

UPDATED AGENDA

AGENDA for
COMMON COUNCIL OF THE CITY OF TURNER
Regular Meeting
7:00 pm

Turner City Hall

April 11, 2024

If you wish to comment remotely, you MUST sign up by 4:00 pm on April 8, 2024, by e-mailing lnunnellee@turneroregon.gov or calling 503-743-2155.

To join remotely, **CALL: 917-900-1022**

CONFERENCE ID: 5037432155

CALL TO ORDER

PUBLIC COMMENTS

COUNCIL MEMBER COMMENT

PRESENTATION - Child Abuse Prevention Month

CONSENT CALENDAR

- A) Accounts Payable since March 11, 2024
- B) Council Minutes- March 14, 2024
- C) Marion County Child Abuse Prevention Proclamation Naming April Child Abuse Prevention Month

NEW BUSINESS

Discussion & Direction: TSP Report/Presentation

Discussion & Decision: Revised Turner Lake Services and Rental Agreement

Discussion & Decision Budget Committee Letters of Interest

ADMINISTRATOR REPORT:

BUSINESS REPORT:

PUBLIC COMMENT

COUNCIL MEMBER COMMENTS

Further information on any agenda item is available at City Hall. Special provisions for individuals with disabilities can be provided with 48-hour notice by contacting

City Hall: 503-743-2155 or lnunnellee@cityofturner.org.

The City of Turner follows Title VI of the Civil Rights Act standards requiring that "No person in the United States shall, on the basis of race, color, national origin, sex, age, disability, low income, and limited English proficiency (LEP), be excluded from or participation in, be denied the benefits of, or be otherwise subjected to discrimination under, any licensing program or activity receiving federal financial assistance.

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CONSENT CALENDAR

NEW BUSINESS

Discussion & Direction: Transportation System Plan Presentation

DKS Associates is the company that is updating our Transportation System Plan (TSP). They will be providing a report on their progress to date. They have developed some design concepts for some of our major roads, developed road standards and prepared a draft list of capital projects.

Discussion & Decision: Revised Turner Lake Services and Rental Agreement

Turn-N-Paddle provides a variety of services at Turner Lake Park. These include operation of a kayak/paddleboard rental business, food services and parking management. For the 2023 season, they also were the lead for daily grounds maintenance, focusing on site clean up, trash collection and bathroom maintenance.

Both the vendor and the City have agreed to continue maintenance activities in the agreement through the term of the agreement, which would be 2027. To reflect inflation and increased clean up costs around July 4 activities, the price for services increases from \$14,250 to \$16,500. Staff recommends approval of the revised agreement.

Accounts Payable

Checks by Date - Detail by Check Date

User: AREardon
 Printed: 4/1/2024 9:49 AM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
23545	ALDER E2717	ALDERSGATE CONFERENCE CENTER Stakeholders meeting	03/14/2024	180.00
Total for Check Number 23545:				180.00
23546	ARETE	ARETE ADVISORS, LLC	03/14/2024	
	MDR20240301-216	Monthly cybersecurity		80.67
	MDR20240301-216	Monthly cybersecurity		80.67
	MDR20240301-216	Monthly cybersecurity		80.66
Total for Check Number 23546:				242.00
23547	visa	Cardmember Service	03/14/2024	
	FEB 2024	iCloud storage upgrade		0.99
	FEB 2024	Phone services 20%		66.15
	FEB 2024	Grease zerk, grease guns		52.98
	FEB 2024	City administrator breakfast		20.00
	FEB 2024	Drano for TPD		17.14
	FEB 2024	2006 Ford F450 Tires		91.55
	FEB 2024	Flatbed trailer		1,347.84
	FEB 2024	Curb key, cable ties		34.96
	FEB 2024	Cloud storage		68.42
	FEB 2024	Paper towels for PW		22.86
	FEB 2024	Machine grease		92.24
	FEB 2024	Flatbed trailer		2,021.76
	FEB 2024	2006 Ford F450 Tires		91.55
	FEB 2024	2006 Ford F450 Tires		137.32
	FEB 2024	4 digital drives for TPD		299.96
	FEB 2024	Returned wrist rest		-9.98
	FEB 2024	2006 Ford F450 Tires		137.32
	FEB 2024	Saw blades, ant bait, concrete, etc		89.93
	FEB 2024	Flatbed trailer		1,347.84
	FEB 2024	Car wash solution		20.09
	FEB 2024	Setter, pipe, sling		218.13
	FEB 2024	Paid stamp		9.18
	FEB 2024	Interest reversal		-3.46
	FEB 2024	Flatbed trailer		2,021.76
	FEB 2024	Phone services 30%		99.23
	FEB 2024	Thank you cards		10.31
	FEB 2024	Taser mount holsters		251.60
	FEB 2024	Phone services 50%		165.38
	FEB 2024	COG annual dinner and award celebration		28.52
	FEB 2024	Returned keyboard holder		-12.97
	FEB 2024	Coffee for City Hall		29.75
	FEB 2024	Uniforms		189.67
	FEB 2024	Returned mouse pad		-5.59

