



SCAPPOOSE *Oregon*

**TUESDAY, FEBRUARY 19, 2019
WORK SESSION ~ I LOVE YOU GUYS, 6:00 p.m.**

**CITY COUNCIL MEETING AGENDA
Regular meeting 7:00 p.m.
Scappoose City Council Chambers**

ITEM AGENDA TOPIC	Action
Call to Order	
Pledge of Allegiance	
Roll Call	
Approval of the Agenda	
Public Comments	
1. Consent Agenda ~ January 22, 2019 City Council meeting minutes, and appointment of Lindsay Goodwick as full member to Parks & Rec Committee	
2. Presentation by Cindy Kriek ~ Scappoose Middle School Feather Bazaar & Raffle	
3. Economic Development Committee Interview	
<u>New Business</u>	
4. Food Cart Pod Permit, Type I and Type II Fee Res No. 19-01 Staff: City Planner Laurie Oliver	Public Hearing/Approval
5. Financing Res No. 19-02 & Contract for Seismic Risk Assessment and Mitigation Plan Staff: Assistant to City Manager Alexandra Rains	Approval
Announcements ~ Information only	
6. Calendar City Manager, Police Chief, Councilors, and Mayor	
7. Executive Session ~ ORS 192-660(2)(e) Real Property Transaction	
The Council will be meeting again in open session after the Executive Session to discussion real property.	
Adjournment	

This meeting will be conducted in a handicap accessible room. If special accommodations are needed, please contact City Recorder, Susan Reeves at (503) 543-7146, ext. 224 in advance.

TTY 1-503-378-5938

**TUESDAY, JANUARY 22, 2019
CITY COUNCIL MEETING AGENDA
Regular meeting 7:00 p.m.
Scappoose City Council Chambers**

Call to Order

Mayor Burge called the City Council meeting to order at 7:03 p.m.

Pledge of Allegiance

Roll Call

Scott Burge	Mayor	Michael Sykes	City Manager
Patrick Kessi	Council President	Norm Miller	Police Chief
Megan Greisen	Councilor	Susan M. Reeves	City Recorder
Natalie Sanders	Councilor	Laurie Oliver	City Planner
Joel Haugen	Councilor	Dave Sukau	Public Works Director
Josh Poling	Councilor	Darryl Sykes	Treatment Plant Supervisor
Brandon Lesowske	Councilor		

Peter Watts	Legal Counsel	Press: Courtney Vaughn, Columbia County Spotlight
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Approval of the Agenda

Councilor Sanders moved, and Councilor Haugen seconded the motion to approve the agenda. Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske.

Public Comments

There were no public comments.

Consent Agenda ~ January 7, 2019 City Council meeting minutes

Councilor Sanders moved, and Councilor Lesowske seconded the motion to approve the Consent Agenda ~ January 7, 2019 City Council meeting minutes. Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske.

Old Business

ORD. No. 877: An Ordinance Amending Chapters 17.62, 17.68, 17.69, 17.70, and 17.162 and Adding a New Chapter, 17.126 – Food Cart Pod Permits to the Scappoose Municipal Code

Mayor Burge explained this is on second reading and there is a motion on the floor that has been seconded.

City Planner Laurie Oliver explained she is happy to answer any questions that Council may have. She explained staff's recommendation is that Council pass the ordinance as presented.

Mayor Burge read the title for the second time ~ Ordinance No. 877: An Ordinance amending Chapters 17.62, 17.68, 17.69, 17.70, and 17.162 and adding a New Chapter, 17.126 – Food Cart Pod Permits to the Scappoose Municipal Code.

Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske.

New Business

Dutch Canyon Well No. 2 Contract

Public Works Director Dave Sukau went over the staff report. He explained over the Fall of 2018, Murray Smith completed engineering for the Dutch Canyon Well No. 2 Project and delivered bid ready construction documents to the City. The City then advertised an Invitation to Bid (ITB) to solicit bids from contractors to complete construction of the well. The ITB was issued on December 6, 2018 and the following bids were received on January 8, 2019:

1) PCR Inc. \$335,345.00, 2) Stettler \$307,950.00, 3) R.L. Reimers Co. \$327,875.00, 4) Tapani \$383,000.00. He explained a final recommendation was made by staff on January 8, 2019 to enter into a contractual agreement with Stettler to complete construction of Dutch Canyon Well no. 2. Final award of the contract is scheduled to take place following Council's approval and expiration of the challenge period. The cost of completing Dutch Canyon Well No. 2 is \$307,345.00. It will be funded by the City's Water Fund. He explained staff recommends Council authorize City Manager Sykes to execute a contract with Stettler for \$307,345.00 in order to complete the Dutch Canyon Well No. 2 Project.

Council President Kessi asked if there are any concerns that this might be more than \$307,345?

Public Works Director replied not at this time. He explained we don't see any reason for change orders. He explained this bid package had an offer for two alternates and one modification. Staff has elected not to do those at this time because the price just wasn't where we wanted it to be.

Council President Kessi moved, and Councilor Greisen seconded the motion that Council authorize City Manager Sykes to execute a contract with Stettler for \$307,345.00 in order to complete the Dutch Canyon Well No. 2 Project. Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske.

Inspector Contract

Public Works Director Dave Sukau went over the staff report. He explained the Crown Zellerbach Road Extension Project, phases I and II, is well underway. The project is quite significant both in its size, its valued at approximately \$12 million, and in its expected impact to the community. A project of this magnitude requires a considerable amount of inspections and oversight, more than can be accommodated with the City's current staffing levels. Therefore,

staff invested time to locate an Inspector qualified to perform this work, which requires a very specific and uncommon skill set, to ensure the project receives sufficient oversight. He explained quotes for inspection services were collected from the following: 1) 3J Engineering ~ \$118 per hour, 2) Cardno Engineering ~ \$109 per hour, 3) CMTS ~ \$88 per hour. Ultimately, the Public Works Director and City Engineer identified working with CMTS, a company that specializes in staffing construction projects with qualified individuals on a contract basis, as the best method to quickly locate an individual with the requisite skill at the lowest hourly rate of the quotes received. The contract Inspector position will be paid for entirely out of the inspection fees paid by the developer. The contract will be billed at \$88 per hour, plus mileage, at an average of 20 hours per week. Staff recommends Council authorize the City Manager to execute the Inspector Contract with CMTS.

City Manager Sykes stated the inspection fees that we received from the airport area more than cover this cost.

Council President Kessi asked if there is a way to put down not to exceed a certain amount, like twenty hours a week?

Public Works Dave Sukau replied to get this kicked off they are going to exceed twenty hours, because they have to play catchup. He explained it is based on what the City requests of them, they don't dictate to us, and if we are not comfortable with what they are doing we can change it. He explained this project has a very fast pace.

City Manager Sykes explained he feels we will be well below the budget when we are done. He explained it is really critical for us to have a presence out there because at the end of the day we are going to inherit the system and if we are not out there inspecting it, we might not like what we end up with. He explained it is hard to gauge how many hours it will be because that is a big project out there.

Councilor Sanders moved, and Councilor Poling seconded the motion that Council authorize the City Manager to execute the Inspector Contract. Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske.

Assign City Council Liaisons

Mayor Burge explained he and City Manager Sykes worked on the liaisons. He explained they placed Councilor Haugen on the Parks Committee, he will continue on the Economic Development Committee, Councilor Greisen Schools, along with the Traffic Safety Committee, and Public Works Director Dave Sukau will be on the ACT Committee.

Mayor Burge asked Councilor Poling if he would be interested in working with the Port of St. Helens?

Councilor Poling replied sure.

Mayor Burge asked Councilor Sanders if she would like to work with the Historical Society?

