00	200.00

WARRANTY: All parts and labor performed by Harney Lawn and Irrigation will be warranted for one year upon completion of sprinkler system installation.

TOTAL

**\$18,604.61** 

Estimate is broken down by total man hours per section of job installation. Hours may vary depending on unforeseen circumstances. As well, if the scope of work is completed in a more timely manner or less parts are used, the payee will not pay full price of bid.

Accepted By

Accepted Date

# *Work Plan:*

*Scope of work:* To complete installation of underground sprinkler system as stated in provided plans, in an efficient and timely manner.

If awarded the city park bids Harney Lawn and Irrigation will commence work immediately on City Hall Park with completion before June 1<sup>st</sup> 2021. The Fire Hall Park will follow directly after the City Hall Park is complete, with guaranteed completion before the end of the summer. The Skate Park timeline is dependent upon budgeting and weather conditions.

Thank you so much for your time and consideration,

Harney Lawn and Irrigation  
Kenny McLean and Chelsea Jones

## Business Registry Business Name Search

04-13-2021

11:46

[New Search](#)

## Business Entity Data

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1560343-90	DLLC	ACT	OREGON	05-23-2019	05-23-2021	YES
Entity Name	HARNEY LAWN AND IRRIGATION LLC					
Foreign Name						

## Online Renewal:

[Renew Online](#)[Click here to generate and print an annual report.](#)[New Search](#)

## Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS		
Addr 1	371 W JOHNSON ST			
Addr 2				
CSZ	BURNS	OR	97720	Country UNITED STATES OF AMERICA

*Please click [here](#) for general information about registered agents and service of process.*

Type	AGT	REGISTERED AGENT	Start Date	05-23-2019	Resign Date	
Name	KENNETH	DYLAN	MCLEAN			
Addr 1	371 W JOHNSON ST					
Addr 2						
CSZ	BURNS	OR	97720	Country	UNITED STATES OF AMERICA	

Type	MAL	MAILING ADDRESS		
Addr 1	371 W JOHNSON ST			
Addr 2				
CSZ	BURNS	OR	97720	Country UNITED STATES OF AMERICA

Type	MEM	MEMBER		Resign Date	
Name	CHELSEA	TAYLOR	JONES		
Addr 1	371 W JOHNSON ST				
Addr 2					
CSZ	BURNS	OR	97720	Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER		Resign Date	
Name	KENNETH		MCLEAN		
Addr 1	371 W JOHNSON ST				

<b>Addr 2</b>					
<b>CSZ</b>	BURNS	OR	97720	<b>Country</b>	UNITED STATES OF AMERICA



[New Search](#)

## Name History

Business Entity Name	<u>Name Type</u>	<u>Name Status</u>	Start Date	End Date
HARNEY LAWN AND IRRIGATION LLC	EN	CUR	05-23-2019	

Please read before ordering Copies.[New Search](#)

## Summary History

<b>Image Available</b>	<b>Action</b>	<b>Transaction Date</b>	<b>Effective Date</b>	<b><u>Status</u></b>	<b>Name/Agent Change</b>	<b>Dissolved By</b>
	AMENDED ANNUAL REPORT	05-20-2020		FI		
	ARTICLES OF ORGANIZATION	05-23-2019		FI	Agent	

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/10/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	<b>Bentz Insurance</b> 122 A Street E Vale, OR 97918	CONTACT NAME: Karen Morcom PHONE (A/C, No, Ext): (541)473-4210 FAX (A/C, No): (541)473-4041 E-MAIL ADDRESS: karen@bentzinsurance.com
INSURED	<b>Harney Lawn &amp; Irrigation, LLC</b> 371 W Johnson St Burns, OR 97720	INSURER(S) AFFORDING COVERAGE INSURER A: Liberty Mutual Insurance Company INSURER B: CNA Surety INSURER C: INSURER D: INSURER E: INSURER F:

## COVERAGES

CERTIFICATE NUMBER: 00000451-52762

REVISION NUMBER: 4

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			BLS 59849448	05/20/2020	05/20/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	BOND			64651089	05/20/2020	05/20/2021	Penalty 20,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

EVIDENCE OF INSURANCE

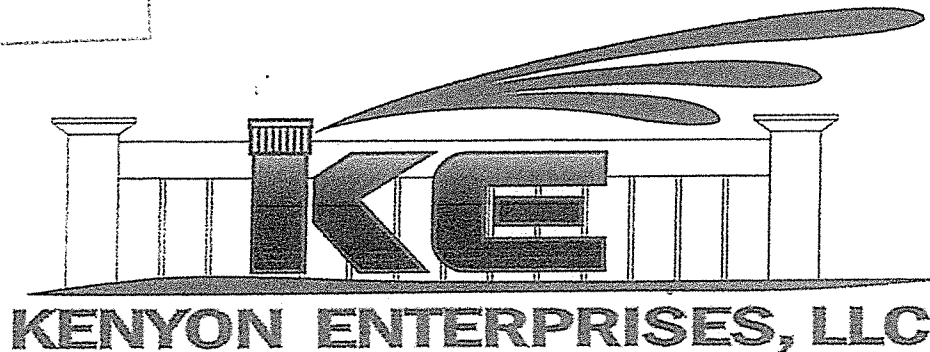
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

(KAM)

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APR - 8 2021



311 Palace Way, Nampa, ID 83687

Josh Kenyon

208.989.1229

Shiloh Kenyon

208.989.7106

[shilohkenyon04@gmail.com](mailto:shilohkenyon04@gmail.com)

**License Numbers:**

ID RCE-56115

ID Nurseryman's License: 8633

OR CCB: 231149

OR LCB: Business: 8913, Irrigation & Backflow: 15329, Planting: 15944

EIN #: 84-2061785

April 8, 2021

To Whom it May Concern:

Please find the attached bids for each of the three remaining parks for the City of Hines. Our company is licensed and bonded in the states of Idaho and Oregon. Please see attached Certificate of Liability Insurance and Surety Bonds for both the Oregon Construction Contractors Board and the Oregon Landscape Contractors Board. We have experience in installing large sprinkler systems throughout Harney County. We installed the sprinklers at the Burns High School Football/Baseball field, Slater School, and the Crane Football field. Please contact the following references to attest to our quality of work.

**References:**

1. Coach Terry Graham – Head Football Coach for Burns High School – 541-220-7157
2. Wade Peasley – Head of Maintenance Department for Burns School District – 541-589-2477
3. Stub Tavis – Maintenance Department for Crane School District – 541-589-1332

If awarded the contract for the Hines City Hall, we plan on starting the job on or around April 19, 2021 and finishing the project on or around May 14, 2021. If awarded the Hines Fire Hall, we plan on starting the project on or around May 17, 2021 and finishing the project on or around May 31, 2021. If awarded the Hines Skate Park, we plan on starting the job in the Fall of 2021 or Spring of 2022. Our sprinkler supply store has made us aware of a material shortage, begin of project date may be delayed if

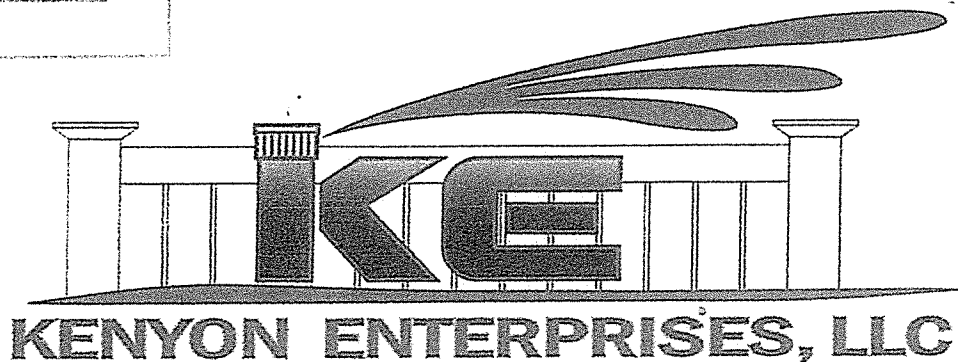
materials are back ordered. We will begin with the tie-in and backflow installation and digging trenches, followed by pipe and sprinkler installation, next we will wire in the system and install the clock, finishing with backfilling the trenches, seeding the trenches and final clean up. We will follow this procedure for each of the three parks.

