

John Day City Council
July 24, 2018
7:00 PM
Fire Station, 316 S. Canyon Blvd
AGENDA

1. **OPEN AND NOTE ATTENDANCE**
2. **APPROVAL OF CITY COUNCIL MINUTES OF JULY 10, 2018.**
3. **APPEARANCE OF INTERESTED CITIZENS** – At this time Mayor Lundbom will welcome the public and ask if there is anything they would like to add to tonight’s agenda.

ACTION ITEMS

4. **PROGRESS REVIEW ON CITY’S STRATEGY FOR GROWTH**
Attachments:
 - 2017 John Day – Grant County Future Vision Final Report
5. **GREENHOUSE INTENT-TO-AWARD**
Attachments:
 - EuroMex Conceptual Plan
6. **2019 SPECIAL CITY ALLOTMENT (SCA) GRANT PROGRAM**
Attachments:
 - Government Entry Road Plan (to Valley View Drive)
 - Charolais Heights Intersection Plan
 - Seventh Street Extension Plan
7. **KAM WAH CHUNG HERITAGE SITE**
Attachments:
 - None
8. **RIVERFRONT PARK & BOTANICAL GARDENS**
Attachments:
 - C&C Hill Purchase & Sale Agreement
 - Preliminary plat for a proposed property line adjustment
 - Area development plan
9. **AQUATICS CENTER FEASIBILITY STUDY**
Attachments:
 - Proposal from Counsilman-Hunsaker & Qualifications Sheet

OTHER BUSINESS

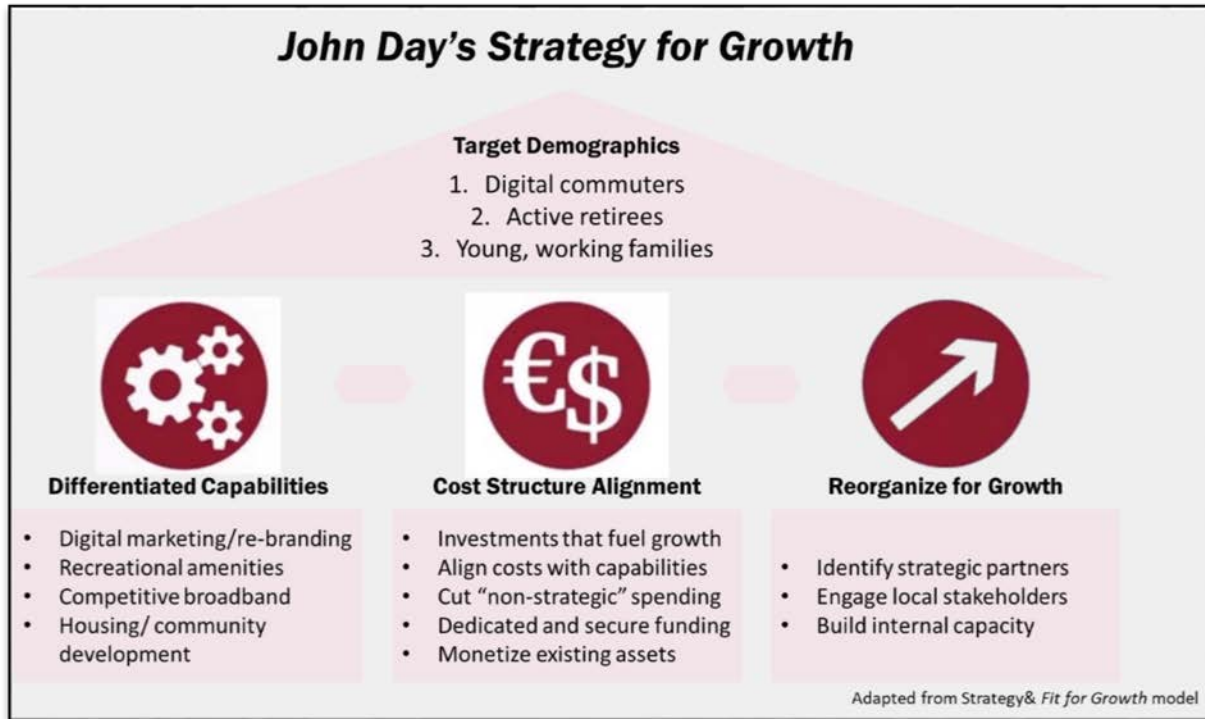
10. **OTHER BUSINESS AND UPCOMING MEETINGS**
 - TBD August – Grant County Digital Board Meeting
 - August 14 – City Council Meeting, 7 P.M. Fire Hall
 - August 28 – City Council Meeting, 7 P.M. Fire Hall