FEB 2024

Sewer pipe, base and supplies

695.56

Total for Check Number 23547:

9,647.99

23548 CULLIGAN 062232	CULLIGAN Bottled water delivery	03/14/2024	53.40
		Total for Check Number 23548:	53.40
23549 DALKE APP #7	DALKE CONSTRUCTION CO. INC For work completed through 2/29/24	03/14/2024	408,869.55
		Total for Check Number 23549:	408,869.55
23550 DE LAGE 82106951 82106951 82106951	De Lage Landen Financial Serv Stuffer lease Stuffer lease Stuffer lease	03/14/2024	147.20 147.20 73.60
		Total for Check Number 23550:	368.00
23551 LOCALIQ 0006234214	GANNETT OREGON LOCAL iQ Turner URA annual report	03/14/2024	811.92
		Total for Check Number 23551:	811.92
23552 H&H App #2	H & H Paving City Hall Alley Resurfacing	03/14/2024	4,731.66
		Total for Check Number 23552:	4,731.66
23553 MCFS 105550	Marion County Treasury Department Building permit fees for January 2024	03/14/2024	1,274.65
		Total for Check Number 23553:	1,274.65
23554 R&RTREE RO275456	R & R Tree Service, Inc Emergency tree work Val View & Lark	03/14/2024	1,200.00
		Total for Check Number 23554:	1,200.00
23555 SEGURA 261924	GUILLERMINA SEGURA City Hall bi-weekly cleaning	03/14/2024	150.00
		Total for Check Number 23555:	150.00
23556 sunbelt 151231801-0001	Sunbelt Rentals Towable manlift	03/14/2024	383.46
		Total for Check Number 23556:	383.46
23557 TOSHIBA 82166753 82166753 82166753	TOSHIBA FINANCIAL SERVICES Copier lease Copier lease Copier lease	03/14/2024	142.80 142.80 71.40
		Total for Check Number 23557:	357.00
23558 TUCHSCH 7833 7833 7833 7833	Umpqua Valley Financial Municipal audit interim billing 2022-23 Municipal audit interim billing 2022-23 Municipal audit interim billing 2022-23 Municipal audit interim billing 2022-23	03/14/2024	875.00 375.00 550.00 700.00
		Total for Check Number 23558:	2,500.00
23559 VISER	VISER	03/14/2024	

21172	Pump station fiber		104.80
21172	City hall fiber		105.75
		Total for Check Number 23559:	210.55
23560 water	WATERLAB	03/14/2024	
90174	Routine water testing		80.00
		Total for Check Number 23560:	80.00
		Total for 3/14/2024:	431,060.18
23561 ATTMOB	AT&T Mobility	03/22/2024	
03112024	PW phone lines		80.08
03112024	TPD phone lines		89.76
03112024	PW phone lines		80.08
		Total for Check Number 23561:	249.92
23562 CASC WW	Cascade Water Works, Inc.	03/22/2024	
1492	Upper booster station pump replacement		9,615.30
		Total for Check Number 23562:	9,615.30
23563 ZZKEYCON	Key Concepts	03/22/2024	
4942	Keyway cylinders, rekey, new pump station		1,123.04
		Total for Check Number 23563:	1,123.04
23564 MADJEK	Madjek	03/22/2024	
2024-033DEPOSIT	Deposit for Turner Celebration rides		800.00
		Total for Check Number 23564:	800.00
23565 SANT	METCOM 9-1-1	03/22/2024	
FY202324-2192	Dispatch services for April 2024		3,520.78
		Total for Check Number 23565:	3,520.78
23566 NWNQ	NW NATURAL GAS COMPANY	03/22/2024	
299717-3	City Hall		146.37
4048986-6	TPD		196.01
		Total for Check Number 23566:	342.38
23567 PGE	PORTLAND GENERAL ELECTRIC	03/22/2024	
0206250000	Pump station - final bill old account		1,020.13
1379630000	5th street park		23.49
1709721000	5th street restrooms		30.84
3398290000	City Hall		259.53
3712100000	Val view pump station		497.80
5306438407	New pump station - new account		1,005.92
5552295851	TPD		116.62
5564511000	Street lighting		2,543.20
6325870000	Downtown street lights		174.59
7230560000	Burkland park		35.39
8704401916	5203 Holly St		89.30
9319043266	50% PW Utilities		148.52
9319043266	50% PW Utilities		148.52
9327331000	Downtown street lights		96.70