Councilor Sanders replied yes, she would like to.

Mayor Burge explained Councilor Lesowske will be the liaison for the Community Club. He explained for COLPAC it will be City Manager Sykes. He explained there is still the Senior Center.

Councilor Haugen replied he will take that.

Council President Kessi moved, and Councilor Sanders seconded the motion to approve the 2019 City Council Liaisons. Motion passed (7-0). Mayor Burge, aye; Council President Kessi, aye; Councilor Greisen, aye; Councilor Sanders, aye; Councilor Haugen, aye; Councilor Poling, aye and Councilor Lesowske.

Announcements ~ Information only

Calendar

Mayor Burge went over the calendar.

City Manager, Police Chief, Councilors, and Mayor

City Manager Sykes explained Council has his written department report in front of them. He explained he received an email from County Commissioner Margaret Magruder and she wanted to let Council know that Representatives from Multnomah County Transportation Division and Communication office will be present at the January 23 Columbia County Board of Commissioners meeting to provide an update on the proposed Cornelius Pass road work and closures scheduled to begin in June of 2019. He stated if anyone would like to attend, just let him know. He will give Council feedback at the next Council meeting.

Mayor Burge talked about the ODOT closure list on I-405.

City Manager Sykes explained Thursday, January 24 is City Hall Day at the Capitol, and he and Councilor Haugen will be attending.

City Manager Sykes explained they had a meeting with the Port of St. Helens and all the railroad users, and it was really a pretty positive meeting. He explained one of the things that there was clear consensus on was that there was a need to update the Rail Corridor Study. He explained it looks like some of the rail users, the Port, and others are going to contribute to that. He stated they explained the concern is just more than Scappoose, it includes Johnsons Landing Road and Wikstrom Road and if they could do something about those it might help clear congestion in town. He explained Commissioner Erickson was clear to note that he received the City of Scappoose's request for some pedestrian improvements and a walking path and he felt like that was something they should participate in and take care of for us. He explained he appreciates

Commissioner Erickson's leadership on that. He explained the Annual Town Meeting is coming up and staff is working really hard to prepare for that. He thinks it is going to be a good one.

Chief Miller explained the Tip a Cop event will be on March 2, 2019, from 5:00 p.m. to 8:00 p.m. at Ixtapa. He explained the proceeds will go to the Columbia County Special Olympics which will help them continue to do stuff that they weren't able to do this past year. He explained they are doing oral boards Thursday night for two positions in the Police Department. He explained Councilor Lesowske and Councilor Poling are helping out. He explained he is doing another I Love You Guys class with the School District, and then there will be a work session with Council to go through the program.

Councilor Greisen gave an updated of the Parks & Rec Committee. She explained they are working on their goal list, and that list will be given to Council at the Council Retreat to look at and see how they can fit those goals into the Council goals for the upcoming year. She explained the Friends of the Park Committee is looking at kicking off their work with an Earth Day event. She explained the Friends of the Park Committee will have a booth at the Annual Town Meeting. She explained she has been working closely with the schools, more as an educator. She explained she was asked to help them with their strategic planning and then they have been coming up with the profile of a graduate. She explained it is really kind of a vision of this is what our kindergartens look like, the middle schoolers, this is what we expect of them. She explained that process that she helped lead was really eye opening because there were a lot of stake holders in the room ~ Senator Betsy Johnson, some OMIC and Boeing Representatives, community leaders, and teachers and at the core of it they just wanted Scappoose students to be good people. She stated the message that kept coming up that people wanted to hold on to was that people from Scappoose are good people, are genuine people and it is a great place to live. She explained everyone out there, even attending a meeting that has to do with the School District, is talking about the City and staff in a really positive way.

Councilor Sanders thanked City Planner Laurie Oliver for the food cart ordinance.

Mayor Burge read the opening statement and then went into Executive Session at 7:26 p.m.

In attendance: Mayor Burge, Council President Kessi, Councilor Greisen, Councilor Sanders, Councilor Poling, Councilor Haugen, Councilor Lesowske, City Manager Sykes, Legal Counsel Peter Watts, Police Chief Norm Miller, City Recorder Susan Reeves, and Courtney Vaughn with the Columbia County Spotlight.

Executive Sessions:

- 1. ORS 192-660(2)(e) Real Property Transaction**
- 2. ORS 192-660(2)(e) Real Property Transaction**
- 3. ORS 192-660(2)(e) Real Property Transaction**

Mayor Burge came out of Executive Session into open session.

Adjournment

Mayor Burge adjourned the meeting at 7:48 p.m.

Mayor Scott Burge

Attest:

City Recorder Susan M. Reeves, MMC

**City of Scappoose
Council Action & Status Report**

Date Submitted: 2/13/19

Agenda Date Requested: 2/19/19

To: Scappoose City Council

Through: Michael Sykes, City Manager

From: Laurie Oliver, City Planner

Subject: Establishing Fees for Food Cart Pod Permits and Renewals

Type of Action Requested:

<input checked="" type="checkbox"/>	Resolution	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	Formal Action	<input type="checkbox"/>	Report Only

ISSUE: Ordinance 877, which amended Chapters 17.62, 17.68, 17.69, 17.70, 17.162, and added a new Chapter, 17.126 – Food Cart Pod Permits, was adopted by City Council on January 22, 2019 and will become effective on February 22, 2019. Prior to accepting an application for a Food Cart Pod Permit, appropriate fees must be established for this use.

ANALYSIS: Planning Department staff reviewed current fees for applications that require a similar amount of time to review, process and approve as what would be required for the new use of Food Cart Pod Permits.

For Type I Food Cart Pod Permits, which are administratively approved, staff looked at the following comparables to establish a reasonable fee (all of which are also administratively approved applications):

- Minor Partition – \$400
- Property Line Adjustment - \$400
- Minor Variance - \$250
- Similar Use Determination - \$250

For Type II Food Cart Pod Permits, which require Planning Commission approval and are processed as Quasi-Judicial Decisions, staff considered the fees established for Conditional Use applications to be most applicable:

- Conditional Use¹ -
 - Planning Department Fees: \$0- \$50,000 CV = \$1,250
 - \$50,000 - \$500,000 CV = \$1,500
 - \$500,000 – 1 Million CV = \$2,200
 - 1 Million – 5 Million CV = \$3,850
 - Over 5 Million CV = \$6,600
- Engineering Fees: \$950

Proposed Fees:

Type I:

Planning Department Fee: \$400, Engineering Fee: \$0
 Renewal Fee (every two years): \$125

Type II:

Planning Department Fee: \$1,250 – flat fee
 Engineering Fee: \$950

FINANCIAL IMPACT: The financial impact is unknown at this time and will depend on how many applications are received annually.

OPTIONS: 1: Adopt the Resolution as presented.

2: Modify the Resolution and then adopt it.

RECOMMENDATION: Staff recommends that Council adopt Resolution 19-01 as presented.

SUGGESTED MOTION: I move that Council Adopt Resolution No. 19-01: A Resolution Establishing the Food Cart Pod Permit and Renewal Fees for the City of Scappoose.

¹ Conditional Use fees are based on Construction Value (CV)

Resolution No. 19-01

A RESOLUTION ESTABLISHING THE FOOD CART POD PERMIT AND RENEWAL FEES FOR THE CITY OF SCAPPOOSE

WHEREAS, the Scappoose Municipal Code authorizes the City Council to set and amend fees to be paid by applicants for permits and land use approvals by resolution; and

WHEREAS, the City recently adopted a new chapter of the Development Code, Chapter 17.126 – Food Cart Pod Permits, and a fee must be established prior to accepting an application for this use; and

WHEREAS, the Planning Department has reviewed existing fees for applications which require a similar amount of staff time to review, process and approve and has established fees for the acceptance of Type I, Type II and renewal fees for Food Cart Pod Permits to meet the needs of the City.