Thank you for your time in considering these bids from our company.

A handwritten signature in black ink, appearing to read "Shiloh T. Kenyon", with a long, sweeping horizontal line extending to the right.

Shiloh T. Kenyon  
Kenyon Enterprises, LLC

APR - 8 2021



311 Palace Way, Nampa, ID 83687

Josh Kenyon

208.989.1229

Shiloh Kenyon

208.989.7106

[shilohkenyon04@gmail.com](mailto:shilohkenyon04@gmail.com)

**License Numbers:**

ID RCE-56115

ID Nurseryman's License: 8633

OR CCB: 231149

OR LCB: Business: 8913, Irrigation & Backflow: 15329, Planting: 15944

EIN #: 84-2061785

**Bid #: 152021**

**Bid For: HINES CITY HALL**

City of Hines

ATTN: Kirby Letham, City Administrator

101 E. Barnes Ave., Hines, OR 97738

(541)573-2251

[administrator@ci.hines.or.us](mailto:administrator@ci.hines.or.us)

**Date Bid Given: April 8, 2021**

\*Bid is good for 30 days from above date.

**Projected Start Date if Bid is Awarded: April 19, 2021**

**Projected Completion Date: May 14, 2021**

**Underground Sprinkler System at Hines City Hall (Based upon Irrigation Plan Sheets dated 9/11/2019 which were provided by the City of Hines)**

Delivery – \$800.00


Tie-In & Inspection – \$1,000.00

Equipment Rental – Trencher & Jackhammer (if needed) - \$1,900.00

Material – \$16,240.00

Labor – \$15,000.00

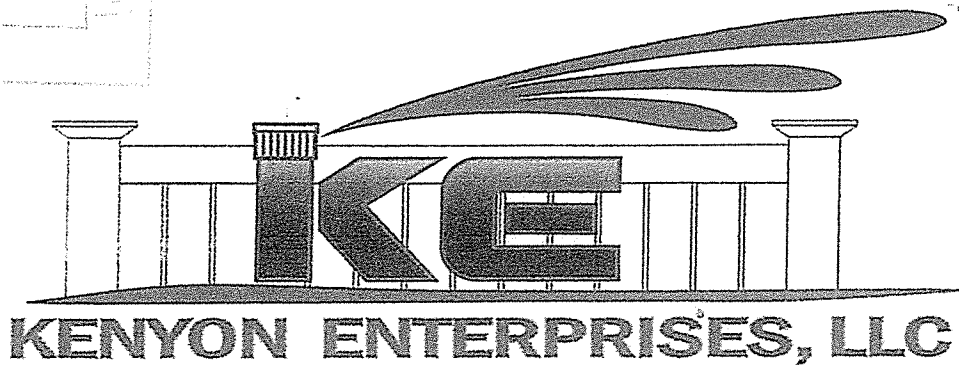
Perennial Rye Grass – Seed & Labor – \$750.00

**TOTAL BID – \$35,690.00** 

\*If bid is accepted, we require half up front to cover some of the initial costs.

\*If digging problems occur due to hard ground, roots, and/or other unforeseen obstructions, the price will be adjusted if additional labor and/or equipment is needed.

APR - 8 2021



311 Palace Way, Nampa, ID 83687

Josh Kenyon

208.989.1229

Shiloh Kenyon

208.989.7106

[shilohkenyon04@gmail.com](mailto:shilohkenyon04@gmail.com)

**License Numbers:**

ID RCE-56115

ID Nurseryman's License: 8633

OR CCB: 231149

OR LCB: Business: 8913, Irrigation & Backflow: 15329, Planting: 15944

EIN #: 84-2061785

**Bid #: 162021**

**Bid For: HINES FIRE HALL**

City of Hines

ATTN: Kirby Letham, City Administrator

101 E. Barnes Ave., Hines, OR 97738

(541)573-2251

[administrator@ci.hines.or.us](mailto:administrator@ci.hines.or.us)

**Date Bid Given: April 8, 2021**

\*Bid is good for 30 days from above date.

**Projected Start Date if Bid is Awarded: May 17, 2021**

**Projected Completion Date: May 31, 2021**

**Underground Sprinkler System at Hines Fire Hall (Based upon Irrigation Plan Sheets dated 9/11/2019 which were provided by the City of Hines)**

Delivery – \$800.00


Tie-In & Inspection – \$1,000.00

Equipment Rental – Trencher & Jackhammer (if needed) - \$1,900.00

Material – \$11,790.00

Labor – \$10,000.00

Perennial Rye Grass – Seed & Labor – \$500.00

**TOTAL BID – \$25,990.00** 

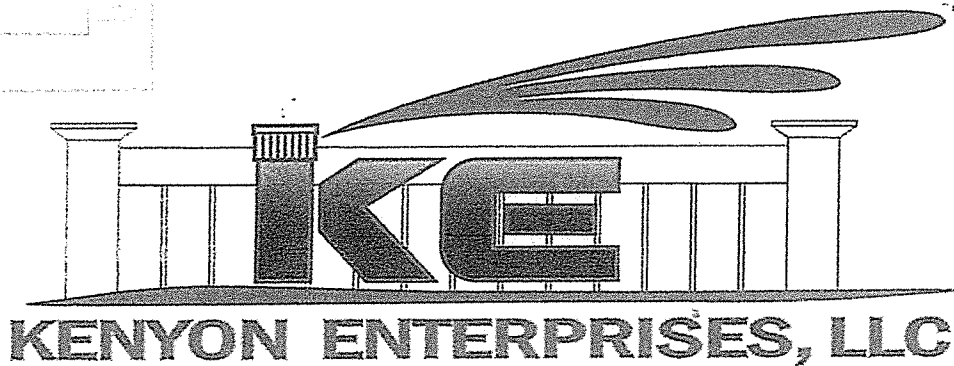
**\*If bid is accepted, we require half up front to cover some of the initial costs.**

**\*If digging problems occur due to hard ground, roots, and/or other unforeseen obstructions, the price will be adjusted if additional labor and/or equipment is needed.**

**\*If breakage or leaking problems occur tying into old system price may be adjusted if additional materials and or labor are needed.**



APR - 8 2021



311 Palace Way, Nampa, ID 83687

Josh Kenyon

208.989.1229

Shiloh Kenyon

208.989.7106

[shilohkenyon04@gmail.com](mailto:shilohkenyon04@gmail.com)

**License Numbers:**

ID RCE-56115

ID Nurseryman's License: 8633

OR CCB: 231149

OR LCB: Business: 8913, Irrigation & Backflow: 15329, Planting: 15944

EIN #: 84-2061785

**Bid #: 172021**

**Bid For: HINES SKATE PARK**

City of Hines

ATTN: Kirby Letham, City Administrator

101 E. Barnes Ave., Hines, OR 97738

(541)573-2251

[administrator@ci.hines.or.us](mailto:administrator@ci.hines.or.us)

**Date Bid Given: April 8, 2021**

\*Bid is good for 30 days from above date.