		Total for Check Number 23567:	6,190.55
23568 STAT	STATESMAN JOURNAL	03/22/2024	
SJ2094837	Statesman journal annual subscription		310.90
		Total for Check Number 23568:	310.90
		Total for 3/22/2024:	22,152.87
23569 ATTMOB	AT&T Mobility	03/26/2024	
03192024	City admin line		45.87
03192024	TPD lines		359.04
		Total for Check Number 23569:	404.91
23570 SEGURA	GUILLERMINA SEGURA	03/26/2024	
261927	City Hall bi-weekly cleaning		150.00
		Total for Check Number 23570:	150.00
23571 TRFD	TURNER FIRE DISTRICT	03/26/2024	
APRIL 2024	TPD Rent		500.00
		Total for Check Number 23571:	500.00
23572 valleyE	Valley Electric Co.	03/26/2024	
I-240153	New motor saver for upper pump station		1,144.40
		Total for Check Number 23572:	1,144.40
23573 ZIPLY	ZIPLY FIBER	03/26/2024	
FEB 2024	TPD Fax Line		83.61
		Total for Check Number 23573:	83.61
		Total for 3/26/2024:	2,282.92
		Report Total (29 checks):	455,495.97

TURNER CITY COUNCIL

MEETING MINUTES

March 14, 2024

The regular meeting at Turner City Hall was called to order at 7:00 PM by Mayor Horning. Councilors Schaufler, Miller, Jung, Doran, and Vetter were in attendance. Administrator McClure, Police Chief Taylor, and PW Aaron Bales were also present.

Public Comments- Stacy Clark 3470 Summers Lane SE, Turner- comment re: minutes about having children come to the meeting and feels that they would actually enjoy attending. Would like to encourage the council to invite kids to a meeting.

Greg Clark (same address)- suggested allowing a resident with a Turner address to serve on council. He is interested in serving.

Council Member Comments- Councilor Jung questioned how to allow Greg's request to happen. Administrator McClure explained if it is allowed what the formal process would be.

Councilor Schaufler would like to decline that option for those outside city limits to run for council.

Consent Calendar-

- A) Accounts Payable since- February 16, 2024
- B) Council Minutes- February 22, 2024

Councilor Vetter asked what are the refunds for on the list?

Administrator McClure noted Utilities refunds to people moving out.

Councilor Miller asked if electric bills went up?

The council noted yes.

Councilor Doran moved to approve minutes and accounts payable, Councilor Vetter 2nd, approved. Unanimous.

Discussion & Decision- Contribution to Lamb and Wool Show- Administrator McClure noted this ties into Turner Celebration. Just looking for the annual contributions

Councilor Schaufler moved and Doran 2nd, approved.

Discussion & Decision- Administrator McClure discussed City Council Vacancy and Replacement – he noted that seat runs until the end of 2024. Administrator McClure went over the process options.

Councilor Doran asked what they normally do, and asked if the lady that was in second place from the last election is interested.

Councilor Schaufler opposes appointing the seat within the next 7 months and thinks they should leave it open. Councilor Schaufler feels we should let the people decide.

Councilor Jung said the people did decide on the person who was 2nd in the last election.

Administrator McClure noted it is implied that you have a 7-person council. If you are 5-6 months out, then waiting might be good. But we are out further until January.

Councilor Vetter feels we need to fill the seat.

Councilor Doran said to put it out there and the people should apply and decide.

Councilor Vetter noted we need more people serving.