NOW, THEREFORE BE IT RESOLVED,

Section 1: The following fees are hereby set for Food Cart Pod Permits in the City of Scappoose:

- a) Type I – Planning Department Fee: \$400
Type I, 2-Year Renewal – Planning Department Fee: \$125
- b) Type II – Planning Department Fee: \$1,250
Engineering Fee: \$950

Section 2: This resolution shall be effective immediately upon passage.

PASSED AND ADOPTED by the City Council this . . . day of February 2019 and signed by the Mayor and City Recorder in authentication of its passage.

CITY OF SCAPPOOSE, OREGON

Scott Burge, Mayor

Attest: _____
Susan M Reeves, MMC, City Recorder

CITY OF SCAPPOOSE

Council Action & Status Report

Date Submitted:	February 13, 2019
Agenda Date Requested:	February 19, 2019
To:	Scappoose City Council
From:	Alexandra Rains, Assistant to City Manager
Subject:	Financing Resolution & Contract for Seismic Risk Assessment and Mitigation Plan

TYPE OF ACTION REQUESTED:

<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Ordinance
<input type="checkbox"/> Formal Action	<input type="checkbox"/> Report Only

ANALYSIS: On March 23rd, 2018, the City received a notification from the Oregon Health Authority regarding a new requirement that all Water Master Plans include a Seismic Risk Assessment and Mitigation Plan, effective as of January 10th, 2018. In response, Staff requested Carollo develop a scope of work and budget for this additional task order and add it to the ongoing, comprehensive Water Master Plan update. Additionally, Staff identified the Safe Drinking Water Revolving Loan Fund, operated by the Oregon Business Development Department (OBDD), as a potential source of funding to help cover the additional costs. Staff prepared and submitted a grant application in August of 2018 and received an official notice of award for \$20,000 in January 2019. In order to begin receiving reimbursements for work completed on the project, OBDD requires that the City pass the Borrowing Resolution No. 19-02, included with this staff report, and authorize the Mayor and City Manager to execute the financing agreement and any other documents necessary to satisfy OBDD's requirements for the release of funds.

FISCAL IMPACT: The total cost of the Seismic Risk Assessment and Mitigation Plan is \$33,206.00. The Safe Drinking Water Revolving Loan Fund of OBDD has awarded a \$20,000 forgivable loan to the City for the project and all remaining costs will be covered

Request for Council Action

using existing City funds.

RECOMMENDATION: Staff recommends City Council pass the Borrowing Resolution No. 19-02 and authorize the City Manager and Mayor to execute the financing agreement and any other documents necessary to satisfy OBDD's requirements for the release of funds.

SUGGESTED MOTION: I move City Council pass the Borrowing Resolution No. 19-02 and authorize the City Manager and Mayor to execute the financing agreement and any other documents necessary to satisfy OBDD's requirements for the release of funds.

RESOLUTION NO. 19-02

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCAPPOOSE
AUTHORIZING A FORGIVABLE LOAN FROM THE SAFE DRINKING WATER
REVOLVING LOAN FUND BY ENTERING INTO A FINANCING CONTRACT WITH THE
OREGON INFRASTRUCTURE FINANCE AUTHORITY**

The City Council (the “Governing Body”) of the City of Scappoose (the “Recipient”) finds:

A. The Recipient is a community water system as defined in Oregon Administrative Rule 123-049-0010.

B. The Safe Drinking Water Act Amendments of 1996, Pub.L. 104-182, as amended (the “Act”), authorize any community or nonprofit non-community water system to file an application with the Oregon Infrastructure Finance Authority of the Business Development Department (“OBDD”) to obtain financial assistance from the Safe Drinking Water Revolving Loan Fund.

C. The Recipient has filed an application with the OBDD to obtain financial assistance for a “safe drinking water project” within the meaning of the Act, and the OBDD has approved the Recipient’s application for financial assistance from the Safe Drinking Water Revolving Loan Fund.

D. The Recipient is required, as a prerequisite to the receipt of financial assistance from the OBDD, to enter into a Financing Contract with the OBDD, substantially in the form attached hereto as Exhibit A.

E. Notice relating to the Recipient’s consideration of the adoption of this Resolution was published in full accordance with the Recipient’s charter and laws for public notification.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Recipient as follows:

1. Financing Loan Authorized. The Governing Body authorizes the City Manager and Mayor to execute the Financing Contract (the “Financing Documents”) and such other documents as may be required to obtain financial assistance including a loan from the OBDD on the condition that the principal amount of the loan from the OBDD to the Recipient is not more than \$20,000 and the interest rate is not more than 1%, which is eligible for complete principal forgiveness if contract conditions are met. The proceeds of the loan from the OBDD shall be applied solely to the “Costs of the Project” as such term is defined in the Financing Contract.

2. Security. Amounts payable by the Recipient shall be payable from the sources described in Section 4 of the Financing Contract and the Oregon Revised Statutes Section 285A.213(5) which include:

- (a) Amounts withheld under subsection 285A.213(6);
- (b) The general fund of the Recipient;
- (c) Any other source.

3. Additional Documents. The City Manager and Mayor are hereby authorized to enter into any agreements and to execute any documents or certificates which may be required to obtain financial assistance from the OBDD for the Project pursuant to the Financing Documents.

4. Tax-Exempt Status. The Recipient covenants not to take any action or omit to take any action if the taking or omission would cause interest paid by the Recipient pursuant to the Financing Documents not to qualify for the exclusion from gross income provided by Section 103(a) of the Internal Revenue Code of 1986, as amended. The [name of officer] of the Recipient may enter into covenants on behalf of the Recipient to protect the tax-exempt status of the interest paid by the Recipient pursuant to the Financing Documents and may execute any Tax Certificate, Internal Revenue Service forms or other documents as shall be required by the OBDD or their bond counsel to protect the tax-exempt status of such interest.

5. Effective Date. This Resolution shall be in force and effect from and after passage by the Governing Body.

DATED this _____ day of February, 2019.

CITY OF SCAPPOOSE, OREGON

Mayor Scott Burge

ATTEST:

City Recorder Susan M. Reeves, MMC

SAFE DRINKING WATER REVOLVING LOAN FUND
FINANCING CONTRACT

Project Name: Seismic Risk Assessment and Mitigation Plan

Project Number: S19018

This financing contract ("Contract"), dated as of the date the Contract is fully executed, is made by the State of Oregon, acting by and through its Oregon Infrastructure Finance Authority of the Business Development Department ("OBDD"), and the City of Scappoose ("Recipient") for financing of the project referred to above and described in Exhibit C ("Project"). This Contract becomes effective only when fully signed and approved as required by applicable law. Capitalized terms not defined in section 1 and elsewhere in the body of the Contract have the meanings assigned to them by Exhibit A.

This Contract includes the following exhibits, listed in descending order of precedence for purposes of resolving any conflict between two or more of the parts:

- Exhibit A General Definitions
- Exhibit B Security
- Exhibit C Project Description
- Exhibit D Project Budget
- Exhibit E Information Required by 2 CFR § 200.331(a)(1)

SECTION 1 - KEY TERMS

The following capitalized terms have the meanings assigned below.

Estimated Project Cost means \$33,206.

Forgivable Loan Amount means \$20,000.

Maturity Date means the 4th anniversary of the Repayment Commencement Date.

Interest Rate means 1.00% per annum.

Payment Date means December 1.

Project Closeout Deadline means 90 days after the earlier of the Project Completion Date or the Project Completion Deadline.

Project Completion Deadline means 24 months after the date of this Contract.

Repayment Commencement Date means the first Payment Date to occur after the Project Closeout Deadline.