**Projected Start Date if Bid is Awarded: Weather Permitting Fall 2021 or Spring 2022**

**Underground Sprinkler System at Hines Skate Park (Based upon Irrigation Plan Sheets dated 9/11/2019 which were provided by the City of Hines)**

Delivery – \$800.00


Tie-In & Inspection – \$1,000.00

Equipment Rental – Trencher & Jackhammer (if needed) - \$1,900.00

Material – \$15,570.00

Labor – \$14,000.00

Perennial Rye Grass – Seed & Labor – \$750.00

**TOTAL BID – \$34,020.00** 

\*If bid is accepted, we require half up front to cover some of the initial costs.

\*If digging problems occur due to hard ground, roots, and/or other unforeseen obstructions, the price will be adjusted if additional labor and/or equipment is needed.

## Business Registry Business Name Search

[New Search](#)

## Business Entity Data

04-13-2021

12:00

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
1661721-98	DLLC	ACT	OREGON	05-07-2020	05-07-2021	YES
Entity Name		KENYON ENTERPRISES, LLC				
Foreign Name						

## Online Renewal:

[Renew Online](#)[Click here to generate and print an annual report.](#)[New Search](#)

## Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	311 PALACE WAY				
Addr 2					
CSZ	NAMPA	ID	83687	Country	UNITED STATES OF AMERICA

*Please click [here](#) for general information about registered agents and service of process.*

Type	AGT	REGISTERED AGENT		Start Date	05-07-2020	Resign Date	
Name	CLYDE		KENYON				
Addr 1	3 FAIRVIEW HEIGHTS LOOP						
Addr 2							
CSZ	BURNS	OR	97720	Country	UNITED STATES OF AMERICA		

Type	MAL	MAILING ADDRESS				
Addr 1	311 PALACE WAY					
Addr 2						
CSZ	NAMPA	ID	83687		Country	UNITED STATES OF AMERICA

Type	MEM	MEMBER			Resign Date	
Name	JOSHUA		KENYON			
Addr 1	311 PALACE WAY					
Addr 2						
CSZ	NAMPA	ID	83687	Country	UNITED STATES OF AMERICA	

Type	MEM	MEMBER			Resign Date	
Name	SHILOH		KENYON			
Addr 1	311 PALACE WAY					

<b>Addr 2</b>					
<b>CSZ</b>	NAMPA	<b>ID</b>	83687	<b>Country</b>	UNITED STATES OF AMERICA


[New Search](#)

## Name History

Business Entity Name	<u>Name Type</u>	<u>Name Status</u>	Start Date	End Date
KENYON ENTERPRISES, LLC	EN	CUR	04-07-2020	

Please read before ordering Copies.[New Search](#)

## Summary History

<b>Image Available</b>	Action	Transaction Date	Effective Date	<u>Status</u>	Name/Agent Change	Dissolved By
	ARTICLES OF ORGANIZATION	05-07-2020		FI	Agent	

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# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
04/05/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b>  Matthew Japs(753333G) 226 E 5th St  Meridian ID 83642-2774		<b>CONTACT</b> NAME: Matthew Japs or Neenah Jackson  PHONE (A/C, NO, EXT): 208-629-5572 FAX (A/C, NO): 208-887-6620  E-MAIL ADDRESS: mjaps@farmersagent.com																						
<b>INSURED</b>  Kenyon, Joshua Warren & Shiloh Theresa DBA: Kenyon Enterprises LLC 311 Palace Way Nampa ID 83687		<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A:</td><td>Truck Insurance Exchange</td><td>21709</td></tr><tr><td>INSURER B:</td><td>Farmers Insurance Exchange</td><td>21652</td></tr><tr><td>INSURER C:</td><td>Mid Century Insurance Company</td><td>21687</td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></tbody></table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Truck Insurance Exchange	21709	INSURER B:	Farmers Insurance Exchange	21652	INSURER C:	Mid Century Insurance Company	21687	INSURER D:			INSURER E:			INSURER F:		
INSURER(S) AFFORDING COVERAGE		NAIC #																						
INSURER A:	Truck Insurance Exchange	21709																						
INSURER B:	Farmers Insurance Exchange	21652																						
INSURER C:	Mid Century Insurance Company	21687																						
INSURER D:																								
INSURER E:																								
INSURER F:																								

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	N	065959018	09/13/2020	09/13/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea Occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ 300,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTHER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

311 Palace Way Nampa ID 83687

CERTIFICATE HOLDER

CANCELLATION

City of Hines 101 E. Barnes Ave  Hines OR 97738	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE <i>Neenah Jackson</i>
--	--

# Western Surety Company

## POWER OF ATTORNEY

### KNOW ALL MEN BY THESE PRESENTS:

That WESTERN SURETY COMPANY, a corporation organized and existing under the laws of the State of South Dakota, and authorized and licensed to do business in the States of Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Hawaii, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, and the United States of America, does hereby make, constitute and appoint

Paul T. Bruflat of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One RESIDENTIAL CONTRACTORS LICENSE LICENSE #231149

bond with bond number 72271323

for KENYON ENTERPRISES, LLC

as Principal in the penalty amount not to exceed: \$20,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by  
Vice President with the corporate seal affixed this 23rd day of June,  
2020.

ATTEST

L. Nelson

L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY

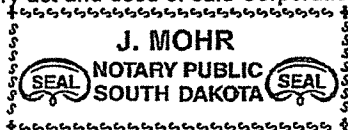
By

Paul T. Bruflat

Paul T. Bruflat, Vice President

STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

On this 23rd day of June, 2020, before me, a Notary Public, personally appeared  
Paul T. Bruflat and L. Nelson  
who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President  
and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the  
voluntary act and deed of said Corporation.



My Commission Expires June 23, 2021

J. Mohr

Notary Public

To validate bond authenticity, go to [www.cnasurety.com](http://www.cnasurety.com) > Owner/Obligee Services > Validate Bond



# Western Surety Company

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Paul T. Bruflat of Sioux Falls,  
State of South Dakota, its regularly elected Vice President,  
as Attorney-in-Fact, with full power and authority hereby conferred upon him to sign, execute, acknowledge and deliver for and on its behalf as Surety and as its act and deed, the following bond:

One Landscape Contractor

bond with bond number 16109243

for Kenyon Enterprises, LLC

as Principal in the penalty amount not to exceed: \$ 10,000.00.

Western Surety Company further certifies that the following is a true and exact copy of Section 7 of the by-laws of Western Surety Company duly adopted and now in force, to-wit:

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys-in-Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

In Witness Whereof, the said WESTERN SURETY COMPANY has caused these presents to be executed by its  
Vice President with the corporate seal affixed this 2nd day of April,  
2020.