Administrator McClure noted it is not required to fill a seat.

Councilor Vetter feels like they should be asking if the next person in line is willing to fill the seat.

Mayor Horning said it is preferable to have someone that keeps going down the road and trained for just a few months.

Councilor Jung said bringing someone in to get a good understanding, and working knowledge, is a good idea.

Councilor Doran feels we should ask the person that was in second place.

Councilor Schaufler feels us recruiting is worse.

Councilor Miller wants to keep the seat vacant.

Administrator McClure said either leave it open or appoint someone.

Councilor Vetter made a motion to appoint from applicant pool, Councilor Jung 2nd 4 to 2 for appointing from applicant pool.

Council members would like an application for said seat to be filled.

Councilor Vetter wants to read all applications and see the whites of their eyes at a meeting.

Councilor Schaufler will vote no on the process.

Administrator Report- Cancel March 28 Council Meeting.

David Sawyer park has 4 playground designs, and the next step is getting the kids involved.

TSP is getting closer to working on specific projects. The presentation will be at the April 11th council meeting. Safe Routes for Schools program is a plan for the school crossing area.

Councilor Schaufler suggested the concept designs for bike lines on the other side of a sidewalk, not in the roadway.

Budget Committee seats to fill; one person showed interest, but no application letter submitted.

Storm Water projects- discussed directions.

Ball brothers building owner came up with some plans for new windows and new businesses inside. Question about the new plans, asked for opinion on taking out some of the historic aspects on the inside of the building.

Councilor Schaufler asked what the requirements are for the historical aspect.

Administrator McClure said there are no legal requirements to keep the inside as is.

Councilor Doran asked what makes it historical if you aren't keeping any of the features.

Mayor Horning noted we pushed hard to keep it as a historical building.

Councilor Schaufler said it is their building and they should be able to do what they want with it.

Business report- none

Public Comments- Greg asked if you need to be within city limits to serve on the budget committee? The Council answered yes.

Priscilla Richards- asked how to apply for council seat since she missed the first part of the meeting?

Mayor said they would need to fill out an application.

Councilor Schaufler said they could review council minutes.

Council Member Comments-

Councilor Jung- How to get the word out to people about things going on in the city. He would like to use digital reader signs. Asked is there a way to budget for a sign? Talked with the Turner Fire Dept. chief to see if they might consider partnering. The sign would be about 30-50k and would like to see if there is any interest in the council?

Councilor Doran said she doesn't believe it is allowed in town.

Administrator McClure noted that he would need to review the sign code ordinance.

Mayor Horning suggested looking into it.

Administrator McClure said Marion County would have to be involved because it is on 3rd St. and would impede drivers.

Councilor Doran asked about the status of the designs down at the lake.

Administrator McClure noted that we have a grant, but plans have not been worked out.

Councilor Doran asked about City of Turner entrance sign being made at Cascade High School?

Administrator McClure said they are still working on it.

The Council adjourned at 7:47 pm

Steve Horning, Mayor

Scott D McClure, City Administrator

BEFORE THE CITY COUNCIL
OF CITY OF TURNER, OREGON

In the Matter of Proclaiming April as Child Abuse Prevention Month

PROCLAMATION

This matter came before the Turner City Council at its regularly scheduled meeting of _____, to proclaim April as Child Abuse Prevention Month.

WHEREAS, every child deserves to live in a safe, loving, and caring family environment; and

WHEREAS, in 2022, there were 10,711 reported victims of child abuse and neglect in Oregon, of which 1,098 were victims in Marion County; and

WHEREAS, we stand together as individuals, organizations, and government agencies to commit to preventing child abuse in our county, by raising awareness throughout the community and by educating and supporting caregivers;

WHEREAS, we assert that strong families and safe, stable, and nurturing environments free from violence, abuse, and neglect are essential for children's optimal growth and success, which ensures a secure future for our communities, where the needs of children are a priority and the needs of families are met;

NOW THEREFORE, the Turner City Council asks everyone to commit to protecting our children, and does hereby proclaim April 2024 as

"CHILD ABUSE PREVENTION MONTH"

Dated at Turner, Oregon, this ____ day of _____, 2024.

