

**John Day City Council**  
**August 14, 2018**  
**7:00 PM**  
**Fire Station, 316 S. Canyon Blvd**  
**AGENDA**

1. **OPEN AND NOTE ATTENDANCE**
2. **APPROVAL OF CITY COUNCIL MINUTES OF JULY 24, 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. **COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY (CEDs)**  
Attachments:
  - Local Economic Opportunity Fund Application
5. **RESOLUTION 18-798-22, A RESOLUTION TO DECLARE ACCOUNT UNCOLLECTIBLE AND TAKE OFF THE BOOKS AS RECEIVABLE**  
Attachments:
  - Resolution 18-798-22
6. **FLOOD INSURANCE RATE MAP (FIRM) UPDATES**  
Attachments:
  - Draft notice to property owners and public notice

**OTHER BUSINESS**

7. **OTHER BUSINESS AND UPCOMING MEETINGS**
  - Greenhouse status update
  - Fire Station Tenant Improvement Updated Schedule
  - Grant County Digital Board Meeting – August 21, 7 P.M. John Day Fire Hall
  - City Council Meeting – August 28, 7 P.M. John Day Fire Hall
  - LOC Annual Meeting – Sept. 26-28, Eugene, OR
  - RTP Grant Presentation – Oct. 16-18, Springfield, OR

**TO:** John Day City Council

**FROM:** Nicholas Green, City Manager

**DATE:** August 14, 2018

**SUBJECT:** Agenda Item #4: Comprehensive Economic Development Strategy (CEDS)  
Attachment(s)

- Local Economic Opportunity Fund Application

## **BACKGROUND**

A comprehensive economic development strategy (CEDS) is designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen regional economies. I have been coordinating with the U.S. Economic Development Administration's Office of Economic Development and Integration in Seattle to apply for a CEDS strategy for the John Day area. I am requesting approval from the city council to apply for \$140,000 in grant funding from three sources: Travel Oregon, Business Oregon and the EDA. Our estimated cost match for these funds is \$2,000, plus in-kind assistance.

## **DISCUSSION**

The focus of the CEDS will be to help John Day and surrounding communities to recover from, withstand, and avoid future economic shocks from declines in the timber industry by developing a concerted strategy to spur local and regional investments in new areas like agritourism, ecotourism and recreation. The Greater Eastern Oregon Development Corporation (GEODC) developed a 2014-2019 CEDS report for all eastern Oregon, which addresses big picture regional needs, but the scope is too broad to guide specific investments in the John Day area.

The John Day CEDS strategy would focus on two core thrusts: (1) Launching the Controlled Environment Agriculture industry in John Day and (2) Enhancing John Day's tourism economy through targeted investments in cross-cutting capabilities. The thrusts would focus our major infrastructure investments and help us recapitalize investments we have already made (such as creating opportunities at the industrial park for greenhouse crop production and food processing, capitalizing on the State's plans for a new Kam Wah Chung interpretive center in John Day, and our planned investments at the Innovation Gateway). The cross-cutting capabilities would focus on things like re-branding and marketing our community as a recreation hub and destination attraction for international visitors, telling our story, industry recruitment and workforce training – things that would tie together what we already have with what we're creating, but in a more concerted and deliberate manner that would lead to measurable economic growth.

The City's \$2,000 matching funds would be the 10% match for a \$20,000 grant application to Travel Oregon. Those funds would be coupled with a \$50,000 grant application to Business Oregon's Local Economic Opportunities Fund and a \$70,000 EDA strategic planning grant, for a total project cost of \$142,000. The EDA requires a 1:1 matching funds ratio for this grant. Grant funds will be used to hire a consulting team to lead the planning effort and develop the CEDS, which would begin in November 2018 and culminate with a regional economic development summit in John Day in the spring of 2019.

EDA is committed to coordinating participation by multiple federal agencies in the REDS to identify federal funding opportunities to help finance the City's programs and initiatives, which will be further developed through the CEDS strategic planning effort. The REDS will engage multiple federal agencies

around funding opportunities to implement the CEDS, similar to the One Stop approach used by agencies in Oregon to finance capital improvement projects. The REDS is tentatively scheduled for May 1, 2019.

