

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

July 24, 2018

COUCILORS PRESENT:

Ron Lundbom, Mayor
Paul Smith, Councilor
Brandon Smith, Councilor
Gregg Haberly, Councilor
David Holland, Councilor

COUNCILORS ABSENT:

Shannon Adair, Councilor
Steve Schuette, Council President

STAFF PRESENT:

Nicholas Green, City Manager
Valerie Maynard, ECC Director
Aaron Lieuallen, Senior Project Manager
Matt Manitsas, Agribusiness Project Manager
Chantal DesJardin, Secretary

Ron Smith, Fire Chief
Mike Durr, Interim Police Chief
Julie Larson, Senior Account Clerk
Monte Legg, Public Works Director

GUESTS PRESENT:

Joe Hitz, Sisul Engineering
Rob Raschio, County Court
Logan Bagett, Elkhorn Media Group
Sherrie Rininger, Etc.
Rick Hanners, Blue Mountain Eagle
Elliot Sky, John Day
Mike Springer, Benchmark Surveying
Allison Field, Grant County Economic Dev.
Lisa Weigum
Haley Walker, John Day Swim Team

Stephanie LeQuieu, John Day Swim Team
Amanda Martino, Mount Vernon
Ashley Stevick, John Day
Chris Labhart, John Day
Janean Nodine, John Day
Erin Beil, John Day
Chris Beil, John Day
Gordon Larson
Sabrina Howard, Prairie City
Hannah Hinman

Agenda Item No. 1—Open and Note Attendance

Mayor Lundbom called the John Day City Council meeting to order at 7:00 pm and noted that Steve Schuette and Shannon Adair were absent and excused.

Agenda Item No. 2—Approval of City Council Minutes of July 10th, 2018

Councilor Holland moved to approve the July 10th minutes as presented. The motion was seconded by Councilor Haberly and passed unanimously.

Agenda Item No. 3—Appearance of Interested Citizens

Mayor Lundbom welcomed the audience and asked if anyone had any items they wished to be added to the agenda. None were added.

Agenda Item No. 4— Progress Review on City’s Strategy for Growth

City Manager Green explained the content of his memo to the city council, highlighting that the city has implemented four of the “Five Bold Steps” towards a vision shared by our public agencies through: investment in broadband, strategic investments in housing, and marketing/rebranding the city to spur a rural renaissance. When it came to building the rec center they identified there could be some quick wins to spurring recreation in the area like trails, a parks, and playgrounds. The state is interested in helping to propel a recreational economy, to push agritourism and ecotourism and the wonderful natural opportunities in the area. Green stated they feel it is a good time to reengage public discussion around the priorities to see if it is the right time to pursue going after the recreation center and other park opportunities. Green gave an overview of the four main barriers in his memo, which are often encountered by community development programs, and how the city has overcome those barriers.

Agenda Item No. 5—Greenhouse Intent-to-Award

City Manager Green stated there were two viable bids from companies called Clearspan and EuroMex. He restated the evaluation scores from his memo and showed the EuroMex conceptual plans for the greenhouse. Green noted that while Clearspan outranked in conceptual plans due to 3D renderings, they fell short to EuroMex in other categories. He added that the CEO of EuroMex understood the city’s vision and believes in the use of reclaimed water to launch controlled environment agriculture. They included a photo of what a full scale facility looks like because they understand the potential. Green asked the council to issue an intent to award, he recommended: they open negotiations with EuroMex; refine some elements of the proposal, to make sure they are getting what they want; and consider some of the optional pricing elements they included, to come back in two weeks with a contract agreement for the council to sign. Councilor Brandon Smith asked about their experience with cold weather construction. Green stated they have built in Northern Europe. Matt Manitsas added that one of their references was located in high altitude, the Sierra Nevada in California. Aaron Lieuallen also added that piping, foundation, and other work will actually be subcontracted under the city, rather than be done by EuroMex, so there will be a good span of control. Mayor Lundbom asked how long it would take to build it. Lieuallen replied their proposal had their team in John Day for two months, but they will find out a better timeline. Mayor Lundbom asked about the fall crop. Green replied the planning delays alone would push it past that previous timeline because the county planning department chose to refer it to the County Planning Commission for a decision.

Councilor Holland moved 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. The motion was seconded by Councilor Brandon Smith and passed unanimously.