TO: John Day City Council
FROM: Nicholas Green, City Manager
DATE: July 24, 2018
SUBJECT: Agenda Item #4: Progress Review on City's Strategy for Growth Attachment(s)

- 2017 John Day – Grant County Future Vision Final Report

BACKGROUND

Our strategy for growth calls for the City to make strategic investments in four areas: (1) digital marketing/re-branding; (2) recreational amenities; (3) competitive broadband; and (4) housing and community development projects.



Our strategy is well underway. We have approved and adopted a new housing incentive program and made significant inroads in expanding broadband access throughout the city and county. We have also marketed the city in positive ways through interviews with business journals and live media coverage during the 2017 solar eclipse.

DISCUSSION

Tonight's city council meeting will focus largely on the next stage in our strategy – our investments in recreational amenities. The city has not yet presented a comprehensive plan for investments in recreation. Tonight's meeting will lay the groundwork for a recreation master plan that will be developed in conjunction with the Innovation Gateway and other community development projects.

The recreation master plan will focus on the following key areas:

- Multi-use trails and paths;
- Riverfront restoration and greenway development;
- Destination attractions such as the city greenhouses, botanical gardens, parks and the Kam Wah Chung heritage site;
- An all-season aquatics center / wellness center.

These types of investments are critical for our community's future success. They are also areas that require broad community support in order to succeed.

At the outset, we need to establish a baseline understanding of the need for change. We also need to convey why we believe this is the right time to begin having this public conversation.

There are four main barriers to successful community development programs. The city has made significant progress in overcoming many of these barriers:

- 1) Land development and acquisition challenges
- 2) Inadequate funding
- 3) Lack of a unified vision and strategy
- 4) Insufficient public support

Land development and acquisition. With the purchase of the Oregon Pine property and proposed acquisition of the Hill properties along the John Day River, much of our riverfront and a portion of Canyon Creek within city limits will be publicly owned by local tax jurisdictions. These public areas have created new possibilities for locating and creating recreational amenities that did not exist before.

Funding and other resources. The City has been remarkably successful in fundraising over the past two years. We are eligible for federal funding sources such as Community Development Block Grants that were not available previously. The cost of capital is currently at one of its lowest historical rates, with lenders offering interest rates as low as 2.86% to AAA-rated agencies. Many of our public agencies will have bond obligations paid off within the next four years, including the hospital's capital improvement bond and the City's water and wastewater infrastructure loans for the industrial park and west end water system improvements. Finally, the federal government is placing renewed emphasis on rebuilding our nation's ageing infrastructure, with significant budget increases projected for municipal infrastructure projects in the coming years.

Unified vision and strategy. During the summer of 2017, the city worked with the county, hospital and school district to jointly fund the Oregon Solution / Oregon Kitchen Table facilitation event. This event brought together a multi-disciplinary team of stakeholders to discuss community investment priorities. A survey was then sent to all county residents. Results of the survey endorsed the City's investments in the Innovation Gateway, but they also highlighted the strong desire for a new aquatics center and more outdoor recreational opportunities (survey results attached). Feedback from the survey led to the creation of "Five Bold Steps" our public agencies would jointly take as a shared vision and strategy to improve our community.

Public support. The Five Bold Steps are overwhelmingly supported in the survey, but translating survey results into tangible benefits for our community will require a concerted effort on the part of all of the public agencies in Grant County. The city can show leadership in this area by leaning forward on feasibility studies, land use planning, and development. By integrating the community's priorities into our area development plan for the Innovation Gateway, we are more likely to be successful in seeing these projects come to fruition.