ATTEST

L. Nelson

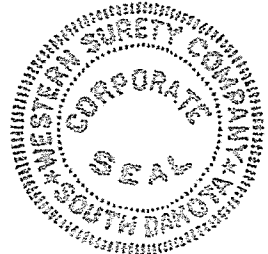
L. Nelson, Assistant Secretary

WESTERN SURETY COMPANY

By

Paul T. Bruflat

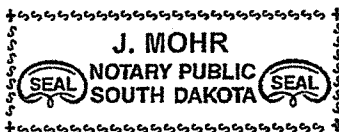
Paul T. Bruflat, Vice President



STATE OF SOUTH DAKOTA }  
COUNTY OF MINNEHAHA } ss

On this 2nd day of April, 2020, before me, a Notary Public, personally appeared  
Paul T. Bruflat and L. Nelson

who, being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President  
and Assistant Secretary, respectively, of the said WESTERN SURETY COMPANY, and acknowledged said instrument to be the  
voluntary act and deed of said Corporation.



My Commission Expires June 23, 2021

J. Mohr

Notary Public

To validate bond authenticity, go to [www.cnasurety.com](http://www.cnasurety.com) > Owner/Obligee Services > Validate Bond Coverage.





## **RESOLUTION 2300**

**A RESOLUTION REPEALING RESOLUTION 2268, AND REPEALING RESOLUTION 2297, AND ALL PRECEDING RESOLUTIONS OR ORDINANCES PERTAINING TO THE SETTING OF WATER METER RATES AND VOLUME CHARGES, AND AUTHORIZING COLLECTION OF SUCH FUNDS.**

**WHEREAS**, the City of Hines Charter provides that the City of Hines shall have all the power that the constitution, statutes and common law of the United States and the State of Oregon now or hereafter expressly or implied, grant or allow the City, the City shall be vested with the power within its limits of authority to perform all public services; and

**WHEREAS**, it is in the best interest of the health, safety, and welfare of the citizens of Hines to establish a utilities rate system that collects revenue sufficient to cover the costs of delivery and allow the City to sufficiently maintain and operate the utility system; and

**WHEREAS**, the City suspended water usage charges with RESOLUTION 2297; and

**WHEREAS**, the City desires to repeal RESOLUTION 2297 and charge a water usage once again; and

**WHEREAS**, the City purchased new water meters as part of the Water System Improvement Project for all residential and some commercial users, and these new meters measure in gallons; and

**WHEREAS**, the City has determined that these new water meters are installed and able to properly measure water usage by water users, and City staff are able to properly record and use water meter data collected to charge water users fairly; and

**BE IT HEREBY RESOLVED** by the Common Council of the City of Hines, Oregon that the following base and usage rates become effective as of July 1, 2021, for services provided by the City of Hines to utility consumers:

**WATER:**

Base rate by meter size fee per monthly billing, calculated upon the American Water Works Association (AWWA) formula for rate calculation in gallons (see following chart):

1 MONTH (gals)			Council Feb 2021		tier 1		tier 2		tier 3			
Meter Size	Base Rate	Base Usage	Low	High	Low	High	Low			Tier 1	Tier 2	Tier 3
5/8 and 3/4 inch	\$ 45.92	10,000	10,001	13,750	13,751	17,500	17,501	+		\$0.0003333	\$ 0.000467	\$ 0.000667
1-inch	\$ 64.29	10,000	10,001	13,750	13,751	17,500	17,501	+		\$0.0003333	\$ 0.000467	\$ 0.000667
1-1/2-inch	\$ 82.66	10,000	10,001	13,750	13,751	17,500	17,501	+		\$0.0003333	\$0.0003333	\$0.0003333
2-inch	\$ 133.18	10,000	10,001	13,750	13,751	17,500	17,501	+		\$0.0003333	\$0.0003333	\$0.0003333
3-inch	\$ 505.16	10,000	10,001	13,750	13,751	17,500	17,501	+		\$0.0003333	\$0.0003333	\$0.0003333
4-inch	\$ 642.93	10,000	10,001	13,750	13,751	17,500	17,501	+		\$0.0003333	\$0.0003333	\$0.0003333
Outside City Limits	\$ 55.11	10,000	10,001	13,750	13,751	17,500	17,501	+		\$0.0003333	\$ 0.000467	\$ 0.000667
Low Income	\$ 32.15	10,000	10,001	13,750	13,751	17,500	17,501	+		\$0.0003333	\$ 0.000467	\$ 0.000667
Low Income Outside City Limits	\$ 31.15	10,000	10,001	13,750	13,751	17,500	17,501	+		\$0.0003333	\$ 0.000467	\$ 0.000667

\*Base Usage is included with Base Rate

\*Usage amounts are measured in Gallons

Also, for clarification the following chart depicts how the above monthly rates will appear on a bi-monthly billing cycle, which the City will continue to use as of this Resolution:

PER 2 MONTH BILLING CYCLE (gals)			Council Feb 2021		tier 1		tier 2		tier 3			
Meter Size	Base Rate	Base Usage	Low	High	Low	High	Low			Tier 1	Tier 2	Tier 3
5/8 and 3/4 inch	\$ 91.84	20,000	20,001	27,500	27,501	35,000	35,001	+		\$0.0006666	\$ 0.000933	\$ 0.001333
1-inch	\$ 128.58	20,000	20,001	27,500	27,501	35,000	35,001	+		\$0.0006666	\$ 0.000933	\$ 0.001333
1-1/2-inch	\$ 165.32	20,000	20,001	27,500	27,501	35,000	35,001	+		\$0.0006666	\$0.0006666	\$0.0006666
2-inch	\$ 266.36	20,000	20,001	27,500	27,501	35,000	35,001	+		\$0.0006666	\$0.0006666	\$0.0006666
3-inch	\$1,010.32	20,000	20,001	27,500	27,501	35,000	35,001	+		\$0.0006666	\$0.0006666	\$0.0006666
4-inch	\$1,285.86	20,000	20,001	27,500	27,501	35,000	35,001	+		\$0.0006666	\$0.0006666	\$0.0006666
Outside City Limits	\$ 110.22	20,000	20,001	27,500	27,501	35,000	35,001	+		\$0.0006666	\$ 0.000933	\$ 0.001333
Low Income	\$ 64.30	20,000	20,001	27,500	27,501	35,000	35,001	+		\$0.0006666	\$ 0.000933	\$ 0.001333
Low Income Outside City Limits	\$ 62.30	20,000	20,001	27,500	27,501	35,000	35,001	+		\$0.0006666	\$ 0.000933	\$ 0.001333

\*Base Usage is included with Base Rate

\*Usage amounts are measured in Gallons

Fire line rates defined under Resolution 2205 remain the same at this time, and are referenced herein only for continuity:

All fire line fees are \$25 per month.

Adjustment of bills for meter error: If, upon comparison of past water usage, it appears that a meter is not working properly, the City may, at its option, test the meter and adjust the charges accordingly. If the meter reading is found to be out of the allowable tolerance for error, or found to be non-registering, the bill will be computed by staff upon an estimate of consumption based either upon the customer's prior use during the same season of the year, or upon a reasonable comparison with the use of other customers receiving the same class of service during the same season, and under similar circumstances and conditions.