SECTION 2 - FINANCIAL ASSISTANCE

The OBDD shall provide Recipient, and Recipient shall accept from OBDD, financing for the Project as a non-revolving loan ("Loan") in an aggregate principal amount not to exceed the Forgivable Loan Amount.

Notwithstanding the above, the aggregate total of Financing Proceeds disbursed under this Contract cannot exceed the Costs of the Project.

SECTION 3 - DISBURSEMENTS

- A. Reimbursement Basis. The Financing Proceeds shall be disbursed to Recipient on an expense reimbursement or costs-incurred basis. The Recipient must submit each disbursement request for the Financing Proceeds on an OBDD-provided or OBDD-approved disbursement request form (“Disbursement Request”).
- B. Financing Availability. The OBDD’s obligation to make, and Recipient’s right to request, disbursements under this Contract terminates on the Project Closeout Deadline.

SECTION 4 - LOAN PAYMENT; PREPAYMENT; FORGIVENESS

- A. Promise to Pay. The Recipient shall repay the Loan and all amounts due under this Contract in accordance with their terms. Payments required under this Contract are, without limitation, payable from the sources of repayment described in the Act and this Contract, including but not limited to Exhibit B, and the obligation of Recipient to make all payments is absolute and unconditional. Payments will not be abated, rebated, set-off, reduced, abrogated, terminated, waived, postponed or otherwise modified in any manner whatsoever. Payments cannot remain unpaid, regardless of any contingency, act of God, event or cause whatsoever, including (without limitation) any acts or circumstances that may constitute failure of consideration, eviction or constructive eviction, the taking by eminent domain or destruction of or damage to the Project, commercial frustration of purpose, any change in the laws, rules or regulations of the United States of America or of the State of Oregon or any political subdivision or governmental authority, nor any failure of OBDD to perform any agreement, whether express or implied, or any duty, liability, or obligation arising out of or connected with the Project or this Contract, or any rights of set off, recoupment, abatement or counterclaim that Recipient might otherwise have against OBDD or any other party or parties; provided further, that payments hereunder will not constitute a waiver of any such rights.
- B. Interest. Interest accrues at the Interest Rate on each disbursement from the date of disbursement until the Loan is fully paid. All unpaid interest accrued to the Repayment Commencement Date is (in addition to the first regular installment payment due) payable on the Repayment Commencement Date. Interest is computed by counting the actual days occurring in a 360-day year.

The Recipient authorizes OBDD to calculate accrued interest for purposes including, but not limited to, loan amortization schedule, loan prepayment, and loan payoff. Absent manifest error, such calculations will be conclusive.

- C. Loan Payments. Starting on the Repayment Commencement Date and then on each succeeding Payment Date, Recipient shall make level installment payments of principal and interest, each payment sufficient to pay the interest accrued to the date of payment and so much of the principal as will fully amortize the Loan by the Maturity Date, on which date the entire outstanding balance of the Loan is due and payable in full.
- D. Loan Prepayments.
- (1) Mandatory Prepayment. The Recipient shall prepay all or part of the outstanding balance of the Loan as required by this Contract.
 - (2) Optional Prepayment. The Recipient may prepay all or part of the outstanding balance of the Loan on any day except a Saturday, Sunday, legal holiday or day that banking institutions in Salem, Oregon are closed.

- E. Application of Payments. Regardless of any designation by Recipient, payments and prepayments by Recipient under this Contract or any of the Financing Documents will be applied first to any expenses of OBDD, including but not limited to attorneys' fees, then to unpaid accrued interest (in the case of prepayment, on the amount prepaid), then to the principal of the Loan. In the case of a Loan prepayment that does not prepay all the principal of the Loan, OBDD will determine, in its sole discretion, the method for how the Loan prepayment will be applied to the outstanding principal payments. A scheduled payment received before the scheduled repayment date will be applied to interest and principal on the scheduled repayment date, rather than on the day such payment is received.
- F. Forgiveness. Subject to satisfaction by Recipient of any special conditions in Exhibit C, if Recipient completes the Project by the Project Completion Deadline in accordance with the terms of this Contract, and provided that no Event of Default has occurred, OBDD shall, 90 days after the Project Completion Date, forgive repayment of the forgivable Loan and any interest accrued thereon. The Forgivable Loan Amount and any interest forgiven remain subject to the requirements of OAR 123-049-0050, which survive payment of the Loan.

SECTION 5 - CONDITIONS PRECEDENT

- A. Conditions Precedent to OBDD's Obligations. The OBDD's obligations are subject to the receipt of the following items, in form and substance satisfactory to OBDD and its Counsel:
- (1) This Contract duly signed by an authorized officer of Recipient.
 - (2) A copy of the ordinance, order or resolution of the governing body of Recipient authorizing the borrowing and the contemplated transactions and the execution and delivery of this Contract and the other Financing Documents.
 - (3) Such other certificates, documents, opinions and information as OBDD may reasonably require.
- B. Conditions to Disbursements. As to any disbursement, OBDD has no obligation to disburse funds unless all following conditions are met:
- (1) There is no Default or Event of Default.
 - (2) The representations and warranties made in this Contract are true and correct on the date of disbursement as if made on such date.
 - (3) The OBDD, in the reasonable exercise of its administrative discretion, has sufficient moneys in the Fund for use in the Project and has sufficient funding, appropriations, limitations, allotments and other expenditure authority to make the disbursement.
 - (4) The OBDD (a) has received a completed Disbursement Request, (b) has received any written evidence of materials and labor furnished to or work performed upon the Project, itemized receipts or invoices for payment, and releases, satisfactions or other signed statements or forms as OBDD may require, (c) is satisfied that all items listed in the Disbursement Request are reasonable and that the costs for labor and materials were incurred and are properly included in the Costs of the Project, and (d) has determined that the disbursement is only for costs defined as eligible costs under the Act and any implementing administrative rules and policies.
 - (5) The Recipient has delivered documentation satisfactory to OBDD that, in addition to the Financing Proceeds, Recipient has available or has obtained binding commitments for all funds necessary to complete the Project.
 - (6) Any conditions to disbursement elsewhere in this Contract or in the other Financing Documents are met.

SECTION 6 - USE OF FINANCIAL ASSISTANCE

- A. Use of Proceeds. The Recipient shall use the Financing Proceeds only for the activities described in Exhibit C and according to the budget in Exhibit D. The Recipient may not transfer Financing Proceeds among line items in the budget without the prior written consent of OBDD.
- B. Costs of the Project. The Recipient shall apply the Financing Proceeds to the Costs of the Project in accordance with the Act and Oregon law, as applicable. Financing Proceeds cannot be used for costs in excess of one hundred percent (100%) of the total Costs of the Project and cannot be used for pre-Award Costs of the Project, unless permitted by Exhibit C.
- C. Costs Paid for by Others. The Recipient may not use any of the Financing Proceeds to cover costs to be paid for by other financing for the Project from another State of Oregon agency or any third party.