Agenda Item No. 6—2019 Special City Allotment (SCA) Grant Program

City Manager Green explained the council asked him to come back with more details on the four street projects overviewed in his memo. Joe Hitz from Sisul Engineering included diagrams, which were displayed at the meeting. Hitz explained the diagrams and noted some of the engineering specs of each improvement project. Cost estimates were included in each of the project attachments from Sisul Engineering. Both the Government Entry Road and Charolais Heights intersection are included in the 2009 update to the City’s Transportation System Plan. Hitz explained the estimate for the Seventh Street extension was fully developed including street lights, utilities, and landscaping. Mayor Lundbom asked how much of it is in the County. Green responded about half of it is, currently. He added that there are a several challenges to beginning this extension when several components of the Innovation Gateway,

such as undecided components of the treatment plant, are not finalized and affect the location of the street.

Green stated that Walker Macy will be working on adding the Seventh Street extension to the TSP as part of the Transportation Growth Management Grant but it crosses two jurisdictions so there is work to be done. Green emphasized this as an important project and needs to be done but is the least mature of the three and has the most challenges, in addition to a significant cost. Councilor Brandon Smith asked if there is opportunity with the riverfront restoration for grants that would help build the road. Green replied there is funding options, the more complex the project —the more options to bring in other funding sources. He stated the focus is to open up the north side of the city for development; improving access to our neighborhoods; and getting a walkable city, so in any neighborhood you can walk to the river—developing the riverfront to make it the central feature of John Day rather than an afterthought.

Green stated that Director Legg had informed him the county would not be chip sealing again until 2020 and it would be better to time street maintenance and repair with the County's chip sealing. There was discussion about SRS money and using it for projects that could be prepped to be chip sealed in 2020. Councilor Holland asked about Iron Triangle's input regarding the Government Entry Road. Green noted he had spoken with King Williams, who was representing them, and they are open to the idea, but he does not know exactly what they would like the right of way to look like. Councilor Holland stated he does not want to see the Government Entry Road as a top priority when those details have not been ironed out. Mayor Lundbom added that Charolais Heights has been on the goal list for a while. There were comments about the work that already has been completed for the project. Councilor Brandon Smith asked for comments from residents of that area and if residents would use the Government Entry Road. Councilor Paul Smith stated if development of the north side continues there will be a heavy volume of traffic using the road, he feels the connection to Patterson is critical along with the intersection improvements. Councilor Holland stated there are numerous people living on Charolais Heights/Valley View that work for the State Forestry or Forest Service, the road would get used a fair amount; it was being used as a dirt road before it was closed due to speeding and abuse. Green stated he would speak to Mr. Young and refine the proposal; he feels, with the grants the city could construct both of them within the twelve-month time frame of the grant.

Councilor Paul Smith moved that City of John Day Street Projects consist of priority one, Charolais Heights/Valley View intersection, and as priority two, Government Entry Road to Valley View Drive. The motion was seconded by Councilor Brandon Smith and passed unanimously (with the exception of Councilor Haberly, who had left the room prior to the vote).

Agenda Item No. 7—Kam Wah Chung Heritage Site

City Manager Green overviewed the history of the Oregon Parks & Recreation Department's interest in expanding Kam Wah Chung. He noted their property acquisition for the new interpretive center thus far has not been contiguous and with recent city property purchases, the City of John Day is in a better position to consider selling the City Park and Pool, which has been discussed since at least 1997 and was reiterated in the 2009 Kam Wah Chung master plan. A year ago, Green started speaking with the State again to see if they are serious about moving forward with purchasing the City property and they are now ready for a more deliberate conversation. Councilor Paul Smith commented this is a boom for John Day/Grant County. There was discussion about the Kam Wah Chung Anniversary Celebration. Chris Labhart stated he believes the state is looking at offering one million dollars for the park and the lease for the current interpretive center ends in about two years. They are breaking records for attendance

and are in need of a new facility. There was discussion about the potential development of an interpretive center, the work being done to encourage and promote the museum, and the value of additional tourism in the community.

Councilor Brandon Smith moved to allow the City Manager to proceed with the appraisal and negotiations as outlined above. The motion was seconded by Councilor Paul Smith and passed unanimously.

Agenda Item No. 8—Riverfront Park & Botanical Gardens

City Manager Green explained, in conjunction with selling the city park, they are proposing the new location of the city park be down along the riverfront at the end of Canton Street. The City owns the Canton right of way, up to the river, and is currently constructing a cul-de-sac that could be used as an access point. They could work with the two property owners along Canyon Creek to acquire property, and/or right of way, for a trail; the proposed trail would go from the existing park, along Canyon Creek, to the new city park. In the future, there would be a bridge to connect to the trail system on the north side of the river; it is a part of the greenway development—to create a walkable community. The Hill family have worked with the city and are willing to sell the property; the other property owners are willing to do some lot line adjustments to create the path down to the new riverfront park. The Hill purchase also includes property north of the river along Davis Creek. Green showed those in attendance aerial drone footage OTECC had provided of the discussed property acquisition areas. The area would allow for roughly 1.5 miles of paved, ADA accessible, public walking paths along the trail network. The idea is to create access points to the river for all the neighborhoods while minimizing impact for nearby property owners. The city will be able to use the reclaimed water to green up the area with native species, flowering plants, and built waterways that compliment Davis Creek.