Security deposits and terms as defined under Resolution 2205 remain the same at this time, and are referenced herein only for continuity:

The amount of security deposit required for new accounts is \$150. A letter of reference showing a good payment history from a previous utility supplier may substitute for the deposit. The deposit may be applied to the customer's bill after one year of timely bill

payments; or refunded, wholly or partially, upon account closure, after all amounts due have been satisfied in full.

**SEWER AND LAGOON FEES:**

Base rate per account type, per month:

Residential (single- and multi-family)	\$23
Low-income (State eligibility criteria)	\$19.50
(No residential sewer volume charge)	

Commercial	\$23
+ Volume charge: \$0.00027/gal.	+

"Commercial" includes businesses, industrial, apartments, manufactured home and RV parks, schools, assisted living, churches and all others, EXCLUDING any lines used only for irrigation and/or septic tank users. Sewer volume charge will be applied to commercial accounts YEAR ROUND.

The Hines Common Council is hereby given the authority to amend and update charges herein by resolution and review charges whenever deemed necessary.

ADOPTED this 8th day of JUNE, 2021, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
NIKKI MORGAN, Mayor

ATTESTED TO BY:

\_\_\_\_\_  
Kirby Letham, City Administrator

**TO:** Hines City Council  
**FROM:** Kirby Letham, City Administrator  
**DATE:** April 13, 2021  
**SUBJECT:** Discussion – Harney Housing Plan

Attachment(s)

- Harney Housing Flyers
- Sample Designs

**DISCUSSION:**

The Harney Housing Committee agreed that the City of Hines' lot located at the south end of Saginaw Ave. would be the most suitable for building the first home in the project.

The Council voted to donate the lot in the March 9<sup>th</sup> Council meeting.

After reporting this to the Housing committee, the lender came back and said that they would require the donating entity (in this case, Hines) to also put up 20% in cash as part of the lending. The City would of course receive this money back when the house sells.

This was a surprise. The City Administrator asked whether the land would be considered as part of that 20%. Also, it has been asked if the site prep costs (survey, system development, etc.) could be considered toward the 20% as well.

If the City must pay cash for the 20%, the City could create a HOUSING AND RENOVATION fund and make it a revolving loan. This first year the fund would be devoted to the Harney Housing Project. After that, the fund could then be used to be made available to residents of Hines who wished to renovate, repair, or remodel their homes.

**POSSIBLE ACTIONS:**

- 1- The Council could choose to wait and see what exactly the lender is going to require.
- 2- The Council could vote to commit to paying 20% of the funding for the project.  
Sample motion: "I make a motion that the City of Hines commit up to 20% of the initial funding in addition to the lot donation for the Harney Housing Plan."
- 3- The Council could choose to withdraw from the plan.
- 4- The Council could modify the plan in some other way.

## City of Burns 541-573-5255

Connection fees for city water and sewer services will be suspended until 9/30/2021 for new single or multi-family residential development.

- Contact the city for questions about planning, permit process, and zoning questions.
- Also contact the city for questions regarding land use in the specific area you are considering.

## City of Hines 541-573-3636

Connection fees for city water and sewer services will be suspended until 9/30/2021 for new single or multi-family residential development.

- Contact the city for questions about planning, permit process, and zoning questions.
- Also contact the city for questions regarding land use in the specific area you are considering.

## Oregon Trail Electric Cooperative 541-573-2666

Offers a \$1500 rebate for new residential service and can provide up to \$5000 in financing at 2% to cover electrical hook up costs.

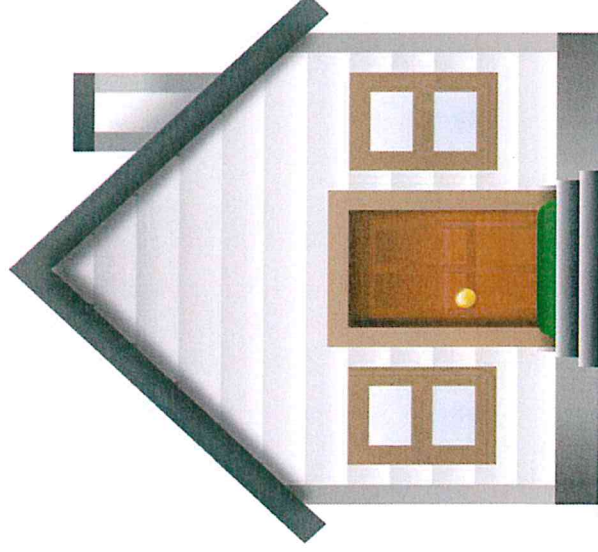
Additional rebates to homeowner at: [OTEC](#)

## Harney County Planning Department 541-573-8173

Harney County offers a 40% rebate on structural permits. Offer applies to the first five residential completed per year projects until 2025. Services are expedited and a pre-design meeting can be held at your request to identify potential issues.

## Private Loan Financing Available

Qualified are borrowers eligible for short term, residential construction loans at exceptionally low interest rates for Harney Homes projects.



# Harney Homes Project - Harney County Oregon

## 25 homes by 2025



# HARNEY HOMES PROJECT HARNEY COUNTY, OREGON

## PRIVATE LOAN

### FINANCING AVAILABLE

Qualified borrowers are eligible for short term, residential construction loans at exceptionally low interest rates for Harney Homes projects.

## GENERAL QUESTIONS? WANT TO BE PART OF THIS INITIATIVE?

EMAIL DENISE AT

[HARNEYCOUNTYEDC@GMAIL.COM](mailto:HARNEYCOUNTYEDC@GMAIL.COM)

# 25 HOMES

## BY 2025



## HARNEY COUNTY PLANNING DEPARTMENT 541-573-8173

Harney County offers a 40% rebate on structural permits. Offer applies to the first five residential construction projects completed per year until 2025. Services are expedited and a pre-design meeting can be held at your request to identify potential issues.

## CITY OF HINES 541-573-3636

Connection fees for city water and sewer services will be suspended until 9/30/2021 for new single or multi-family residential development.

- Contact the city for questions about planning, permit process, and zoning questions.
- Also contact the city for questions regarding land use in the specific area you are considering.

## OREGON TRAIL ELECTRIC COOPERATIVE 541-573-2666

Offers a \$1500 rebate for new residential service and can provide up to \$5000 in financing at 2% to cover electrical hookup costs.

Additional rebates to homeowner at: [OTEC](http://OTEC)

## CITY OF BURNS 541-573-5255

Connection fees for city water and sewer services will be suspended until 9/30/2021 for new single or multi-family residential development.

- Contact the city for questions about planning, permit process, and zoning questions.
- Also contact the city for questions regarding land use in the specific area you are considering.



LEGEND  
HOMES

3/29/2021

Harney County Economic Development  
484 N. Broadway Ave.  
Burns, OR 97720

RE: Use of home plans

To whom it may concern,

With this letter Legend Homes Corporation grants Harney County Economic Development unlimited use of our home plans currently known as the "Marys A", "Marys B", "Alsea A" and "Alsea B".

These plans have not been used in several years and may require updating to comply with current building codes, engineering standards or specific geographical, climatological or other requirements for home construction in Harney County. Legend Homes makes no representations as to the appropriateness or buildability of these plans in Harney County or anywhere else and recommends review by a qualified home designer and/or engineer prior to use.