SECTION 7 - REPRESENTATIONS AND WARRANTIES OF RECIPIENT

The Recipient represents and warrants to OBDD:

- A. Estimated Project Cost, Funds for Repayment. A reasonable estimate of the Costs of the Project is shown in section 1, and the Project is fully funded. The Recipient will have adequate funds available to repay the Loan, and the Maturity Date does not exceed the usable life of the Project.
- B. Organization and Authority.
 - (1) The Recipient (a) is a Municipality under the Act, and validly organized and existing under the laws of the State of Oregon, and (b) owns a community water system, as defined in the Act and OAR 123-049-0010.
 - (2) The Recipient has all necessary right, power and authority under its organizational documents and under Oregon law to (a) execute and deliver this Contract and the other Financing Documents, (b) incur and perform its obligations under this Contract and the other Financing Documents, and (c) borrow and receive financing for the Project.
 - (3) This Contract and the other Financing Documents executed and delivered by Recipient have been authorized by an ordinance, order or resolution of Recipient's governing body, and voter approval, if necessary, that was adopted in accordance with applicable law and requirements for filing public notices and holding public meetings.
 - (4) This Contract and the other Financing Documents have been duly executed by Recipient, and when executed by OBDD, are legal, valid and binding, and enforceable in accordance with their terms.
- C. Full Disclosure. The Recipient has disclosed in writing to OBDD all facts that materially adversely affect the Project, or the ability of Recipient to make all payments and perform all obligations required by this Contract and the other Financing Documents. The Recipient has made no false statements of fact, nor has it omitted information necessary to prevent any statements from being misleading. The information contained in this Contract and the other Financing Documents is true and accurate in all respects.
- D. Pending Litigation. The Recipient has disclosed in writing to OBDD all proceedings pending (or to the knowledge of Recipient, threatened) against or affecting Recipient, in any court or before any governmental authority or arbitration board or tribunal, that, if adversely determined, would materially adversely affect the Project or the ability of Recipient to make all payments and perform all obligations required by this Contract and the other Financing Documents.

E. No Defaults.

- (1) No Defaults or Events of Default exist or occur upon authorization, execution or delivery of this Contract or any of the Financing Documents.
- (2) The Recipient has not violated, and has not received notice of any claimed violation of, any agreement or instrument to which it is a party or by which the Project or its property may be bound, that would materially adversely affect the Project or the ability of Recipient to make all payments and perform all obligations required by this Contract and the other Financing Documents.

F. Compliance with Existing Agreements and Applicable Law. The authorization and execution of, and the performance of all obligations required by, this Contract and the other Financing Documents will not: (i) cause a breach of any agreement, indenture, mortgage, deed of trust, or other instrument, to which Recipient is a party or by which the Project or any of its property or assets may be bound; (ii) cause the creation or imposition of any third party lien, charge or encumbrance upon any property or asset of Recipient; (iii) violate any provision of the charter or other document pursuant to which Recipient was organized or established; or (iv) violate any laws, regulations, ordinances, resolutions, or court orders related to Recipient, the Project or its properties or operations.

SECTION 8 - COVENANTS OF RECIPIENT

The Recipient covenants as follows:

- A. Notice of Adverse Change. The Recipient shall promptly notify OBDD of any adverse change in the activities, prospects or condition (financial or otherwise) of Recipient or the Project related to the ability of Recipient to make all payments and perform all obligations required by this Contract or the other Financing Documents.
- B. Compliance with Laws. The Recipient shall comply with all applicable laws, rules, regulations and orders of any court or governmental authority that relate to this Contract or the other Financing Documents, and the operation of the water system. In particular, but without limitation, Recipient shall comply with the following, as applicable:
 - (1) State procurement regulations found in the Oregon Public Contracting Code, ORS chapters 279A, 279B and 279C. Oregon state procurement regulations will satisfy federal procurement requirements of 2 CFR part 200, subpart D.
 - (2) SAFE DRINKING WATER IN OREGON: Program Guidelines & Applicant's Handbook for the Federally Funded Safe Drinking Water Revolving Fund & Drinking Water Protection Loan Fund (August 2018 update), as amended from time to time ("Safe Drinking Water Handbook"), available at <https://www.orinfrastructure.org/assets/docs/IFA/SDWhandbook.pdf>.
 - (3) Federal Crossing-Cutting Authorities. All federal laws, executive orders and government-wide policies that apply by their terms to projects and activities receiving federal financial assistance, regardless of whether the Act makes them applicable ("Cross-Cutting Authorities"). The Safe Drinking Water Handbook contains a link to a list of the Cross-Cutting Authorities.

(4) Lobbying. The Recipient acknowledges and agrees that the Costs of the Project will not include any Lobbying costs or expenses incurred by Recipient or any person on behalf of Recipient, and that Recipient will comply with federal restrictions on lobbying at 40 C.F.R. Part 34 and will not request payment or reimbursement for Lobbying costs and expenses. “Lobbying” means influencing or attempting to influence a member, officer or employee of a governmental agency or legislature in connection with the awarding of a government contract, the making of a government grant or loan or the entering into of a cooperative agreement with such governmental entity or the extension, continuation, renewal, amendment or modification of any of the above.

(5) Federal Audit Requirements. The Loan is federal financial assistance, and the Catalog of Federal Domestic Assistance (“CFDA”) number and title is “66.468, Capitalization Grants for Drinking Water State Revolving Funds.” Recipient is a sub-recipient.

(a) If Recipient receives federal funds in excess of \$750,000 in the Recipient’s fiscal year, it is subject to audit conducted in accordance with the provisions of 2 CFR part 200, subpart F. Recipient, if subject to this requirement, shall at its own expense submit to OBDD a copy of, or electronic link to, its annual audit subject to this requirement covering the funds expended under this Contract and shall submit or cause to be submitted to OBDD the annual audit of any subrecipient(s), contractor(s), or subcontractor(s) of Recipient responsible for the financial management of funds received under this Contract.

(b) Audit costs for audits not required in accordance with 2 CFR part 200, subpart F are unallowable. If Recipient did not expend \$750,000 or more in Federal funds in its fiscal year, but contracted with a certified public accountant to perform an audit, costs for performance of that audit shall not be charged to the funds received under this Contract.

(c) Recipient shall save, protect and hold harmless OBDD from the cost of any audits or special investigations performed by the Federal awarding agency or any federal agency with respect to the funds expended under this Contract. Recipient acknowledges and agrees that any audit costs incurred by Recipient as a result of allegations of fraud, waste or abuse are ineligible for reimbursement under this or any other agreement between Recipient and the State of Oregon.

(6) Disadvantaged Business Enterprises. The Recipient will implement the good faith efforts for solicitation and contracting with Disadvantaged Business Enterprises (“DBE”) described in the Safe Drinking Water Handbook. This applies to all solicitation and contracting for construction, equipment, supplies, engineering or other services that constitute the Project financed by this Contract. The Recipient will maintain documentation in a Project file and submit the required forms, as described in the Safe Drinking Water Handbook. The Recipient will ensure that all prime contractors implement the good faith efforts for solicitation and contracting, and comply with all DBE procurement forms, statements, and reporting requirements. The Recipient agrees to apply the current regional fair share objectives.

The Recipient will ensure that each procurement contract includes the following term and condition:

“The contractor shall not discriminate on the basis of race, color, national origin or sex in the performance of this contract. The contractor shall carry out applicable requirements of 40 CFR part 33 in the award and administration of contracts awarded under EPA financial assistance agreements. Failure by the contractor to carry out these requirements is a material breach of this contract which may result in the termination of this contract or other legally available remedies.”

- (7) The recipient agrees that any reports, documents, publications or other materials developed for public distribution supported by this assistance agreement shall contain the following statement:

“This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement 98009018 to the State of Oregon. The contents of this document do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document.”

- (8) Incorporation by Reference. The above state and federal laws, rules, regulations and orders are incorporated by reference in this Contract to the extent required by law.

C. Project Completion Obligations. The Recipient shall:

- (1) When procuring professional consulting services, provide OBDD with copies of all solicitations at least 10 days before advertising, and all contracts at least 10 days before signing.
- (2) Complete the Project using its own fiscal resources or money from other sources to pay for any Costs of the Project in excess of the total amount of financial assistance provided pursuant to this Contract.
- (3) Complete the Project no later than the Project Completion Deadline, unless otherwise permitted by the OBDD in writing.
- (4) No later than the Project Closeout Deadline, Recipient must deliver to OBDD an electronic copy of the final report.
- (5) No later than the Project Closeout Deadline, provide OBDD with a final project completion report on a form provided by OBDD, including Recipient's certification that the Project is complete, all payments are made, and no further disbursements are needed; provided however, for the purposes of this Contract, OBDD will be the final judge of the Project's completion.