CITY OF TURNER

Mayor

Council Member

Council Member

LAKE SERVICES AND RENTAL AGREEMENT
Between
City of Turner (City) and Turn-n-Paddles Kayaks and Paddle Boards LLC
(Tenant/Vendor)

Watercraft

1. Rental Agreement

City, under the following terms and conditions, rents to Tenant/Vendor space at Turner Lake Park, located at 5203 Holly Street St SE in Turner. Onsite operations will include the rental and associated support needs of personal, non-motorized lake recreation equipment, such as paddleboards and kayaks. Lake recreation items, apparel and accessories can be sold and marketed onsite during the rental season. No vending of food or drinks allowed.

Tenant/Vendor will be the only operator allocated space within the park for listed services. Other vendors may provide similar services on a delivery/pick up basis subject to approved City rules.

2. Consideration

Tenant shall pay to City rent in the amount of:

\$335 per month for the 2023 season (June – August) totaling \$1,005.
\$360 per month for the 2024 season (June - August) totaling \$1,080.
\$385 per month for the 2025 season (June – August) totaling \$1,155.
\$410 per month for the 2026 season (June – August) totaling \$1,230.
\$440 per month for the 2027 season (June – August) totaling \$1,320.

\$10 a day will be charged for operating days in May and/or September.

Full month rent is due the first of the month at Turner City Hall. Rent is considered late after the 15th of the month and will be charged a \$10 late fee. Rent for May and October operating days is due the first day of the following month.

This lease will also allow special, limited “off season” floats or water events during the life of the lease. Off season use will need to be pre-approved on a case by case basis and will not be unreasonably withheld.

Tenant/Vendor is allowed parking of cargo trailer containing rental craft and business support items during the seasonal lease period. Trailer locations are designated by the City considering customer safety and other park uses. Trailer location may have to change to accommodate park construction or maintenance projects.

This responsibility shall in no way be construed to grant authority or power to the tenant to police or otherwise enforce any City rules or regulations. Concerns over customer behavior etc. shall be directed to the Police Chief or duly designated City authority.

Tenant/Vendor shall operate business based on current safety practices and standards. Tenant/Vendor shall be responsible for any and all permits issued from other authorities to provide the legal operation of the proposed business.

Additional insured certificate, naming the City as certificate holder, is required prior to using City property.

Any tenant/vendor owned equipment and materials and supplies on city property shall not be the responsibility of the City, nor be subject to any claims.

3. Term of the Tenancy

This agreement shall begin June 1, 2023 run through September 30, 2027.

4. City Provided Services and Facilities

City shall provide onsite restroom and garbage services. City shall provide a key to any gates to provide for facility access. Tenant/vendor use is limited to the hours between 7:00 a.m. and dusk, daily. Other times or events need to be pre-approved in each case.

5. Tenant/Vendor Improvements

Tenant/Vendor may make no permanent structural or site improvements without the City's prior written consent. Accessory items such as patios, awnings, etc. must adhere to any state building codes, public safety or City land use standards. City's consent for improvements may be withheld at City's sole discretion.

6. Location & Use

Tenant/Vendor shall have the right to use areas as directed by City staff. City property use shall consist of: rental, deployment, storage, cleaning and other customary activities associated with a kayak and paddle board rental company. Organized classes of up to 10 participants shall be allowed under this contract.

Tenant/Vendor shall provide information, which has been approved by the City, to all rental customers regarding the following: private property components of the lakeshore; extreme depth of the lake waters; potential for unsafe conditions in heavy winds.

Food/Concession Services

1. Rental Agreement

Tenant/Vendor will provide staffing and manage one food / concession trailer in a professional manner at Turner Lake Park. This agreement is for the sale of typical concession stand offerings and EXCLUDES the sale or serving of alcohol.

Vendors selling non-similar items to those provided by the Tenant/Vendor may be allowed to operate onsite following consultation with the Tenant/Vendor.

Tenant/Vendor will be the only operator allocated space within the park for listed services, excluding City events and activities. Other vendors may provide similar services on a delivery/pick up basis subject to approved City rules.

2. Consideration

Tenant/Vendor shall pay to City rent in the amount of:

\$375 per month for the 2023 season (June – August) totaling \$1,125.
\$400 per month for the 2024 season (June – August) totaling \$1,200.
\$430 per month for the 2025 season (June – August) totaling \$1,290.
\$460 per month for the 2026 season (June – August) totaling \$1,380.
\$490 per month for the 2027 season (June – August) totaling \$1,470.