All references to Legend Homes are to be removed from the plans.

You may use the plans for bidding or construction and may modify them in any way you see fit once the references to Legend Homes have been removed.

We applaud your efforts toward creating workforce housing and sincerely hope these plans will help. We had good success with them here in Corvallis.

Sincerely,

Mike Goodrich  
Vice President  
Legend Homes Corp.  
[mgoodrich@legendhomes.com](mailto:mgoodrich@legendhomes.com)

Voice • 503.620.8080

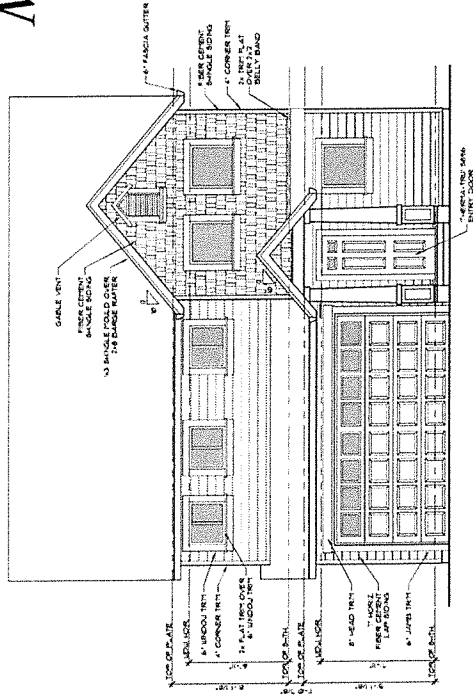
735 SW 158<sup>th</sup> Ave. Suite 130  
Beaverton, OR 97006



CCB#55151



# MARYS A

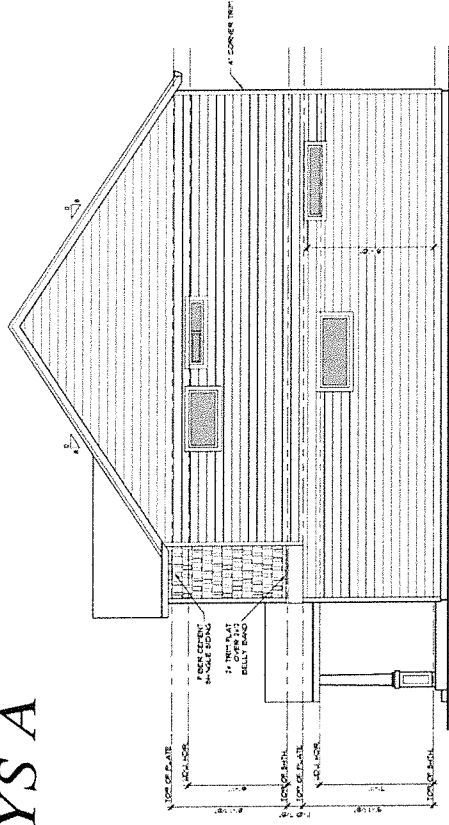


1 FRONT ELEVATION

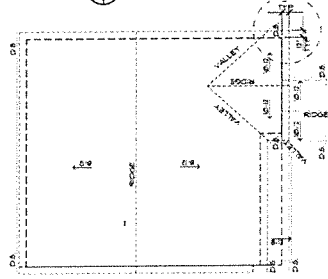
- REVISIONS:
1. WINDOWS ARE ENLARGED FOR
  2. SIDE WINDOW AS A SHIRT HALL ON 2ND
  3. TO MATCH FRONT ELEVATION.
  4. GARAGE DOOR INSULATION FOR STYLE
  5. GARAGE DOOR INSULATION FOR STYLE

MAJOR NOTE: THIS DRAWING IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION.

2 RIGHT SIDE ELEVATION

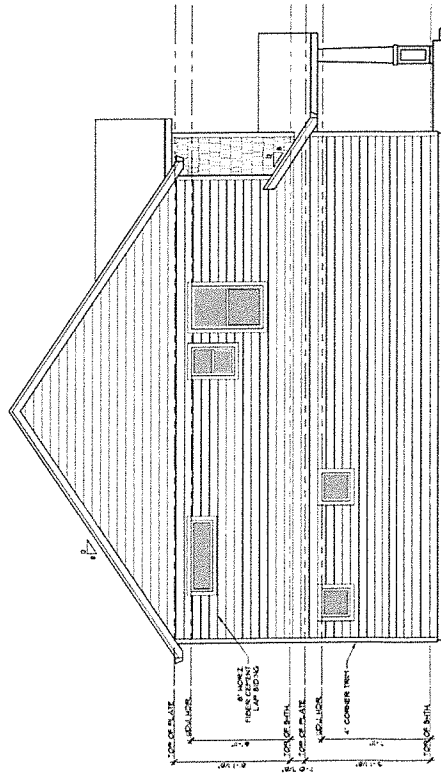


3 ROOF PLAN

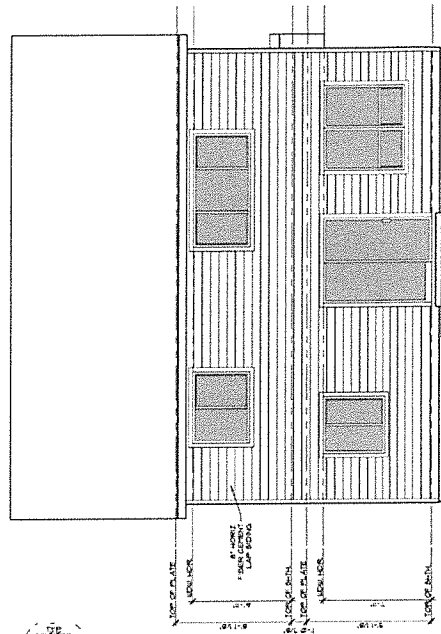


- INDEX OF DRAWINGS:
- A1 ELEVATIONS & ROOF PLAN
  - A2 FOUNDATION PLAN & DETAILS
  - A3 BUILDING SECTIONS
  - A4 FLOOR AND WALL FINISHING PLANS & DETAILS
  - A5 ELECTRICAL PLAN

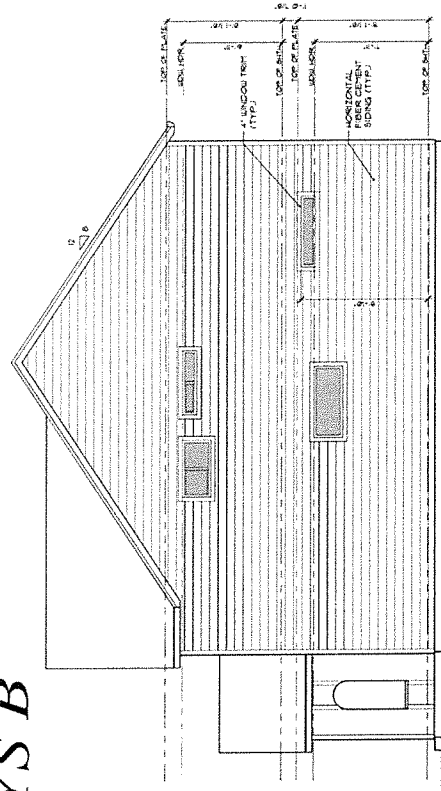
BUILDING CODES:  
2014 ORSC  
ORSC PER ENG.