D. Ownership of Water System. During the term of the Loan, the water system is and will continue to be owned by Recipient. The Project will be operated by Recipient or by a person under a management contract or operating agreement with Recipient. Any such management contract or operating agreement will be structured as a “qualified management contract” as described in IRS Revenue Procedure 97-13, as amended or supplemented.

E. Financial Records. The Recipient shall keep accurate books and records for the revenues and funds that are the source of repayment of the Loan, separate and distinct from its other books and records, and maintain them according to generally accepted accounting principles established by the Government Accounting Standards Board in effect at the time. The Recipient shall have these records audited annually by an independent certified public accountant, which may be part of the annual audit of all records of Recipient.

F. Inspections; Information. The Recipient shall permit OBDD, the Oregon Secretary of State's Office, the federal government and their duly authorized representatives, and any party designated by OBDD: (i) to inspect, at any reasonable time, the property, if any, constituting the Project; and (ii) at any reasonable time, to inspect and make copies of any accounts, books and records, including, without limitation, its records regarding receipts, disbursements, contracts, investments and any other related matters, and financial statements or other documents related to its financial standing. The Recipient shall supply any related reports and information as OBDD may reasonably require. In addition, Recipient shall, upon request, provide OBDD with copies of loan documents or other

financing documents and any official statements or other forms of offering prospectus relating to any other bonds, notes or other indebtedness of Recipient that are issued after the date of this Contract.

- G. Records Maintenance. The Recipient shall retain and keep accessible all books, documents, papers, and records that are directly related to this Contract, the Project or the Financing Proceeds for a minimum of six years, or such longer period as may be required by other provisions of this Contract or applicable law, following the Project Closeout Deadline. If there are unresolved issues at the end of such period, Recipient shall retain the books, documents, papers and records until the issues are resolved.
- H. Economic Benefit Data. The OBDD may require Recipient to submit specific data on the economic development benefits of the Project and other information to evaluate the success and economic impact of the Project, from the date of this Contract until six years after the Project Completion date. The Recipient shall, at its own expense, prepare and submit the data within the time specified by OBDD.
- I. Professional Responsibility. All service providers retained for their professional expertise must be certified, licensed, or registered, as appropriate, in the State of Oregon for their specialty.
- J. Notice of Default. The Recipient shall give OBDD prompt written notice of any Default as soon as Recipient becomes aware of its existence or reasonably believes a Default is likely.
- K. Indemnity. To the extent authorized by law, Recipient shall defend (subject to ORS chapter 180), indemnify, save and hold harmless OBDD and its officers, employees and agents from and against any and all claims, suits, actions, proceedings, losses, damages, liability and court awards including costs, expenses, and attorneys' fees incurred related to any actual or alleged act or omission by Recipient, or its employees, agents or contractors; however, the provisions of this section are not to be construed as a waiver of any defense or limitation on damages provided for under Chapter 30 of the Oregon Revised Statutes or under the laws of the United States or other laws of the State of Oregon.
- L. Further Assurances. The Recipient shall, at the request of OBDD, authorize, sign, acknowledge and deliver any further resolutions, conveyances, transfers, assurances, financing statements and other instruments and documents as may be necessary or desirable for better assuring, conveying, granting, assigning and confirming the rights, security interests and agreements granted or intended to be granted by this Contract and the other Financing Documents.
- M. Exclusion of Interest from Federal Gross Income and Compliance with Code.
 - (1) The Recipient shall not take any action or omit to take any action that would result in the loss of the exclusion of the interest on any Lottery Bonds from gross income for purposes of federal income taxation, as governed by Section 103(a) of the Code. OBDD may decline to disburse the Financing Proceeds if it finds that the federal tax exemption of the Lottery Bonds cannot be assured.
 - (2) The Recipient shall not take any action (including but not limited to the execution of a management agreement for the operation of the Project) or omit to take any action that would cause any Lottery Bonds to be "private activity bonds" within the meaning of Section 141(a) of the Code. Accordingly, unless Recipient receives the prior written approval of OBDD, Recipient shall not permit in excess of ten percent (10%) of either (a) the Financing Proceeds or (b) the Project financed or refinanced with the Financing Proceeds to be directly or indirectly used in any manner that would constitute "private business use" within the meaning of Section 141(b)(6) of the Code, including not permitting more than one half of any permitted private business use to be "disproportionate related business use" or private business use

unrelated to the government use of the Financing Proceeds. Unless Recipient receives the prior written approval of OBDD, Recipient shall not directly or indirectly use any of the Financing Proceeds to make or finance loans to persons other than governmental units, as that term is used in Section 141(c) of the Code.

- (3) The Recipient shall not directly or indirectly use or permit the use of any of the Financing Proceeds or any other funds, or take any action or omit to take any action, which would cause any Lottery Bonds to be “arbitrage bonds” within the meaning of Section 148(a) of the Code.
- (4) The Recipient shall not cause any Lottery Bonds to be treated as “federally guaranteed” for purposes of Section 149(b) of the Code, as may be modified in any applicable rules, rulings, policies, procedures, regulations or other official statements promulgated or proposed by the Department of the Treasury or the Internal Revenue Service with respect to “federally guaranteed” obligations described in Section 149(b) of the Code. For purposes of this paragraph, any Lottery Bonds will be treated as “federally guaranteed” if: (a) all or any portion of the principal or interest is or will be guaranteed directly or indirectly by the United States of America or any agency or instrumentality thereof, or (b) five percent (5%) or more of the proceeds of the Lottery Bonds will be (i) used in making loans if the payment of principal or interest is guaranteed in whole or in part by the United States of America or any agency or instrumentality thereof, or (ii) invested directly or indirectly in federally insured deposits or accounts, and (c) none of the exceptions described in Section 149(b)(3) of the Code apply.
- (5) The Recipient shall assist OBDD to ensure that all required amounts are rebated to the United States of America pursuant to Section 148(f) of the Code. The Recipient shall pay to OBDD such amounts as may be directed by OBDD to satisfy the requirements of Section 148(f) applicable to the portion of the proceeds of any tax-exempt bonds, including any Financing Proceeds or other amounts held in a reserve fund. The Recipient further shall reimburse OBDD for the portion of any expenses it incurs related to the Project that is necessary to satisfy the requirements of Section 148(f) of the Code.
- (6) Upon OBDD’s request, Recipient shall furnish written information regarding its investments and use of the Financing Proceeds, and of any facilities financed or refinanced therewith, including providing OBDD with any information and documentation that OBDD reasonably determines is necessary to comply with the arbitrage and private use restrictions that apply to the Lottery Bonds.
- (7) Notwithstanding anything to the contrary, so long as is necessary to maintain the exclusion from gross income for purposes of federal income taxation of interest on any Lottery Bonds, the covenants contained in this subsection will survive the payment of the Loan and the Lottery Bonds, and the interest thereon, including the application of any unexpended Financing Proceeds. The Recipient acknowledges that the Project may be funded with proceeds of the Lottery Bonds and that failure to comply with the requirements of this subsection could adversely affect any exclusion of the interest on the Lottery Bonds from gross income for federal income tax purposes.
- (8) Neither Recipient nor any related party to Recipient, within the meaning of 26 C.F.R. § 1.150-1(b), shall purchase any Lottery Bonds, from which proceeds were used to finance the Project, in an amount related to the amount of the Loan.

