

**CITY OF JOHN DAY
CITY COUNCIL MINUTES
JOHN DAY, OREGON**

January 24, 2012 GOAL SETTING WORKSHOP

COUNCILORS PRESENT:

Bob Quinton, Mayor
Steve Schuette, Council President
Gene Officer, Councilor
Don Caldwell, Councilor
Doug Gochnour, Councilor

COUNCILORS ABSENT

Chris Labhart, Councilor
Donn Willey, Councilor

STAFF PRESENT:

Peggy Gray, City Manager
Dave Holland, Public Works Director

GUESTS PRESENT:

None

OPEN AND NOTE ATTENDANCE

The John Day City Council Goal Setting work session opened at 6:00 p.m. Mayor Quinton noted that all Councilors were present with the exception of Councilor Chris Labhart and Councilor Donn Willey.

Agenda Item No. 1 – COUNCIL GOAL SETTING WORK SESSION

Mayor Quinton opened the meeting at 6:00 p.m. and took a 15 minute break for everyone to eat their sandwiches before beginning the meeting.

Mayor Quinton reviewed the Council goals from last year as follows (goals are in no particular order):

- New fire hall
- Charolais Heights Intersection
- Industrial park promotion
- Wastewater treatment plant (keep on list)
- Fire and police services
- Downtown Beautification

Mayor Quinton presented a list of projects the City has been working on and/or completed from last year as follows:

- Signed contract with Pinnacle Architecture for conceptual design of new fire station; Advisory Committee has held three meetings and want to be ready to place a new fire station bond measure on the November 2012 ballot.
- Awarded \$800,000 Transportation Enhancement Grant from ODOT for Main Street Beautification project. Signed agreement with ODOT; received and paid invoice from ODOT in the amount of \$20,540.00 for City's share of preliminary engineering. ODOT thought they would be able to begin designing our project this fall.
- Applied for an ODOT Flexible Funds grant in the amount of \$818,877 to complete Main Street Beautification project. Received word on Wednesday, January 11th that our application was unsuccessful.
- Staff worked with George Chadwick on the John Day Water Quality Goals and Planning Document (Total Maximum Daily Load (TMDL) and Management Plan. DEQ is reviewing the document. Received message from DEQ on January 5, 2012 stating they should have some thoughts for us within the next few weeks.
- Working with Oregon Telephone Corporation on a franchise agreement; OTC agreed to City's suggested revisions on Friday, January 13, 2012. I anticipate presenting the final agreement to the City Council at the February 14th council meeting.
- Received a \$25,000 Small Cities Allotment grant from ODOT for chip sealing; chip sealed NW Bridge Street beginning at NW 7th Street to the end of Charolais Heights and 800' of Valley View Drive also chip sealed the road to the treatment plant and laid grindings into Reservoir #3 (airport reservoir) and chip sealed. City has received our reimbursement from ODOT and the grant is closed.
- Hired new auditing firm of Guyer & Associates, audit report was presented to the City Council on December 13, 2011. Kent Bailey of Guyer & Associates stated "the opinion that presents fairly, in all material respects" – is the best opinion an entity can receive and that is the opinion the City of John Day received for FY 2011 financial statements
- Transportation Utility Fee (TUF) ballot measure was defeated at the May 17, 2011 special election by a vote of 111 yes to 241 no votes.

Councilor Steve Schuette stated he wanted to see the Charolais Heights Intersection on the list. He thought it could be accomplished with the assistance of the County Road Department. Mayor Quinton stated that was on the list from last year and since that time the City has acquired the property and has the ROW and easements to do the project.

Mayor Quinton stated he didn't think it is realistic to keep the treatment plant on the list at this time. Councilor Schuette agreed as long as it doesn't quit.

Mayor Quinton stated the fire station should be number 1 on our list in his opinion and it is all going to depend on the November 2012 general election. He stated the Council needs to remain positive about the project and get the word out to all of the people in John Day and the Rural District as well. City Manager Gray stated Pinnacle Architect is currently developing a brochure for the new fire station. It will have pictures, showing the need for the new fire station, possible funding sources, property owner's cost estimates etc. Educating the public regarding the City's and Rural's ISO ratings, the need for the public open house(s), more fire department's breakfasts, pancake, hamburger feeds etc. were discussed by the Council. Councilor Gochnour reminded the Council the Cornerstone Church offered to help get the word out and offered to follow up with the minister and get back with the City Council.

Councilor Officer asked if the promotion is all upon us (the city council) or is the Rural District going to be involved. City Manager Gray stated the Rural District has been at the table for every meeting thus far

and are very involved in the process. Councilor Gochnour thought the Fire Advisory Committee should be the group to plan out the public meetings and public involvement strategy. Mayor Quinton stated he thought the Council should take their marching orders from the Fire Advisory Committee; the Council agreed.

Councilor Gochnour stated he learned from the Small Cities meeting that was held here in the Council Chambers, that this is a prime time to be proposing a bond levy as the rates are as low as they have ever been. It was discussed the jail bonds are paid off and the hospital bond has about ten (10) years to go. Councilor Officer suggested including all of this information in the brochure showing the bottom line costs to the taxpayers.