NEXT STEPS

Council should consider tonight's discussion as a way to further our strategy based on the feedback we received from our residents. The commercial scale greenhouse is a key component of the Innovation Gateway and aligns with the Five Bold Steps objective and survey results that ranked reliable jobs in new industries like controlled-environment agriculture as the number one factor that would draw people to live in John Day. The Special City Allotment Grant provides an opportunity to improve residential access to the north side of the city and opens up the possibility for new housing developments. Finally, the Kam Wah Chung heritage site, a new riverfront park and botanical gardens, and the recreation center feasibility study proposal will further our efforts to build the recreation center and promote John Day as a vibrant rural community and destination area in eastern Oregon.

Not all of these projects have to be accomplished simultaneously, but to the extent we can keep the momentum going by making incremental progress, we can show our residents that we listened to their priorities and are willing to work together as public agencies to help position our community for long-term success.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: July 24, 2018

SUBJECT: Agenda Item #5: Greenhouse Intent-to-Award Attachment(s)

- EuroMex Conceptual Plans

BACKGROUND

The greenhouse evaluation committee met on July 6 to review and score proposals for the City’s first greenhouse at the Innovation Gateway. Two proposals were received, one from Clearspan and one from EuroMex. Both proposals were compliant with the RFP requirements but required clarification around technical details and pricing. The vendors addressed the committee’s questions and the committee convened again on July 18 to review and rank proposals.

EVALUATION

Final scores for both companies are shown in the table below. Category points were summed across five committee reviewers (i.e. 10 points for Professional Qualifications x 5 reviewers = 50 points).

Requirements	Category Points (Total all Reviewers)	Clearspan	Euromex
Professional Qualifications of Firm	10 (50)	48	48
Conceptual Plans	40 (200)	181	169
Understanding of Requested Specifications	20 (100)	93	96
References	10 (50)	36	43
Contract Price	40 (200)	176	191
Total	120 (600)	534	547

Both companies are highly qualified firms and were rated equally on professional qualifications. Clearspan’s conceptual plans were ranked higher based on their 3D renderings provided. However, EuroMex was rated higher in their understanding of the requested specifications, feedback from references and contract price.

EuroMex’s proposal was for a 6,240 sq. ft. greenhouse divided into three bays of 26’x120’. They proposed 16’ wall height with specifications that met or exceeded the city’s RFP requirements in every category. Final bid price was \$337,590, which included EuroMex sending a team for installation of electronics as well as a team to oversee City of John Day workers construct the greenhouse itself.

Conceptual plans from the EuroMex proposal are enclosed in the packets.

NEXT STEPS

Per the RFP, “the City will award the contract to the responsible Proposer whose Proposal City determines in writing is most advantageous to City based on the evaluation process and factors described

in this RFP, applicable preferences described in ORS 279A.120 and 279A.125, the outcome of any negotiations (if applicable), and whose Proposal will best serve the interests of City and is in compliance with applicable law.”

We will begin negotiating with EuroMex as the highest-ranked Proposer. If negotiations with EuroMex fail to result in a contract, City reserves the right to formally terminate negotiations and enter into negotiations with the second ranked Proposer and, if necessary, the third-ranked Proposer and so on, until the negotiations result in a contract. City reserves the right to engage in competitive simultaneous negotiations with Proposers.

City will provide a written Notice of Intent to Award (“NOI”) to all Proposers at least seven (7) calendar days before the award of a Contract, unless City determines that circumstances require prompt execution of the Contract.

A Proposer may submit to City a written protest of City’s intent to award within seven (7) days after City’s issuance of the NOI.

The revised timeline for the notice is as follows:

Notice of Intent to Award	July 25, 2018
Award Protest Deadline	August 1, 2018 [Seven days after NOI]
Council Approval – Notice of Award	August 14, 2018

RECOMMENDED MOTION

“I move to have the City Manager issue the Notice of Intent to Award to EuroMex for the greenhouse structure and related equipment submitted in their proposal.”