\$10 a day will be charged for operating days in May and/or September.

Rent is due the first of the month at Turner City Hall. Rent is considered late after the 15th of the month and will be charged a \$10 late fee. Rent for May and October operating days is due the first day of the following month.

3. Term of the Tenancy

This agreement shall begin June 1, 2023 run through September 30, 2027.

4. Requirements

Concession operations will meet all health and safety standards as set by the State of Oregon, Marion County, Fire Marshal, OSHA and the City of Turner.

All required operational licenses and insurance will be obtained and remain in good standing throughout the 2022 season.

All Tenant/Vendor staff working with food will obtain any required health and safety training or certifications.

Tenant/Vendor will provide an Additional Insured Certificate naming the City of Turner as additional insured prior to the start of each season.

All employees of Tenant/Vendor will follow all posted park rules.

Tenant/Vendor employees will not consume any alcohol while working at Turner Lake Park.

5. Food Trailer Space Location

Location for the food trailer/concession stand will be determined by City Staff and utility connection for water will be for filling trailer holding tank by use of food grade rated hose and then hose will be disconnected and properly stowed.

City of Turner to provide electricity and a 30 amp electrical connection. Extension cords and care are the responsibility of Tenant/Provider.

6. Gray water

Food trailer will contain a gray water holding tank. Only if the food trailer contains a grease trap system will the holding tank be allowed to dump into city provided sewer system. Gray water dump hose will only be connected during periodic use and then properly stowed.

7. Customer Trash

Tenant/Vendor will provide and maintain trash receptacles for their customer generated trash related to the operation of the food sales. Tenant/Vendor may use City provided dumpster for disposal, provided all trash is bagged and tied.

8. Signage and Image

All signage will meet Turner City codes. Temporary signage will be approved prior to use and meet Turner code requirements.

Trailer will be professional in appearance, construction and project a positive image. Substantial modifications to the existing trailer need to be approved by the City.

No storage of items, canopies or equipment outside of the trailer overnight without prior approval of City Staff. Items secured or unsecured are at the Tenant/Vendor's own risk.

Parking Services

Tenant/Vendor will provide staffing and collect parking fees in a professional manner at Turner Lake Park on behalf of the City of Turner.

1. Fees

- Parking fees for the 2023-25 seasons will be collected Memorial Weekend – Labor Day (May 28th – September 5th)
- General parking fee Monday-Thursday: \$10; Friday, Saturday & Sunday: \$10. Parking fee structure may be modified by the City after consultation with the Tenant/Vendor.
- Punch Cards for frequent users are sold at \$50.00 for 10 visits. (Punch cards produced by the City) Punch cards will NOT be valid on days of Independence Day Celebration.
- Turner Residents will receive one free season parking pass produced and distributed by the City. Resident Pass will NOT be valid on days of Independence Day Celebration.
- All fees and punch cards to be sold by Tenant/Vendor staff at Turner Lake Park.
- Parking Fees will be collected 9am-8pm seven days a week.
- Receipts will be given to all paying customers.
- Parking log for tracking – resident / cash / punch card – every vehicle will be accounted for.

2. Business Agreement

Labor costs will be paid from gross sales first. The remaining net income will be split 50/50 between City and Tenant/Vendor. All other business operational costs are at the sole expense of Tenant/Vendor.

3. Accounting

Each week Tenant/Vendor will provide City a recap of weekly use, number of vehicles, punch cards sold, Turner resident use and gross sales.

Upon month end, after payroll processing, Tenant/Vendor will provide an accountant ledger copy, including, gross sales, payroll costs, net income and a check for the portion due to the City. This will be provided to the City no later than the 5th day of each applicable month.

4. Exclusions

Holiday (Independence Day Celebration) and City of Turner sponsored events. Tenant/Vendor will be relieved of parking duties for those days or paid through a sponsor agreement.

5. Tenant/Vendor Identification & Safety

Staff managing parking shall wear professional clothing noting the Tenant/Vendor's business or safety attire. Parking services will incorporate best practices for safety.

Park Maintenance Services

1. Grounds

Litter will be collected and removed by Tenant/Vendor from all grounds of the park to maintain the park in a presentable state. This includes removal of trash and liquid spills deemed a nuisance.

2. Waste Collection

Garbage cans in the park will regularly emptied so waste is not overflowing or collecting near the cans.