SECTION 9 - DEFAULTS

Any of the following constitutes an “Event of Default”:

- A. The Recipient fails to make any Loan payment when due.
- B. The Recipient fails to make, or cause to be made, any required payments of principal, redemption premium, or interest on any bonds, notes or other material obligations, for any other loan made by the State of Oregon.
- C. Any false or misleading representation is made by or on behalf of Recipient, in this Contract, in any other Financing Document or in any document provided by Recipient related to this Loan or the Project or in regard to compliance with the requirements of section 103 and sections 141 through 150 of the Code.
- D.
 - (1) A petition, proceeding or case is filed by or against Recipient under any federal or state bankruptcy or insolvency law, and in the case of a petition filed against Recipient, Recipient acquiesces to such petition or such petition is not dismissed within 20 calendar days after such filing, or such dismissal is not final or is subject to appeal;
 - (2) The Recipient files a petition seeking to take advantage of any other law relating to bankruptcy, insolvency, reorganization, liquidation, dissolution, winding-up or composition or adjustment of debts;
 - (3) The Recipient becomes insolvent or bankrupt or admits its inability to pay its debts as they become due, or makes an assignment for the benefit of its creditors;
 - (4) The Recipient applies for or consents to the appointment of, or taking of possession by, a custodian (including, without limitation, a receiver, liquidator or trustee) of Recipient or any substantial portion of its property; or
 - (5) The Recipient takes any action for the purpose of effecting any of the above.
- E. The Recipient defaults under any other Financing Document and fails to cure such default within the applicable grace period.
- F. The Recipient fails to perform any obligation required under this Contract, other than those referred to in subsections A through E of this section 9, and that failure continues for a period of 30 calendar days after written notice specifying such failure is given to Recipient by OBDD. The OBDD may agree in writing to an extension of time if it determines Recipient instituted and has diligently pursued corrective action.

SECTION 10 - REMEDIES

- A. Remedies. Upon any Event of Default, OBDD may pursue any or all remedies in this Contract or any other Financing Document, and any other remedies available at law or in equity to collect amounts due or to become due or to enforce the performance of any obligation of Recipient. Remedies may include, but are not limited to:
 - (1) Terminating OBDD’s commitment and obligation to make any further disbursements of Financing Proceeds under the Contract.
 - (2) Declaring all payments under the Contract and all other amounts due under any of the Financing Documents immediately due and payable, and upon notice to Recipient the same become due and payable without further notice or demand.

- (3) Barring Recipient from applying for future awards.
 - (4) Withholding amounts otherwise due to Recipient for application to the payment of amounts due under this Contract, pursuant to ORS 285A.213(6) and OAR 123-049-0040.
 - (5) Foreclosing liens or security interests pursuant to this Contract or any other Financing Document.
 - (6) Exercising any remedy listed in OAR 123-049-0040.
- B. Application of Moneys. Any moneys collected by OBDD pursuant to section 10.A will be applied first, to pay any attorneys' fees and other fees and expenses incurred by OBDD; next, to pay interest due on the Loan; next, to pay principal due on the Loan, and last, to pay any other amounts due and payable under this Contract or any of the Financing Documents.
- C. No Remedy Exclusive; Waiver; Notice. No remedy available to OBDD is intended to be exclusive, and every remedy will be in addition to every other remedy. No delay or omission to exercise any right or remedy will impair or is to be construed as a waiver of such right or remedy. No single or partial exercise of any right power or privilege under this Contract or any of the Financing Documents shall preclude any other or further exercise thereof or the exercise of any other such right, power or privilege. The OBDD is not required to provide any notice in order to exercise any right or remedy, other than notice required in section 9 of this Contract.
- D. Default by OBDD. In the event OBDD defaults on any obligation in this Contract, Recipient's remedy will be limited to injunction, special action, action for specific performance, or other available equitable remedy for performance of OBDD's obligations.

SECTION 11 - MISCELLANEOUS

- A. Time is of the Essence. The Recipient agrees that time is of the essence under this Contract and the other Financing Documents.
- B. Relationship of Parties; Successors and Assigns; No Third Party Beneficiaries.
- (1) The parties agree that their relationship is that of independent contracting parties and that Recipient is not an officer, employee, or agent of the State of Oregon as those terms are used in ORS 30.265.
 - (2) Nothing in this Contract gives, or is to be construed to give, directly or indirectly, to any third persons any rights and benefits greater than those enjoyed by the general public.
 - (3) This Contract will be binding upon and inure to the benefit of OBDD, Recipient, and their respective successors and permitted assigns.
 - (4) The Recipient may not assign or transfer any of its rights or obligations or any interest in this Contract or any other Financing Document without the prior written consent of OBDD. The OBDD may grant, withhold or impose conditions on such consent in its sole discretion. In the event of an assignment, Recipient shall pay, or cause to be paid to OBDD, any fees or costs incurred because of such assignment, including but not limited to attorneys' fees of OBDD's Counsel and Bond Counsel. Any approved assignment is not to be construed as creating any obligation of OBDD beyond those in this Contract or other Financing Documents, nor does assignment relieve Recipient of any of its duties or obligations under this Contract or any other Financing Documents.
 - (5) The Recipient hereby approves and consents to any assignment, sale or transfer of this Contract and the Financing Documents that OBDD deems to be necessary.

C. Disclaimer of Warranties; Limitation of Liability. The Recipient agrees that:

- (1) The OBDD makes no warranty or representation, either express or implied, as to the value, design, condition, merchantability or fitness for particular purpose or fitness for any use of the Project or any portion of the Project, or any other warranty or representation.
- (2) In no event are OBDD or its agents liable or responsible for any direct, indirect, incidental, special, consequential or punitive damages in connection with or arising out of this Contract or the existence, furnishing, functioning or use of the Project.

D. Notices. All notices to be given under this Contract or any other Financing Document must be in writing and addressed as shown below, or to other addresses that either party may hereafter indicate pursuant to this section. Notices may only be delivered by personal delivery or mailed, postage prepaid. Any such notice is effective five calendar days after mailing, or upon actual delivery if personally delivered.

If to OBDD: Assistant Director, Economic Development
Oregon Business Development Department
775 Summer Street NE Suite 200
Salem OR 97301-1280

If to Recipient: Assistant to City Manager
City of Scappoose
33568 E Columbia Avenue
Scappoose OR 97056-3423

E. No Construction against Drafter. This Contract is to be construed as if the parties drafted it jointly.

F. Severability. If any term or condition of this Contract is declared by a court of competent jurisdiction as illegal, invalid or unenforceable, that holding will not invalidate or otherwise affect any other provision.

G. Amendments, Waivers. This Contract may not be amended without the prior written consent of OBDD (and when required, the Department of Justice) and Recipient. This Contract may not be amended in a manner that is not in compliance with the Act. No waiver or consent is effective unless in writing and executed by the party against whom such waiver or consent is sought to be enforced. Such waiver or consent will be effective only in the specific instance and for the specific purpose given.

H. Attorneys' Fees and Other Expenses. To the extent permitted by the Oregon Constitution and the Oregon Tort Claims Act, the prevailing party in any dispute arising from this Contract is entitled to recover its reasonable attorneys' fees and costs at trial and on appeal. Reasonable attorneys' fees cannot exceed the rate charged to OBDD by its attorneys. The Recipient shall, on demand, pay to OBDD reasonable expenses incurred by OBDD in the collection of Loan payments.

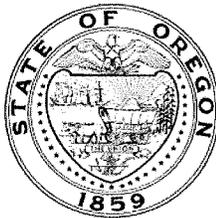
I. Choice of Law; Designation of Forum; Federal Forum. The laws of the State of Oregon (without giving effect to its conflicts of law principles) govern all matters arising out of or relating to this Contract, including, without limitation, its validity, interpretation, construction, performance, and enforcement.