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: July 24, 2018

SUBJECT: Agenda Item #6: 2019 Special City Allotment (SCA) Grant Program Attachment(s)

- Government Entry Road Plan (to Valley View Drive)
- Charolais Heights Intersection Plan
- Seventh Street Extension Plan

BACKGROUND

ODOT Region 5 has provided the application forms for the 2019 SCA Grant Program. The purpose of this program is to assist small cities in repairing, preserving, or reconstructing city streets, which are inadequate for the capacity they serve and/or are in a condition detrimental to safety. The sum of \$5,000,000 is available for the 2019 program.

There are several changes to this year's application process:

- 1) We may have up to two (2) SCA Grants active at one time.
- 2) The amount has increased from \$50,000 to \$100,000 per grant (total of \$200,000).

All applications must be submitted to ODOT **by August 1st**. The funding for the FY2019 program will not be available to disperse until an agreement for the selected projects is in place and not until after January 1, 2019.

The following points should be considered in selecting our project:

- 1) The street must be under the ownership, jurisdiction, and control of the City (state or county roads within city limits are not eligible).
- 2) Selected streets should be in poor condition and carry a high volume of traffic, such as:
 - (A) A street serving an agricultural, commercial, or industrial facility, a school complex, a tourist attraction, or some other feature of local importance or interest and exhibiting wear from heavy and/or unusual traffic.
 - (B) A street serving a growth area such as a new housing subdivision or commercial development.
 - (C) A main thoroughfare with an increasing volume of traffic.

DISCUSSION

Council requested information on three design options for new street projects and one maintenance project. Each project is described in detail below and shown in the attached site plans. Joe Hitz (*Sisul Engineering*) developed the design concepts and will attend the council meeting to discuss each option.

- (1) *Government Entry Road (to Valley View Drive)*. This project consists of adopting and improving the connection from the end of Patterson Bridge Road at the forest service building (currently a private lane) up to Valley View Drive and expanding street networks within Phase 2 of Ironwood Estates. This project was approved in the 2009 update to the City's Transportation System Plan.

- (2) *Charolais Heights Intersection.* This project consists of altering the path of Bridge Street at the intersection with Charolais Heights and Valley View Drive in order to improve traffic at this intersection. The intersection currently services five street connections (four city streets and one county road) and is adjacent to a private lane (well road) and proposed parking area/trailhead for the future Davis Creek trail system and botanical gardens.
- (3) *Seventh Street Extension.* This project consists of extending Seventh Street from its current terminus at Bridge Street, west to Patterson Bridge Road. This project provides access to the Innovation Gateway on the north side of the river and creates a second bridge connection to the north side of the city.
- (4) *Street maintenance and repairs.* Director Legg has been working on plans for several street repairs / chip sealing projects. The county chip sealed in 2018 and will not do so again until 2020 (they do this every other year). Several repair projects are needed that could be prepared for in 2019 and completed in 2020, but these projects would be a better fit for next year's SCA application due to the timing of the County's chip sealing.

RECOMMENDATION

Council should select their top two priority projects and rank them in order. ODOT will attempt to award both, but if they cannot, the top project will take precedence.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: July 24, 2018

SUBJECT: Agenda Item #7: Kam Wah Chung Heritage Site
Attachment(s)

- None

BACKGROUND

In January 1997, Michael Wetter & Associates – SMH Architecture produced the final report for the John Day Swim Center / Chinese Cultural Center Project Development Plan. The plan called for a Chinese heritage district with new interpretive facilities that would present visitors with a broader, more comprehensive view of the Chinese immigration story in our area.

The State, acting through the Oregon State Parks & Recreation Department (OPRD), proceeded with land acquisitions and ultimately acquired approximately 1.5 acres (shown in green), which includes the existing museum. OPRD has updated the Kam Wah Chung Master Plan several times to further this strategy, with the most recent plan approved in 2012. However, because these properties are not contiguous, they have been unable to proceed with the project.



It has been twenty years since this proposal was presented to the community. Based on the recent city purchase of Oregon Pine and the option to acquire the Hill properties along the riverfront, we are now in a

position to facilitate the creation of the Kam Wah Chung heritage site by selling the city-owned property (shown in red).