3. Fixed City Restrooms

Fixed restrooms located near the playground and the restroom on the east side of the lake will be maintained in a clean and presentable manner. This includes removal of trash and cleaning of all surfaces.

4. Portable Toilets

Tenant/Vendor will monitor conditions of the portable toilets. Tenant/Vendor will close toilets that are unacceptable and notify City of this action.

5. City Responsibilities

The City is responsible for:

- Overall maintenance of the park. This includes repairs to facilities.
- Providing maintenance supplies to Tenant/Vendor, including cleaning materials, paper towels and toilet paper.
- Assisting Tenant/Vendor with grounds maintenance after heavy use days if requested by Tenant/Vendor.

6. Consideration

Tenant/Vendor will provide approximately 790 hours of maintenance services for an estimated total cost of \$14,250 for the 2023 season (June – August). For the years 2024-27, total cost will be \$16,500. Service approach, billed hours and service frequency may be modified based on mutual consent of the parties.

Payment will be made to Tenant/Vendor on a monthly basis following submittal of hours worked. City will provide payment within 15 days after acceptable documentation is received.

General Terms and Conditions

1. Independent Contractor

Tenant/Vendor is an independent contractor and responsible for compliance with all applicable laws, including licensing, insurance, taxes and employment.

2. City Rights

Tenant/Vendor is not authorized to speak on behalf of the City and enter into any agreements or commitments. Any questions regarding overall management of the park will be directed to the appropriate City official.

3. No Sublet/Subcontracting

Tenants may not sublet or rent the parking space or interior seating area. Services listed in this agreement may not be subcontracted without explicit written consent from the City.

4. Not Transferable

This agreement, or portions thereof, is not transferable to any other parties without express written consent of the City.

5. Modification

The terms of this agreement may be changed only by mutual agreement of all the parties.

6. Notices

Notices required by this agreement shall be made by any means reasonably calculated to give actual notice.

7. Termination

The City shall notify the tenant 30 days prior to the expiration of any term of this agreement of its intent to renew or to terminate the lease agreement.

The tenant shall give 30 days' notice to the City of its intent to terminate all or portions of this agreement.

8. Public Safety

The City shall have the right to suspend activities of the Tenant/Vendor based on public health or safety concerns of the City Police Department or any other federal, state or local government agency.

9. Non-Compliance

The City shall notice the tenant of any conditions or actions that constitute non-compliance with the provisions of this lease. The tenant shall have 7 days after notification to rectify conditions to the City's satisfaction. If after the allowed time period the tenant remains out of compliance, the City may terminate the lease immediately.

IT IS SO AGREED:

City of Turner

Date:

Turn-N-Paddle Kayaks and Paddle Boards LLC

Date:

Lisa Nunnellee

From: Jyll Smith <jyllsm@gmail.com>
Sent: Wednesday, April 3, 2024 8:40 PM
To: Lisa Nunnellee
Subject: Budget Committee

CAUTION: This email originated from **Outside Your Organization. Exercise caution when opening attachments or on clicking links from unknown senders. Please **contact Information Technology for assistance**.**

I am writing to express my interest in serving on Turner's Budget Committee. As a resident who moved here two years ago with the intention of reconnecting to my small-town roots, I am committed to the well-being and growth of our community. Allow me to share my reasons for seeking this important role:

- **Passion for Fiscal Responsibility:** I believe that responsible financial management is critical for a thriving community. My 16+ years of experience working for the State of Oregon have provided me with valuable insights into budgeting and underscored the importance of fiscal stewardship. By serving on the budget committee, I aim to contribute my expertise and make sure that our town's resources are allocated wisely.
- **Community Advocacy:** As a member of the budget committee, I will actively listen to the concerns and priorities of our fellow residents.
- **Collaboration and Teamwork:** I thrive in collaborative environments and believe that diverse perspectives lead to better decision-making. I look forward to working alongside other committee members and town officials to achieve our shared goals.
- **Stewardship of Taxpayer Dollars:** Our taxpayers deserve efficient and effective use of their hard-earned money. I am dedicated to ensuring our spending aligns with our town's strategic vision.

In conclusion, I am excited about the opportunity to contribute my skills, dedication, and passion to the Budget Committee. Thank you for considering my application. I look forward to the possibility of serving our town in this capacity.

Sincerely,

Jyll Dobson

