

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

November 13, 2018

COUCILORS PRESENT:

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

COUNCILORS ABSENT:

Steve Schuette, Council President

STAFF PRESENT:

Nicholas Green, City Manager
Mike Durr, Police Chief
Ron Smith, Fire Chief
Monte Legg, Public Works Director

Chantal DesJardin, Secretary
Matt Manitsas, Agribusiness Project Manager
Aaron Lieuallen, Senior Project Manager

GUESTS PRESENT:

Rick Hanners, Blue Mountain Eagle
Logan Bagett, Elkhorn Media Group
Sherrie Rininger, etc.
Rob Raschio, John Day

Kenly Boss, John Day
Parker Manitsas, John Day
Forrest Keady, Burns
Liz Aleman, John Day

Agenda Item No. 1—Open and Note Attendance

Mayor Lundbom called the John Day City Council meeting to order at 7:00 pm, noting Councilor Schuette was absent and excused.

Agenda Item No. 2—Approval of City Council Minutes of October 23th, 2018

Councilor Holland noted a few typographical errors—middle of page two “they mayor” should be “the mayor” and on page three “\$1,000-2,0000” should read “\$1,000-2,000”.

Councilor Haberly moved to approve the October 23th minutes as corrected. The motion was seconded by Councilor Brandon Smith 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—Public Hearing for Code Amendment AMD-18-03 Davis Creek Annexation

City Manager Green provided a synopsis of the process of approval and reviewed the staff report, included in the agenda, which was presented to the planning commission. He displayed the report to

those in attendance and noted he supports the planning commission's recommendation.

Councilor Adair moved to open the public hearing. The motion was seconded by Councilor Haberly and passed unanimously.

There were no comments from the public.

Councilor Adair moved to close the public hearing. The motion was seconded by Councilor Holland and passed unanimously.

There were no comments from the council.

Councilor Adair moved to approve the Davis Creek annexation as described in the staff report and vote to dispense with submitting the question of annexation to the electors of the City. The motion was seconded by Councilor Haberly and passed unanimously.

Agenda Item No. 5—Ordinance No. 18-175-05, An Ordinance Annexing Approximately 6.1 Acres of Land Comprising the Davis Creek Site; Amending the Comprehensive Plan Map and Assigning City Zoning Designations to Properties Within the Annexed Territory

Councilor Holland moved to have Mayor Lundbom read Ordinance No. 18-175-05 by title only. The motion was seconded by Councilor Brandon Smith and passed unanimously.

Mayor Lundbom read the ordinance by title only.

Councilor Paul Smith moved to adopt Ordinance No. 18-175-05, An Ordinance Annexing Approximately 6.1 Acres of Land Comprising the Davis Creek Site; Amending the Comprehensive Plan Map and Assigning City Zoning Designations to Properties within the Annexed Territory. The motion was seconded by Councilor Holland and passed unanimously.

Agenda Item No. 6— Public Hearing for Code Amendment AMD-18-04 Oregon Pine Annexation

City Manager Green reviewed the staff report included in the agenda and noted the anticipated transit development will be presented in the future and is not part of the application. Mayor Lundbom asked about the residence opposite Oregon Pine. Green clarified this proposal does not include any properties south of the highway or west of the city property. The residential property may be annexed when additional properties south of John Day go through the annexation process.

Councilor Haberly moved to open the public hearing. The motion was seconded by Councilor Adair and passed unanimously.

There were no comments from the public.

Councilor Haberly moved to close the public hearing. The motion was seconded by Councilor Holland and passed unanimously.

There were no comments from the council.

Councilor Adair moved to approve the Oregon Pine annexation as described in the staff report and vote to dispense with submitting the question of annexation to the electors of the City. The motion was seconded by Councilor Haberly and passed unanimously.

Agenda Item No. 7—Ordinance No. 18-176-06, An Ordinance Annexing Approximately 51 Acres of Land Comprising the Oregon Pine Site; Amending the Comprehensive Plan Map and Assigning City Zoning Designations to Properties Within the Annexed Territory

City Manager Green provided some clarification on the property proposed for annexation and the attachments included in the ordinance.

Councilor Brandon Smith moved to have Mayor Lundbom read Ordinance No. 18-176-06 by title only. The motion was seconded by Councilor Paul Smith and passed unanimously.

Mayor Lundbom read the ordinance by title only.

Councilor Adair moved to adopt Ordinance No. 18-176-06, An Ordinance Annexing Approximately 51 Acres of Land Comprising the Oregon Pine Site; Amending the Comprehensive Plan Map and Assigning City Zoning Designations to Properties within the Annexed Territory. The motion was seconded by Councilor Paul Smith and passed unanimously.

Agenda Item No. 8—9-1-1 Tenant Lease Agreement

City Manager Green explained the agreement still needs to be reviewed by the IGC (Grant County Emergency Communications Agency). He noted there are several minor adjustments—to some of the language—he will be recommending to the attorney. He recommended, due to the three-week gap and number of items on the next agenda, the council approve the agreement subject to final review and approval by himself and the city attorney. Green added, if there were substantive changes requested by the IGC, he would bring it back to the council to review.