3 LEFT SIDE ELEVATION



4 REAR ELEVATION



1 FRONT ELEVATION

ELEVATION NOTE.

1. WINDOW GRIDS ARE EXAGGERATED FOR GRAPHICS.
2. MORE WINDOWS PLACING A STREET WILL HAVE GRIDS TO MATCH FRONT ELEVATION.
3. ALL EXTERIOR DOOR SILLIES ARE SHOWN FOR GRAPHICS. CONSULT SPECIFICATIONS FOR STYLE, MAKE & MODEL NUMBER.

**MASONRY NOTE:**  
ALL MASONRY TO BE INSTALLED  
FULLY THROUGH COMPLETION.

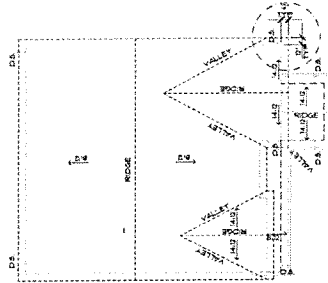
② RIGHT SIDE ELEVATION

INDEX OF DRAWINGS:

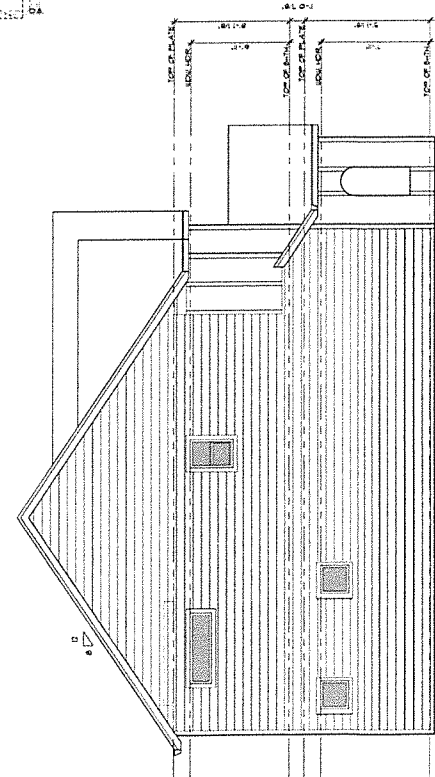
A1	ELEVATIONS • ROOF PLAN
A2	FOUNDATION PLAN • DETAILS
A3	FLOOR PLANS
A4	BUILDING SECTIONS • DETAILS
A5	FLOOR • ROOF RAFTING PLANS • DETAILS
A6	STRUCTURAL DETAILS
E1	ELECTRICAL PLAN

BUILDING CODES:  
2014 ORSC  
09SC PER ENG.

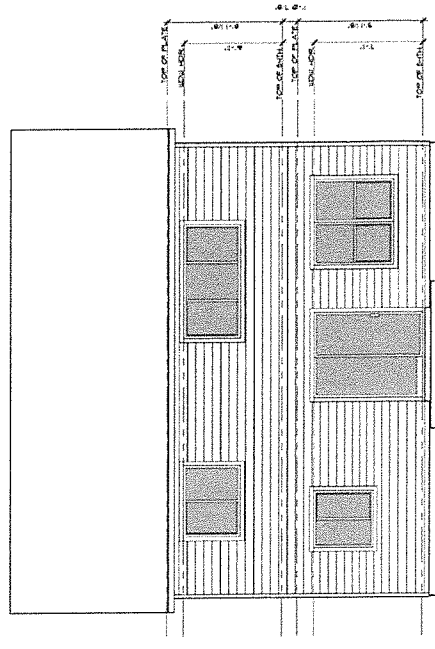
ROOF PLAN

[illegible]

3 LEFT SIDE ELEVATION



REAR ELEVATION



## Administrator

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**From:** Rusty Merritt <rmerritt@andersonperry.com>  
**Sent:** Friday, March 26, 2021 10:44 AM  
**To:** Administrator  
**Subject:** FYI: Agreement for GIS Services (Technical Enablement & Support)  
**Attachments:** AP AGREEMENT FOR GIS SERVICES - HINES TECHNICAL SUPPORT & ENABLEMENT 210.11 322.1.pdf

Hi Kirby,

Thank you for taking time yesterday to explore your new ArcGIS Online account. I hope you received the invite and were able to activate your account. If you have yet to activate it, I believe the link "times out" after 24 hours so please take a moment to activate your account ; )

Per our discussion, I've attached an Agreement for GIS Services that includes 40 hours of "technical enablement and support" time. As a reminder, these hours are pre-billed, charged at a flat hourly rate, and do not expire, meaning, they are available to the City until exhausted. To give you feel for what immediate tasks might fall under this type of an arrangement:

1. Working with Jerry/Jordan to complete the GPS inventory for the wastewater system
2. Update pipes for the a) wastewater system and b) the water system in non-construction areas
3. Obtaining local, state, and federal data (at your request) to enhance your GIS capabilities
4. Implementing the "Taxlot Notification App" for land use notifications (typically 8-12 hours)
5. Implementing hydrant flushing for field operations (6-8 hours)
6. Implementing valve exercising for field operations (6-8 hours)
7. Implementing manhole inspection for field operations (6-8 hours)

Obviously, the above depends largely on your uptake and appetite to further leverage your new GIS platform so it's largely up to you if and when you choose to move forward.

That said, we are initiating a "APGIS User Group" and will be offering 30-minute webinars every couple of months for folks to see some of the above capabilities in action. Now that you're a user, you'll receive notifications for these webinars, with the first one planned for April 8, so please keep your eyes peeled.

In the meantime, please review the attached and let me know if you have any questions, otherwise, please sign, scan both pages, and email back to me at your earliest convenience so I can pass along to Brad for signature and our accounting department so my staff can support you moving forward.

Best,



Rusty Merritt  
GIS Department Manager  
Anderson Perry & Associates, Inc.  
1901 N Fir Street/PO Box 1107  
La Grande, OR 97850  
541-241-8956 direct line  
541-963-8309 office / 541-963-5456 fax

[Web](#) [Facebook](#)





## AGREEMENT FOR GIS SERVICES

Job No. 210-11 (BG 322.1)

**PROJECT:** GIS Technical Support and Enablement

### PART I. PARTIES AND DESCRIPTION OF WORK

THIS AGREEMENT is made on the \_\_\_\_ day of \_\_\_\_\_ 2021, between the CITY OF HINES, OREGON (the CLIENT) and ANDERSON PERRY & ASSOCIATES, INC. (the PROFESSIONAL). Now, therefore, the CLIENT and PROFESSIONAL agree as follows:

### PART II. PROFESSIONAL SERVICES

- A. The CLIENT hereby authorizes the PROFESSIONAL, acting as an independent consultant, to provide 40 hours of GIS technical support and services, with the PROFESSIONAL performing a variety of services as requested by the CLIENT. Technical Support and Enablement hours are generally intended to be used to publish, update, and configure web maps, configure and deploy new web and mobile apps, and support new and existing users, but may be used to complete other small tasks.
- B. The CLIENT will provide the following to the PROFESSIONAL: The CLIENT agrees to maintain an annual subscription to ArcGIS Online and allocate one Creator named user to the PROFESSIONAL. The CLIENT's ArcGIS Online Account and GIS database(s) will be the sole property of the CLIENT; however, should the CLIENT choose not to maintain a Technical Enablement Package with the PROFESSIONAL, the CLIENT agrees to assume all responsibility for the CLIENT's ArcGIS Online organization account, including but not limited to, data, maps, apps, users, roles, security, web services, integrations, and configurations.
- C. Additional Provisions: The CLIENT further agrees to accept and comply with all applicable Esri licensing agreements and terms of use (see [www.esri.com/legal/software-license](http://www.esri.com/legal/software-license)). The PROFESSIONAL provides no warranties, expressed or implied, including the warranty of merchantability or fitness of the CLIENT's data for a particular purpose, and the CLIENT agrees to hold the PROFESSIONAL harmless for all errors, omissions, or positional accuracy.