Any party bringing a legal action or proceeding against any other party arising out of or relating to this Contract shall bring the legal action or proceeding in the Circuit Court of the State of Oregon for Marion County (unless Oregon law requires that it be brought and conducted in another county). Each party hereby consents to the exclusive jurisdiction of such court, waives any objection to venue, and waives any claim that such forum is an inconvenient forum.

Notwithstanding the prior paragraph, if a claim must be brought in a federal forum, then it must be brought and adjudicated solely and exclusively within the United States District Court for the District of Oregon. This paragraph applies to a claim brought against the State of Oregon only to the extent Congress has appropriately abrogated the State of Oregon's sovereign immunity and is not consent by the State of Oregon to be sued in federal court. This paragraph is also not a waiver by the State of Oregon of any form of defense or immunity, including but not limited to sovereign immunity and immunity based on the Eleventh Amendment to the Constitution of the United States.

- J. Integration. This Contract (including all exhibits, schedules or attachments) and the other Financing Documents constitute the entire agreement between the parties on the subject matter. There are no unspecified understandings, agreements or representations, oral or written, regarding this Contract.
- K. Execution in Counterparts. This Contract may be signed in several counterparts, each of which is an original and all of which constitute one and the same instrument.

The Recipient, by its signature below, acknowledges that it has read this Contract, understands it, and agrees to be bound by its terms and conditions.



STATE OF OREGON
acting by and through its
Oregon Infrastructure Finance Authority
of the Business Development Department



CITY OF SCAPPOOSE

By: _____
Chris Cummings, Assistant Director
Economic Development

By: _____
The Honorable Scott Burge
Mayor of Scappoose

Date: _____

Date: _____

APPROVED AS TO LEGAL SUFFICIENCY IN ACCORDANCE WITH ORS 291.047:

Not Required per OAR 137-045-0030

EXHIBIT A - GENERAL DEFINITIONS

As used in this Contract, the following terms have the meanings below.

“Act” means “Safe Drinking Water Act,” 42 U.S.C. Sec. 300f, and all subsequent amendments, including the Amendments of 1996, Public Law 104-182.

“Award” means the award of financial assistance to Recipient by OBDD dated 20 December 2018.

“C.F.R.” means the Code of Federal Regulations.

“Code” means the Internal Revenue Code of 1986, as amended, including any implementing regulations and any administrative or judicial interpretations.

“Costs of the Project” means Recipient’s actual costs (including any financing costs properly allocable to the Project) that are (a) reasonable, necessary and directly related to the Project, (b) permitted by generally accepted accounting principles to be Costs of the Project, and (c) are eligible or permitted uses of the Financing Proceeds under applicable state or federal statute and rule.

“Counsel” means an attorney at law or firm of attorneys at law duly admitted to practice law before the highest court of any state, who may be of counsel to, or an employee of, OBDD or Recipient.

“Default” means an event which, with notice or lapse of time or both, would become an Event of Default.

“Financing Documents” means this Contract and all agreements, instruments, documents and certificates executed pursuant to or in connection with OBDD’s financing of the Project.

“Financing Proceeds” means the proceeds of the forgivable Loan.

“Lottery Bonds” means any bonds issued by the State of Oregon that are special obligations of the State of Oregon, payable from unobligated net lottery proceeds, the interest on which is exempt from federal income taxation, together with any refunding bonds, used to finance or refinance the Project through the initial funding or refinancing of all or a portion of the Loan.

“Municipality” means any entity described in ORS 285B.410(9).

“ORS” means the Oregon Revised Statutes.

“Project Completion Date” means the date on which Recipient completes the Project.

EXHIBIT B - SECURITY

All Available Funds Pledge. This Contract is payable from, and Recipient pledges, all legally available funds of Recipient, including but not limited to all revenues derived from water system users.

EXHIBIT C - PROJECT DESCRIPTION

Using an engineer licensed in the State of Oregon, Recipient will work complete a Seismic Risk Assessment and Mitigation Plan (collectively, “Plan”) that meets the requirements of Oregon Administrative Rule 333-061-0060 (5)(a)(J). The Plan shall include, but is not limited to:

- Identify and map the Water System’s Seismic Backbone.
- Hazard evaluation and mapping.
- Critical Facility Evaluation.
- Develop a mitigation plan, including identifying upgrades, retrofits or rebuilds based upon the Critical Facilities Evaluation.

EXHIBIT D - PROJECT BUDGET

	OBDD Funds	Other / Matching Funds
Activity	Approved Budget	Approved Budget
Planning	\$20,000	\$13,206
Total	\$20,000	\$13,206

EXHIBIT E - INFORMATION REQUIRED BY 2 CFR § 200.331(A)(1)

Federal Award Identification:

- (i) Subrecipient* name (which must match registered name in DUNS): Scappoose, City Of
- (ii) Subrecipient's DUNS number: 03-766-1571
- (iii) Federal Award Identification Number (FAIN): 98009018
- (iv) Federal Award Date: 19 Sep 2018
- (v) Sub-award Period of Performance Start and End Date: 24 months from Contract execution
- (vi) Total Amount of Federal Funds Obligated by this Contract: \$20,000
- (vii) Total Amount of Federal Funds Obligated by this initial Contract and any amendments: \$20,000
- (viii) Total Amount of Federal Award to the pass-through entity: \$17,585,232
- (ix) Federal award project description: Oregon's Drinking Water State Revolving Fund: This grant increases the capacity of Oregon to ensure that its public water systems continue to provide safe drinking water. This is done by (1) continuing loan financing to public water systems and support for newly proposed priority projects, (2) providing grant support for covering administrative expenses, small public water system technical assistance, State program management and local assistance, and (3) continuation of the loan fund to finance source water protection project initiatives, including acquiring conservation easements.
- (x) Name of Federal awarding agency, pass-through entity, and contact information for awarding official of the Pass-through entity:
 - (a) Name of Federal awarding agency: U.S. Environmental Protection Agency
 - (b) Name of pass-through entity: Oregon Business Development Department
 - (c) Contact information for awarding official of the pass-through entity: Ed Tabor, Programs & Incentives Manager, 503-949-3523
- (xi) CFDA Number and Name: 66.468 Safe Drinking Water State Revolving Fund
Amount: \$20,000
- (xii) Is Award R&D? No
- (xiii) Indirect cost rate for the Federal award: N/A

*For the purposes of this Exhibit E, "Subrecipient" refers to Recipient and "pass-through entity" refers to OBDD.

CITY OF SCAPPOOSE

February 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 City Council Work Session 6pm Council meeting 7pm CANCELLED	5	6	7	8	9 Annual Town Meeting (ATM) 8:30am to Noon Scappoose Middle School Cafeteria ATM ~ MARCH 2
10	11	12	13	14	15	16
17	18 President's Day City offices closed	19 City Council Work Session 6pm Council meeting 7pm	20	21 EDC ~ noon Park & Rec Comm. & Friends of Park meeting ~ 6pm	22	23 Council Retreat 8:30 – Noon
24	25	26	27	28		

CITY OF SCAPPOOSE

March 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 Annual Town Meeting (ATM) 8:30am to Noon Scappoose Middle School Cafeteria
3	4 Executive Session 6:00 p.m. Economic Dev Committee Interviews, 6:30 p.m. City Council 7pm	5	6	7	8	9
10	11	12	13	14	15	16
17	18 Technical Advisory Committee for Affordable Housing, 6pm City Council 7pm	19	20	21 EDC ~ noon Park & Rec Comm. & Friends of Park meeting ~ 6pm	22	23
24	25	26	27	28	29	30
31						