#### **NEXT STEPS**

The Travel Oregon and LEOF grants will be submitted in August 2018. A decision on these funds will be made in September. Based on the funding awarded, the City will submit an application to the EDA for planning assistance for the CEDS.

#### **RECOMMENDED MOTION**

“I move to authorize Mayor Lundbom and the city manager to sign the application for the LEOF grant and future funding applications to develop the city’s Comprehensive Economic Development Strategy, as discussed.”

**TO:** John Day City Council

**FROM:** Nicholas Green, City Manager

**DATE:** August 14, 2018

**SUBJECT:** Agenda Item #5: Resolution 18-798-22, A Resolution to Declare Account Uncollectible and Take off the Books as Receivable  
Attachment(s)  
• Resolution 18-798-22

**BACKGROUND**

A resolution is required to write off uncollectible water revenue. The account in question has failed to respond to multiple attempts at collection by city staff over an extended time.

**RECOMMENDED MOTION**

“I move to adopt Resolution 18-798-22, A Resolution to Declare Account Uncollectible and Take off the Books As Receivable.”

**TO:** John Day City Council

**FROM:** Nicholas Green, City Manager

**DATE:** August 14, 2018

**SUBJECT:** Agenda Item #6: Flood Insurance Rate Map (FIRM) Updates  
Attachment(s)

- Draft notice to property owners and public notice

## **BACKGROUND**

The Army Corps of Engineers, Portland District completed a flood study in December of 2014 for the John Day / Canyon City area. Following the study, the cities and county submitted a request to the Federal Emergency Management Agency (FEMA) requesting a comprehensive update to the area's Flood Insurance Rate Maps (FIRMs). The FIRM is the official map of a community on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community.

The current maps (also called "effective maps") became effective in February 1982 and are based on two topographic surveys conducted in 1970 and 1975. These were not digital projects and do not accurately reflect flood risk today for many property owners in our area, in part because of the technology available at the time the maps were created and in part due to topographic and hydrologic changes that have occurred along Canyon Creek and the John Day River over the past 40 years.

Revised maps (called "proposed maps") using digital technology have been accepted by FEMA and are now ready for public hearing and validation. Upon completion of this process, FEMA will issue new FIRMs to replace the 1982 maps. These map updates will affect flood insurance requirements for multiple properties in John Day.

## **DISCUSSION**

The results of the hydraulic analysis conducted by the Corps of Engineers from 2012-2014 were used to produce revised floodplain mapping for the John Day Flood Insurance Study. Detailed mapping was produced for the John Day River and Canyon Creek, a total of 5.3 miles and 3.2 miles, respectively. The mapped area is primarily covered by photogrammetry with quality control from ground surveys.

A public hearing will be held on October 24 at the old gym at Grant Union High School to present the proposed maps. The City will send out a notice of public hearing and a letter to each affected property owner prior to the public hearing. A DRAFT version of the notice and letter are enclosed. The final version of the letter will document the specific changes affecting each property owner. The proposed maps will be available for inspection at City Hall prior to the public hearing.

## **NEXT STEPS**

Upon completion of the hearing, FEMA will certify and issue new FIRMs for our area. Affected property owners may submit a Letter of Map Revision (LOMR) if they can document the need for a revision to the flood data. Note: saying you've lived here your whole life and your property has never flooded does not qualify as evidence of flood risk. Revisions will require property owners to provide elevation data certified by a licensed engineer or surveyor along with supplemental documentation of any changes to the property (i.e. infill) that have occurred to justify the change. The process to revise the maps is available on FEMA's website.

**TO:** John Day City Council  
**FROM:** Nicholas Green, City Manager  
**DATE:** August 14, 2018  
**SUBJECT:** Agenda Item #7: Other Business and Upcoming Meetings  
Attachment(s)

- LOC Bulletins

**OTHER BUSINESS**

- Greenhouse status update
- Fire Station Tenant Improvement Updated Schedule

**UPCOMING MEETINGS**

- Grant County Digital Board Meeting – August 21, 7 P.M. John Day Fire Hall
- City Council Meeting – August 28, 7 P.M. John Day Fire Hall
- LOC Annual Meeting – Sept. 26-28, Eugene, OR
- RTP Grant Presentation – Oct. 16-18, Springfield, OR