

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

March 27, 2012

Adjourned Meeting

COUNCILORS PRESENT:

Bob Quinton, Mayor
Steve Schuette, Council President
Donn Willey, Councilor
Doug Gochmour, Councilor
Don Caldwell, Councilor
Chris Labhart, Councilor

COUNCILORS ABSENT:

Gene Officer, Councilor

STAFF PRESENT:

Peggy Gray, City Manager
Richard Tirico, Police Chief
Ron Smith, Fire Chief

GUESTS PRESENT:

None present

Agenda Item No. 1 – Open and Note Attendance

The John Day City Council meeting opened at 7:00 p.m. Mayor Bob Quinton noted that all Councilors were present with the exception of Councilor Gene Officer who was absent and excused.

Agenda Item No. 2 – Approval of City Council Minutes of March 13, 2012

The minutes of the March 13, 2012 adjourned meeting were included in the agenda packets and presented for the Council's approval. Councilor Doug Gochmour moved that the minutes of March 13, 2012 be approved as presented. Councilor Don Caldwell seconded the motion, the motion passed unanimously.

Agenda Item No. 3 - Appearance of Interested Citizens

Mayor Quinton thanked those in attendance and asked everyone to please sign in. He asked if there were any additional items that anyone would like to add to the agenda. There were none presented.

Agenda Item No. 4 – Discuss for approval Request for Proposal (RFP) of a Qualified Consultant or Consulting Firm to provide the City of John Day Fundraising and Capital Campaign Advisory Services

Mayor Quinton introduced the first action item to discuss for approval the request from the Citizens Advisory Committee for the new fire station. The request is for the John Day City Council to send out a Request for Proposal for the anticipated selection of a qualified consultant or consulting firm to provide professional fundraising and capital administration for the purpose of constructing a new fire station.

It was noted in the City Manager's staff report that the John Day Rural Fire Protection District were scheduled to hold an emergency meeting to discuss funding this year and next year to help share the cost of the consultant fees with the City of John Day. City Manager Gray noted that she spoke with the Board Chairman of the Rural Fire Board Rob Batten and he stated the Rural Board agreed to try to budget \$10,000 this year and \$10,000 in next year's budget to help with the consultant fees.

Councilor Chris Labhart asked how long the feasibility study would take. City Manager Gray stated a consultant she spoke to, stated a typical retainer is \$4,000 based on 30 hours of work performed in a month. He estimated 30-60 days for the feasibility study depending upon the deliverables we expect from him.

Fire Chief Ron Smith informed the Council about a homeland security grant that the Sandy Fire Department had secured. The project was for the purchase of a riverboat to run the Columbia River from Astoria to Portland in case of a terrorist attack on the Bonneville Dam. The project never materialized, but he wanted to speak with the district to see what their thoughts were on the campaign process and how well the consultant performed. Fire Chief Smith stated he was waiting for a call back from the District.

Fire Chief Smith stated he thought if we could find firms that did this type of thing, it would be a good investment and money well spent. These consulting firms have connections and know private foundations that do this type of thing. Fire Chief Smith stated we may get nothing, however, he believed it was an avenue that should be explored. Raising private funds would lower the anticipated bond levy relieving some of the tax burden for the citizens of John Day and the Rural District. He thought we owed it to our citizens to at least try.

Mayor Quinton asked Fire Chief Smith if he thought his budget could handle the expense of hiring a consultant. Fire Chief responded by saying the fire station is our number one priority and we need to move forward as we have already invested a lot of money with Pinnacle Architect for his services.

Councilor Chris Labhart moved to allow the City Manager to send out the RFP announcement for the anticipated selection of a qualified consultant or consulting firm to provide professional fundraising and capital campaign administration for the purpose of constructing a new fire station. Councilor Donn Willey seconded the motion.

Before the call for the vote, Councilor Doug Gochnour asked for further discussion on the matter. Councilor Gochnour stated when this topic came up during the Budget Committee meeting, it caused him concern. He stated it didn't sit well with him to hire a person to go out to seek grants for the fire station. It was stated this was only a request for proposal and the Council did not have to accept any of the proposals received if they didn't want to and who knows the City may not even receive any proposals. Mayor Quinton stated this person wouldn't necessarily be writing grants but would go out into the community and visit with people who might be interested in donating to the project. Mayor Quinton stated the heartburn he has is the potential of paying this person to do a feasibility study and then he finds out that no, it's not feasible to do this and we wasted \$8,000 to find that out. However, Mayor Quinton

stated he thought a consultant would have a pretty good idea before going in if it is feasible. Councilor Willey stated he thought just the feasibility of the project should be pretty evident real soon.

Councilor Labhart stated he made the motion only to get the RFP out there. He stated he works closely with the foundation with the hospital board. He knows people within the community that perform this type of service; they have raised hundreds of thousands of dollars and the hospital is a publicly funded facility as is this project. Councilor Labhart stated we don't have to accept a proposal; he would just like to see if there are people out there willing to do it.

Councilor Gochnour stated the other thing that has him concerned is paying somebody up front and not knowing what kind of a product you are going to get. He suggested proposing paying a certain percentage of the funds raised instead of paying up front. Councilor Donn Willey stated we have already invested dollars with Pinnacle Architecture for the conceptual design, now we are entering into a new phase, he felt this phase would be a protection of the funds we have already spent and hopefully we will see a return on that. But if the fire station isn't built, then that money is lost. In some ways we are trying to protect our investment, but he agrees with Councilor Gochnour it is subjective. Councilor Willey stated we're just sending the RFP out; we're fishing to see what is out there. Once the RFPs come in, then we will need to discuss some of these things more in depth.