Mayor Lundbom asked for comments from those who own property along portion of Canyon Creek where the trail is proposed. Mr. & Mrs. Beil expressed concern about security, due to lack of access for police in the area, and an already established trend of trespassing and littering when the creek is low enough to be crossed on foot. City Manager Green noted the city will need to work with the property owners to find solutions. Mr. Beil noted there is a lot of area between the access point and Canyon Creek that cannot be seen by patrol. There was discussion about the map and clarification about ownership and existing fencing. Green noted they could look at design options with their design architect when the time came; they are trying to create a canvas they can work with rather than defining the land use at this time. He added that over the next year there will be several public meetings and hearings about the Transportation Plan which includes the trails; before designing a project it is important to own the property. Mr. Beil raised concerns about being enough area between the creek edge and structures for an ADA pathway. There were discussions about potential design options for parking on the proposed Hill properties on either side of the river. Green stated he preferred parking spread throughout with landscaping rather than a large Wal-Mart style lot. Councilor Paul Smith asked budget from sewer and street funds as described in the memo. There were discussions about the intentions of building a splash pad/playground equipment with a grant received by the Parks and Recreation District. There were comments from the Council in support of the actions and direction being taken to build partnership and develop the Innovation Gateway concept. Councilor Haberly noted that he wants to make sure the adjacent property owners are involved with the development because he understands the impact of development and noted that the right design can help mitigate concerns.

Councilor Paul Smith moved 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 for the Hill property. The motion was seconded by Councilor Holland and passed unanimously.

Agenda Item No. 9—Aquatics Center Feasibility Study

City Manager Green restated the background for Councilman-Hunsaker provided in the memo and stated they presented a proposal to engage with the City and its partners to start exploring the various options around replacing the current pool. He stated the intent, at this stage, is not to prescribe the outcome but rather use this window of opportunity to: find a site location; provide cost analysis; and engage the public and partners to define the scope and scale, for a facility that makes sense for the community.

Green noted there have been several suggestions and ideas for various aspects of a new facility but before a meaningful conversation can be had about what to do with the existing pool, more information is needed to develop viable options that can be presented to the public. Green stated he had canvased a lot of companies and feels confident Councilman-Hunsaker will do a good job and get the city to a point of having productive conversations. There was discussion about differences and guest preferences in regards to aquatic, recreation, and wellness themed centers. Green stated that it will all be part of the discussion; cost is important to consider when deciding on enhancements, along with public appetite. He also added this project could be used for job creation, to get local contractors involved in building a lasting asset for the community and used as a magnet investment for part of the broader regional economic strategy—to promote indoor recreation in conjunction with outdoor recreation. Coupling the allure of our natural environment with something like this could have tremendous economic impact.

Green is going to put a funding package together around the bigger picture strategy, using the study as match for a much bigger package from state and federal agencies to propel the economic strategy. Basing recreation and controlled environment agriculture as core thrusts, the strategy would reinforce the existing economy with additional elements to help diversify and make it more resilient. There was discussion about the benefits of the swim meet and the opportunity to do more meets, which bring in hundreds of people from all over eastern Oregon, if there was a better facility. John Day was said to be the favorite location. Councilor Paul Smith stated he doesn't think we can pass up these opportunities, giving a real shot at getting the funding, which has always been the obstacle to an indoor center, adding the study is a great seed to start developing partnerships/contributors to make it come to fruition.

Councilor Haberly moved to approve the feasibility study agreement with Councilman-Hunsaker for a new aquatic/recreation/wellness center. The motion was seconded by Councilor Holland and passed unanimously.

Agenda Item No. 10—Other Business and Upcoming Meetings

Mayor Lundbom reviewed the other business and upcoming meetings.

Fire Chief Ron Smith added that every year his biggest concern is about the property on Canton Street being a fire hazard, with close proximity to residents, so the greener the better.

Adjourn

There being no further business before the council, Councilor Holland motioned to adjourn the meeting at 8:23PM. The motion was seconded by Councilor Brandon Smith and passed unanimously.

Respectfully Submitted:

Nicholas Green
City Manager

ACCEPTED BY THE CITY COUNCIL ON AUGUST 14, 2018

A handwritten signature in black ink, appearing to read 'RL', is written over a horizontal line. The signature is stylized and cursive.

Mayor Ron Lundbom