DISCUSSION

The Master Plan, approved by the OPRD planning commission, contemplated a working relationship with OPRD wherein the City could facilitate the Kam Wah Chung heritage site by selling the current park and pool in exchange for a financial package that would provide seed funding for a new park and pool.

As noted in the plan, “OPRD could purchase the city park property, including the swimming pool facility, and lease it back to the city to continue the pool operation until the city can find an appropriate new pool site. The city could use revenue from the sale of the park to leverage grant funding to build a new pool at a new site in town. The current pool location could be restored to its historic area and provide additional park space. OPRD could work with the city to provide better sidewalks along Canton Street to connect Kam Wah Chung with the large city park on the east side of town.”

The city would like to pursue this option with the state in order to create a world-class heritage site in our community. The age and condition of our current pool, coupled with the strategic opportunity to create new recreational facilities with improved street access along the John Day River, make this a logical time to reopen negotiations.

The city has asked OPRD to consider appraising our property for a potential sale. The sale would be contingent on us finding a new location for a pool and current city park, discussed later in the agenda. Proceeds from the sale of the current park and pool would be used as seed funding for a new park and recreation center.

NEXT STEPS

Were the city to pursue this option, we would need to enter into negotiations this year and begin the feasibility planning for the new aquatics center. OPRD would also need time to redesign their existing plans to accommodate the additional three acres they would acquire from the city. We do not have an exact timeline for the process. OPRD would need to conduct an appraisal of our property and develop an offer based on the appraisal. The sale would also be contingent on the city moving forward with plans for a new pool. The current pool would likely continue operating through the 2020 season at a minimum, with the exact timing dependent on the city’s ability to finance and construct a replacement facility.

RECOMMENDATION

The new Kam Wah Chung heritage site would bring significant socioeconomic benefits to John Day and Grant County. We are now in a position to make that site a reality and to connect it to the new riverfront trail network at the Innovation Gateway and other proposed recreational facilities. In effect, we would be creating a walkable riverfront community connected to a premier and highly visited cultural destination.

This proposal builds on the newly established sister city relationship between John Day and Ha-Pen, in China. It will also motivate state-level investment in our community as we pursue the next phase in the Innovation Gateway area plan with Walker Macy. Our design team under the TGM grant can work with OPRD to show the future Kam Wah Chung interpretive center connected to the rest of the gateway area development, the seventh street complex, and our future greenhouses. Council should consider a motion or consensus to proceed with the appraisal and negotiations as outlined above.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: July 24, 2018

SUBJECT: Agenda Item #8: Riverfront Park and Botanical Gardens
Attachment(s)

- C&C Hill purchase and sale agreement
- Preliminary plat for a proposed property line adjustment
- Area development plan

BACKGROUND

The city has been evaluating the undeveloped properties adjacent to the current wastewater treatment plant as potential options for water reuse projects. These properties comprise approximately 10 acres of land on both sides of the John Day River and are owned by Colleen & Celeste Hill. The Hill's are interested in having the city acquire their properties and have proposed a purchase price of \$115,000—approx. \$11,500 per acre—which is in line with the purchase price the City paid for the Oregon Pine property. The Hill's have requested that the future park be named for their family and that any proceeds from the sale of the current park and pool, if realized, will be held in reserve for a new pool.

DISCUSSION

The seven acres on the north side of the river include the area of Davis Creek from Valley View Drive to the John Day River. This undeveloped land is currently an overgrown, Juniper-filled ravine that is inaccessible to the public. However, it could be improved to include a trail system with parking and paths to connect residents in the vicinity of the Charolais Heights / Valley View Drive, Bridge Street area to the riverfront. It is also an ideal location for a botanical garden with native species that would be cultivated using the reclaimed water from the city's future treatment plant.