### PART III. BASIS OF FEE AND BILLING SCHEDULE

In consideration for performing said services, the CLIENT agrees to compensate the PROFESSIONAL on a fixed price basis for a total cost of \$5,430.

Billing will be submitted upon commencement of services. Accounts are due 30 days from the date of billing. A service charge of 12 percent interest per annum will be charged on all past due accounts. Interest to start 30 days from the date the billing is received. The PROFESSIONAL may suspend work under this Agreement until the account is paid in full.

If collection is made by suit or otherwise, the CLIENT agrees to pay interest until the account is paid, plus all collection costs, including a reasonable attorney's fee.

**THE TERMS AND CONDITIONS ON THE REVERSE SIDE ARE PART OF THIS AGREEMENT.**

This Agreement executed on the day and year first above written.

PROFESSIONAL  
ANDERSON PERRY & ASSOCIATES, INC.

CLIENT  
CITY OF HINES, OREGON

*Approved 4/13/21  
by Council  
[Signature]*

Brad D. Baird, P.E.

Name

Name

Signature

Signature

President

Title

Title

## ANDERSON PERRY & ASSOCIATES, INC.

### PART IV. TERMS AND CONDITIONS

#### GENERAL

Should litigation or arbitration occur between the two parties relating to the provisions of this Agreement, all litigation or arbitration expenses, collection expense, witness fees, court costs, and attorneys' fees incurred by the prevailing party shall be paid by the non-prevailing party to the prevailing party.

Neither party shall hold the other responsible for damages or delay in performance caused by acts of God, strikes, lockouts, accidents, or other events beyond the control of the other or the other's employees and agents.

In the event any provisions of this Agreement shall be held to be invalid and unenforceable, the remaining provisions shall be valid and binding upon the parties. One or more waivers by either party of any provisions, term, condition, or covenant shall not be construed by the other party as a waiver of a subsequent breach of the same by the other party.

The PROFESSIONAL intends to render his services under this Agreement in accordance with generally accepted professional practices for the intended use of the project and makes no warranty either expressed or implied.

The CLIENT guarantees full and free access for the PROFESSIONAL to enter upon all properties required for the performance of the PROFESSIONAL's services under this Agreement.

The PROFESSIONAL shall not be responsible for acts of omissions of any party or parties involved in the services covered by this Agreement other than their own or for the failure of any contractor or subcontractor to construct any item in accordance with recommendations issued by the PROFESSIONAL.

Any opinion of the estimated construction cost prepared by the PROFESSIONAL represents their judgment as a design professional and is supplied for the general guidance of the CLIENT, since the PROFESSIONAL has no control over the cost of labor and material, or over competitive bidding or market conditions, the PROFESSIONAL does not guarantee the accuracy of such opinions as compared to Contractor bids or actual cost to the CLIENT.

#### EXTENT OF AGREEMENT

This Agreement represents the entire and integrated agreement between the CLIENT and the PROFESSIONAL and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the CLIENT and the PROFESSIONAL.

#### AUTHORIZATION TO PROCEED

Approval of this agreement by the CLIENT and the PROFESSIONAL will serve as written authorization for the PROFESSIONAL to proceed with the services called for in this Agreement.

#### OWNERSHIP OF DOCUMENTS

All drawing, specifications, and other work product of the PROFESSIONAL are property of the PROFESSIONAL whether the project is completed or not. Reuse of any of the instruments of service of the PROFESSIONAL by the CLIENT on extensions of this project or on any other project without the written permission of the PROFESSIONAL shall be at the CLIENT's risk and the CLIENT agrees to defend, indemnify, and hold harmless the PROFESSIONAL from all claims, damages, and expenses including attorneys' fees arising out of such unauthorized reuse of the PROFESSIONAL's instruments of service by the CLIENT OR BY OTHERS ACTING THROUGH THE CLIENT.

#### TERMINATION

This Agreement may be terminated by either party by seven days written notice in the event of substantial failure to perform in accordance with the terms of this Agreement by the other party through no fault of the terminating party or by mutual consent. If this Agreement is terminated, the PROFESSIONAL shall be paid for services performed to the termination notice date, including reimbursable expenses due.

#### GOVERNING LAW

Unless otherwise specified within this Agreement, this Agreement shall be governed by the law of the principal place of business of the PROFESSIONAL.

#### INSURANCE

The PROFESSIONAL shall acquire and maintain statutory workmen's compensation insurance coverage, employer's liability, and comprehensive general liability insurance coverage. The CLIENT shall acquire and maintain appropriate property, comprehensive general liability, and other appropriate insurance that will protect the CLIENT's interest on the project.

#### INDEMNITY

The CLIENT will require that any contractor or subcontractor performing work in connection with drawings produced under this Agreement to hold harmless, indemnify and defend, the CLIENT and the PROFESSIONAL, their consultants, and each of their officers, agents, and employees from any and all liability claims, losses, or damage arising out of or alleged to arise from the contractor's (or subcontractor's) negligence in the performance of the work described in the construction contract documents, but not including liability that may be due to the sole negligence of the CLIENT, the PROFESSIONAL, their consultants or their officers, agents, and employees.

#### LIMITATION OF LIABILITY

The CLIENT agrees to limit the PROFESSIONAL's liability to the CLIENT and to all construction contractors and their subcontractors on the project, if any, due to the PROFESSIONAL's professional negligent acts, errors, or omissions, such that the total aggregate liability of the PROFESSIONAL to those named shall not exceed Fifty Thousand (\$50,000.00) Dollars or the PROFESSIONAL's total fee for services rendered on this project, whichever is greater.

#### EEO PROVISIONS

The PROFESSIONAL shall comply with all applicable provisions of the Regulations of the U.S. Department of Commerce (Part 8 of Subtitle 15 of the Code of Federal Regulations) issued pursuant to the Civil Rights Act of 1964, in regard to non-discrimination in employment because of race, religion, color, sex, or national origin. The PROFESSIONAL shall comply with Executive Order 11246 (41 CFR 60-1.4), Section 503 of the Rehabilitation Act of 1973 (41 CFR 60-741.5(a)), Section 402 of the Vietnam Era Veterans Readjustment Act of 1974 (41 CFR 60-250.5(a)), the Jobs for Veterans Act of 2003 (41 CFR 60-300.5(a)), and, the organizing and collective bargaining Clauses of Executive Order 13496 (29 CFR 471). The PROFESSIONAL shall comply with applicable federal, state, and local laws, rules, and regulations concerning Equal Employment Opportunity.