Councilor Schuette asked how many voters are in the Rural District versus in John Day. City Manager Gray stated she would follow up with the County Clerk to see how many voters are in each district. Direct mailings were discussed as a possible option in getting the information out to the public.

Mayor Quinton asked the Council if they wanted to discuss the Charolais Heights intersection further. Public Works Director Dave Holland stated the County couldn't commit to helping with the project until they completed their project list. He also stated he thought the ODOT Small Cities (SCA) grant (\$50,000) could be used for that project and thought it would be a very competitive project; however, the City is already committed to doing the Downtown Improvements Project and we need to use that grant money as a potential match for that project if needed. We're looking at three to four years out to use that (SCA) grant unless we can find another grant to help fund it. Councilor Schuette stated we should be able to find a grant for projects that are related to safety. Public Works Director Holland estimated it would cost approximately \$70,000 to complete the realignment project (paving, surveying, engineering costs) with the help of the County Road Department.

Councilor Schuette stated we only need a sliver of the lot for the ROW; he suggested we sell off the rest of the property that we don't need to use for the ROW. City Manager Gray stated it is not a buildable lot; Councilor Schuette stated he knows the adjoining neighbor is interested in purchasing the excess property we don't need for ROW. Discussion continued using the money received from sale of the property to help pay for the project or use as matching funds for a grant application. City Manager Gray suggested a lot line adjustment with the adjoining property owner as a possibility. The Council directed City Manager Gray to check with the city attorney to see if a lot line adjustment is possible or if the city had to go out for public bid to sell the property. Councilor Schuette stated before we sell the property; we need to figure out what we need and take what we need to do the project correctly.

Mayor Quinton turned the discussion to the Downtown Improvements Project. He stated we have enough money to improve from the intersection south to SW 2nd and from the intersection east to Elm Street. He would like staff to continue to try to get a grant to complete the project from the intersection west to the Canyon Creek Bridge. Public Works Director Holland stated the construction stage is scheduled for 2014 with completion in 2015. ODOT projects schedule dictates the schedule; we hope the project will be moved up by a year if ODOT's schedule will allow it.

Councilor Caldwell stated that every year we talk about the industrial park marketing plan and nothing ever happens. He stated he's had several people ask him about all the money the City has spent on developing the industrial park and nothing is happening. Councilor Caldwell stated Sally came to one council meeting after last year's goal setting work session and said she would come back every three months or something to update the council. City Manager Gray stated she also said she was creating a new industrial park brochure. It was noted she hasn't been back to update the Council since that one council meeting and the City has never seen a new industrial park brochure. He questioned the money we're spending on Sally's position and is the City getting it's monies worth or would the \$8,500 be better

spent elsewhere. Mayor Quinton explained Sally's position is supervised by the County Judge who also sits on the Community Counseling Solutions (CCS) Board of Directors. The Judge has her doing grants for Community Counseling Solutions; she has basically two jobs for CCS whose headquarters are based in Heppner, Oregon. Mayor Quinton thought that has to be taking up a tremendous amount of her time as it is bringing in nearly \$80,000 into her office; so how much time is she effectively spending on marketing the industrial park? The Council questioned the effectiveness of Internet advertising; i.e. Facebook and magazine advertising. Councilor Caldwell stated the Council really needs to look at whether we want to budget money for her position next year; are we really getting anything for our money. Mayor Quinton stated Prairie City does that every year. City Manager Gray stated what Sally does for Grant County helps John Day, Mayor Quinton agreed; however, when she's writing grant applications for CCS and that grant money ends up in Morrow County what good does that do for Grant County? Mayor Quinton stated she also does small business development; most of the small business plans she helps with do not move forward past the development of the plan. He felt the opportunity is now to market the industrial park as bigger cities have higher labor and real estate costs such as Portland, Seattle-bay area, Boise etc. He felt cold calling is a more effective marketing strategy; not waiting for someone to come to you. City Manager Gray suggested the Council have this conversation with Sally directly. Councilor Schuette stated if she wants our money next year, she is going to have to start doing more for us. Mayor Quinton agreed that the council talks about the marketing plan for the industrial park year after year at our goal setting sessions and nothing has happened. We have the water, sewer infrastructure already up there and with the potential of fiber optics, we need to do better on the marketing of the park. City Manager Gray stated she will schedule Sally to come speak with the council at a future council meeting.

It was noted for the record that Councilor Donn Willey joined the work session at 6:55 p.m. At this time Mayor Quinton recapped the goals for Councilor Willey as follows (goals are in no particular order):

- Fire station
- Charolais intersection realignment
- Downtown
- Industrial Park Marketing Plan

Councilor Willey thanked staff for the information from last year and for the information from the League of Oregon Cities Goal Setting packet for the preparation of the work session. He found the information very helpful and he thought when he was coming in; let's do a few things (goals) well and it appears that the Council has done that in this goal setting session.

ADJOURN

There being no further business before the Council, Councilor Donn Willey made a motion to adjourn the work session. Councilor Caldwell seconded the motion; the motion passed unanimously. The meeting was adjourned at 6:59 p.m.

Respectfully submitted:

Peggy Gray
City Manager

ACCEPTED BY THE CITY COUNCIL, February 14, 2012

Mayor Bob Quinton