The four acres on the south lie at the intersection of Canyon Creek and the John Day River, across from the City's current treatment plant. This acquisition includes lot line adjustments with neighboring property owners to create a public use area along Canyon Creek, which would allow the city to construct a riverfront and creek side trail system from the Kam Wah Chung heritage site to the Innovation Gateway. Upon completion of this acquisition, the City would own the remaining undeveloped riverfront within city limits and would be able to put these properties to beneficial public use. The complete area plan (including these lots) is shown in the figure enclosed.

Properties on the south side of the river will be held in the Street Fund until the park design, including proposed trail system and bridges, have been designed and approved by the planning commission (as part of the TGM area plan). Properties on the north side of the river will be held in the Sewer fund and will form part of the future treatment plant. The city contracted with Anderson Perry to complete the Phase I environmental assessment (EA) for both properties. The EA had no significant findings.

If the purchase is approved by the council, the future land use and area plan (including proposed recreational amenities) will be designed by Walker Macy and included in the scope of the transportation growth management (TGM) plan. Renderings and design concepts will be presented in various public hearings and open houses this year as part of the TGM process. Development will not proceed until the proposed land use has been vetted and approved through the John Day Planning Commission and city

council, as required by the TGM process. The public will have multiple opportunities to comment on the proposed designs before they proceed.



Figure 1. Properties on north side of river (left) and south side of river (right).

RECOMMENDED MOTION

“I move to authorize the city manager to sign the purchase and sale agreement [as amended, if any] subject to final review and approval by the city attorney.”

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: July 24, 2018

SUBJECT: Agenda Item #9: Aquatics Center Feasibility Study
Attachment(s)

- Proposal from Counsilman-Hunsaker & Qualifications Sheet

BACKGROUND

Counsilman-Hunsaker is an industry leader in the planning and design of aquatics centers, with more than 45 years of experience and over 1,000 national and international aquatic projects of every size and complexity (qualifications attached).

I requested and received the enclosed proposal. They are willing to conduct a feasibility study for a new aquatics center for \$17,500. The study includes: a needs analysis; conceptual plan; cost analysis; and drawing, along with site visits to the location selected by the city. If approved, they will work with Walker Macy as part of our TGM process and the final design selected by the city (through public feedback) will be incorporated into the TGM master plan for our area.

DISCUSSION

Before we can have a meaningful conversation with our community residents about discontinuing the current pool, we have to be able to be present them with viable alternatives for a new facility. Our goal in this process should be to create an all-season facility that will provide year round opportunities for recreation that is achievable within our financial constraints.

The facility should be located in an area that minimizes impacts on residential development. Walker Macy will work with us to select the optimal location and will coordinate with Counsilman-Hunsaker to incorporate their designs into the area plan, so that transportation and logistics considerations can be taken into account through the TGM planning process. Design alternatives would then be presented to the public as part of the TGM open houses and public hearings to be held in the fall of 2018 through the spring of 2019.

This is a unique opportunity to pair a world class aquatics design firm with a leading landscape architecture firm to create a realistic and achievable plan to build a new aquatics center / recreation center for our community.

The feasibility study is the first step in the process. It does not commit the city or other public agencies to build a facility, nor does it obligate taxpayers to construct one. It is, however, an important step in the process toward realizing the recreational facilities our residents said they wanted through the Oregon Solutions process. We also need to recognize that the current pool is more than sixty years old and operates less than 12 weeks per year. If we do not begin the planning process today for a replacement facility, we would likely see a period in the near future where the pool is closed and we have no viable options to replace it. By planning today, we will be able to give our residents the option to pursue a new pool with seed funding from the sale of the existing pool.

The city has sufficient funding in the General Fund to conduct the feasibility study within the current year budget. We are also seeking grant funding. No budget increase is necessary for this proposal.

RECOMMENDED MOTION

“I move to approve the feasibility study agreement with Counsilman-Hunsaker for a new aquatic center.”

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: July 24, 2018

SUBJECT: Agenda Item #10: Other Business and Upcoming Meetings

OTHER BUSINESS

- LOC Bulletins

UPCOMING MEETINGS

- TBD August – Grant County Digital Board Meeting
- August 14 – City Council Meeting, 7 P.M. Fire Hall
- August 28 – City Council Meeting, 7 P.M. Fire Hall