

John Day City Council
April 25, 2017
7:00 PM
Fire Station, 316 S. Canyon Blvd
AGENDA

1. **OPEN AND NOTE ATTENDANCE**
2. **APPROVAL OF CITY COUNCIL MINUTES OF MARCH 28, 2017.**
3. **APPEARANCE OF INTERESTED CITIZENS** – At this time the Mayor will welcome the general public and ask if there is anything they would like to add to tonight’s agenda.

ACTION ITEMS

4. **A DAY IN THE TAXING LIFE**
Attachments:
 - Memo on the tax value of a John Day household
5. **INCENTIVIZING NEW HOME CONSTRUCTION IN JOHN DAY**
Attachments:
 - Memo on options to encourage new home building

OTHER BUSINESS

6. **OTHER BUSINESS AND UPCOMING MEETINGS**
 - Eclipse update
 - Recreational immunity update
 - May 9 – Next City Council Meeting – 7 PM @ Fire Hall
 - LOC Bulletins are included in packets

ADJOURN

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: April 25, 2017

SUBJECT: Agenda Item #4: A Day in the Taxing Life
Attachment(s)

- Memo on the tax value of a John Day household

SUMMARY

This memorandum is an overview of the tax value of a John Day household under current tax policy. It does not anticipate any changes to our tax treatment. However, an increase in any of the per capita distributions for state shared revenue (i.e. increase in 9-1-1 tax, fuel tax, etc.) would also increase the tax value of a John Day household, as will future rate increases for water and sewer services.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: April 25, 2017

SUBJECT: Agenda Item #5: Incentivizing New Home Construction in John Day
Attachment(s)

- Memo on incentivizing new home construction

BACKGROUND

This memo provides the council with the City Manager's perspective on our current housing environment and the City's development policies. It is only one perspective on a complex issue. We should not rush to judgement or be overly hasty in making decisions. Restructuring our housing and community development policies should be viewed as a long-term process and one that engages the entire community. The Oregon Solutions event will be a good first step down this path.

DISCUSSION

It is a basic premise of economics that demand stimulates supply, not the other way around. Why would we think that increasing our supply of housing would stimulate demand for housing? The short answer is that it won't. Not by itself. That's why our housing strategy has to be coupled with the other elements of our *Strategy for Growth*.

We can stimulate demand by creating a buzz around John Day and its opportunities for rural quality of life and rural investment; by investing in recreational amenities that current and future residents want; by kick starting a controlled environment agriculture industry using state-of-the-art technology that will be the first of its kind in a rural community; and by creating a broadband network that moves us from the second worst in the state to the second best.

There is a human-interest story in John Day. A struggling frontier community in Eastern Oregon with vast, untapped economic potential. A former boomtown in the gold rush-era of the mid-nineteenth century that lost its way following the intensive natural resource regulation of the 20th Century. A community that is at times politically divided over land use issues but could become the next land rush in the 21st Century (without the negative effects of overcrowding and hyper-urbanization). In short, a place where the Old West meets the New West.

The narrative we have to create is a rural community that is thriving because it is investing in rural innovation. We can provide the natural amenities that people are looking for by restoring access to our beautiful river, creating new parks and greenspaces and creating new housing opportunities. We can create jobs locally by attracting entrepreneurs and creating a climate that fosters innovation, and we can become a destination location for active retirees who want to live in a frontier community. In the process, we will satisfy our current demand for housing for government employees and our existing industries.

One element of the strategy alone will not achieve the outcomes we are looking for, but combined; they could allow us to restructure our economy – to go from rural decline to rural prosperity.

TO: John Day City Council
FROM: Nicholas Green, City Manager
DATE: April 25, 2017
SUBJECT: Agenda Item #6: Other Business and Upcoming Meetings

OTHER BUSINESS

Eclipse update. The number of eclipse reservations in the industrial park has doubled since our last city council meeting. We are now at 75% capacity with 172 total reservations as of April 21. Total paid to the city is \$30,749.

Recreational immunity update. By a vote of 30-0, the Senate passed legislation Tuesday that would restore recreational immunity. SB 327 now heads to the House for further consideration. Sponsored by the Senate Committee on Business and Transportation, chaired by Senator Lee Beyer (D-Springfield), the bill extends immunity from tort liability to city employees, agents and volunteers for injuries resulting from recreational activities. Currently, landowners who allow recreation on their property free of charge are immune from tort liability, but their employees or volunteers who work on the property are not. SB 327 treats the people who work on the property with the same consideration as the owner (from LOC bulletin).

UPCOMING MEETINGS

1. 5/9 – Next City Council Meeting – 7 PM @ Fire Hall