Fire Chief Smith stated the common perception of the citizens is that the City should just go out for federal grant money; the fact is that now there is no grant money out there for this type of a project. By doing this RFP; it will reconfirm the fact that we have no money from federal or the state (except for loans). He said private money is the only resource out there to help offset the cost to the taxpayers and if we can hire a person to confirm that, we can inform the citizens we have studied grant dollars and hired a company and this is what is available for this project. Fire Chief Smith stated if we can let the people know that the federal government isn't going to come in and give us a million dollars for our project, it's better than having the citizens thinking that it is a possibility, when in reality, it is not going to happen.

Councilor Gochnour stated he hadn't thought about that angle. Mayor Quinton stated if the City gets to that point and if we do move forward with this. The proposer has probably already been through those doors with the big foundations and knows where the donators are; instead of Ron or Peggy knocking on those doors not knowing where to get in and how to talk to those people.

Councilor Caldwell stated we won't know what's out there until we get the proposals in. Once we get the proposals, we can have this discussion and get our questions answered. Councilor Willey stated he appreciated the good discussion.

Mayor Quinton repeated the motion that was on the floor made by Councilor Labhart and seconded by Councilor Willey; upon call for the vote, the motion passed unanimously.

Agenda Item No. 5 – Continue discussion on filling the Mayor's position, created by the resignation of Mayor Quinton

Mayor Quinton asked the members of the City Council if anyone had a change of heart since the last council meeting and would like to sit in the Mayor's seat. Councilor Labhart stated he thought about it; however, he is running for County Commissioner and didn't think it would look good. He stated otherwise he would do it in a heartbeat.

Mayor Quinton stated if the council decides to go outside of the existing city council; the City should advertise for the position. Councilor Labhart stated his concerns on bringing a person in that has no

background in what we have been doing. Mayor Quinton stated you don't have to accept the person, but what if nobody applies and that is always a possibility.

Mayor Quinton stated he thought it is important to have a Mayor of John Day; otherwise there is no perceived leadership. He was of the opinion to run an ad for Mayor's position. Councilor Labhart stated it (the Mayor's position) takes a lot of time and a person on the outside may not realize the amount of time it takes.

Councilor Willey asked what would it hurt to ask for applications; noting that it took the majority of the City Council to appoint a person to the City Council.

It was the consensus of the City Council to have the City Manager place an ad in the Blue Mountain Eagle (two weeks), KJDY and city website and Juniper Press seeking applications for the Mayor's position. Mayor Quinton stated he would also go on Coffee Time.

Agenda Item No. 6 – Enter into Executive Session under ORS 192.660(2)(i) to review and evaluate the employment-related performance of the City Manager

At this time Mayor Quinton stated the City of John Day will now meet in executive session. The executive session is held pursuant to ORS 192.660(2) (i) for this session, to review and evaluate the employment-related performance of the City Manager.

Mayor Quinton announced that the executive session is closed to the public. In accordance with applicable Oregon law, representatives of the news media are permitted to attend the executive session. However, the media is prohibited from disclosing any information discussed in the executive session. All discussions in the executive session are confidential and those present may not disclose any information discussed in the executive session. The executive session will not be held for the purpose of taking any final action or making any final decision.

Mayor Quinton asked for a motion from the Council to move into executive session under ORS 192.660(2) (i). Councilor Donn Willey made a motion to move into executive session under ORS 192.660 (2) (i). Councilor Steve Schuette seconded the motion, the motion passed unanimously. The John Day City Council entered into executive session at 7:35 p.m.

Those attending the executive session included Mayor Quinton; Councilors Willey, Schuette, Gochnour, Labhart, and Caldwell.

Agenda Item No. 7 – Enter back into regular session

At 8:17 p.m. Councilor Chris Labhart made a motion to return into regular session; Councilor Doug Gochnour seconded the motion. The motion passed unanimously.

Councilor Steve Schuette moved to retain Peggy Gray for another year as John Day City Manager. Councilor Donn Willey seconded the motion; the motion passed unanimously.

Agenda Item No. 8 – Other Business and Upcoming Meetings

1. League of Oregon Cities bulletins were included in the council packets.

2. Mayor Quinton reminded the City Councilors their Statement of Economic Interest (SEI) forms are due to the Oregon Government Ethics Commission by April 16, 2012.
3. City Manager Gray stated Randy Jones of the Regional Solutions Center representative for DEQ will be here Thursday, May 3, 2012 at 10:30 a.m. Mr. Jones wants to meet with the Mayor and as many Councilors as possible to listen to any concerns regarding DEQ. It was the consensus of the City Council to have the Public Works Committee attend the meeting with Mr. Jones, the City Manager and the Public Works Director.
4. City Manager Gray informed the City Council that Julie Ammann of the Army Corps of Engineers secured \$130,000 to collect elevation data for our floodplain areas. She stated they anticipate starting the collection of data in April and probably finish up next year.
5. City Manager Gray informed the City Council the League of Oregon Cities is conducting a series of regional meetings throughout Oregon. These meetings are being held to update members on League activities as well as to engage them in discussion concerning LOC activities on a number of fronts, including legislative advocacy. A meeting for our region will be held on Wednesday, May 16, 2012, 5:00 p.m. to 6:30 p.m. at the Grant County Regional Airport.
6. Mayor Quinton informed the Council that a Mayor's meeting will be held on April 5, 2012 to discuss the County Road funds at 4 p.m. at the airport.
7. City Manager Gray informed the Council the City received the welcome banners from the Grant County Economic Council.

Adjourn

There being no further business before the Council, Councilor Steve Schuette made a motion to adjourn the meeting. Councilor Don Caldwell seconded the motion and the motion passed unanimously. The meeting was adjourned at 8:25 p.m.

Respectfully Submitted:

Peggy Gray
City Manager

ACCEPTED BY THE CITY COUNCIL, APRIL 10, 2012

Mayor Bob Quinton