Councilor Haberly moved to authorize the city manager to sign the 9-1-1 lease agreement on behalf of the city. Mayor Lundbom suggested the stipulation “subject to final review by the IGC and attorney”. Councilor Haberly agreed, the amended motion was seconded by Councilor Adair and passed unanimously.

Agenda Item No. 9—Greenhouse Expansion Process

City Manager Green stated he was not asking for a decision but wanted to talk through the opportunity and process to expand the greenhouse. Green reviewed some of the information included in the agenda memo and noted the construction company bids included both three and five bays. He explained if the council approves giving notice of special procurement, they are not beholden to the resolution or approving the expansion on December 4th, or anytime in the future. If they choose to proceed, after a seven-day waiting period following the resolution approval, the company could begin construction along with the other three bays. Green clarified for councilors that the December 4th special meeting will not be limited to the public hearing for the community development block grant. Several councilmembers voiced support to proceed, tentatively awaiting further information from Oregon State and Business Oregon. Green noted again, the only investment the city has so far is in staff time—investigating the opportunity—and they are not obligated to expend any funds; he added the cost of construction is going

up rapidly, but he would also like to have further discussion with Oregon State and the distributors. Green displayed the proposed site layout for the expansion, noting potential small changes to the original layout. Council and City Manager Green went on to discuss the various opportunities and interests regarding: the market for the original greenhouse, market for products in additional bays, and potential industry through the research component. Green emphasized these facilities aren't to scale, but rather meant for testing products and markets to develop a go-to-market strategy, for industries looking to invest in hydroponics in John Day. Mayor Lundbom noted, before they can have honest discussion with Oregon State about committing, they need to apply to Business Oregon and secure financing for additional bays. Councilor Paul Smith asked about the worst-case scenario, if they build. Green confirmed the city could cover the monthly loan payment and retool the additional bays to grow produce or some other product they have a market for. He noted it is a unique opportunity to figure out how to work with a university and the city is offering something that OSU does not currently have access to. There was further discussion among the councilors about the opportunities for an incubator and the hops market. Senior Project Manager Lieuallen noted that OSU had also asked for a seat at the table in the CEDS discussion.

Councilor Adair moved to approve the city manager to proceed with the intake form application to Business Oregon for the additional greenhouse bays. The motion was seconded by Councilor Holland and passed unanimously.

Agenda Item No. 10—Update on Capital Improvement Projects and Financing

City Manager Green explained they had intended to have a community discussion about the pool and rec center tonight but were not able to accomplish all the analytical work in time, so it will be discussed at a future council meeting. Green proceeded to review the project matrix and summary included in the agenda memo. He noted a grant application is ready to submit to the Ford Family Foundation, who invited the application, they are waiting for Walker Macy to complete some work. There was discussion about parking at the greenhouse/ farmer's market, which Walker Macy will also be addressing. Green presented the TGM Timeline attachment to those present. He asked for approval from the council to integrate the pool/rec center discussion into the TGM hearings to avoid meeting fatigue, noting it may not be on Innovation Gateway property. Councilor Adair added it would help show how the projects are working together. Regarding the pool, Green added that Opsis will: take the two final selections, do a test fit, then present the pros and cons, with a recommendation for the council—so they can propose an option for the community to vote on. Green also recommended the council stay the course with selling the park and pool, work with the state in developing the Kam Wah Chung Heritage Site—a tremendous asset they don't want to miss to drag out pool operations. The state understands the city's timeline for coming to a decision about the future pool and that it will continue to operate through the 2020 season, noting the timeline gives people a chance to evaluate the options and make an informed choice. When discussing the Oregon Pine bridge, it was clarified that it is still under structural engineering evaluation, but they found it was in better condition than they anticipated. Green also added that he had discussed with Valerie Johnson the donation of cross laminate timber if the city decided to do a CLT deck on the bridge, so the city would only have to pay for the architectural and engineering work. Mayor Lundbom inquired about county involvement in the 7th street extension project. Green noted they are involved in the advisory committees and public hearings process. Councilor Paul Smith thanked Green for the comprehensive summary memo of all the capital improvement projects. Mayor Lundbom asked if there were any comments from the audience about the projects. There were none. Councilor Adair spoke further about main street and gave an update on the progress of merchant discussions. She noted they have coordinated lights and decorations for the holidays, they got approval to put a Christmas tree up at

the Advent Church. Green noted they will be putting up the holidays banners and replacing the colored lights with white ones to be consistent with the merchants. Councilor Adair added as merchants, they intend to proceed into the next level of Oregon Main Street, Exploring Downtown, to see if that is the direction they would like to pursue. Some goals include: trash containers downtown, greater merchant involvement, and improved communication. There was discussion about the street light maintenance and parking downtown. Sherrie Rininger added a long-term goal was finishing the sidewalk project on West Main. There was discussion about the trash receptacles downstairs, noting flower pots are also being used for trash. There was an emphasis on community pride, alongside the merchant involvement and work by the city.

Agenda Item No. 11—Other Business & Upcoming Meetings

City Manager Green noted he wanted to invite the Canyon City Council and Advisory Committees to attend the December 4th meeting, which is why the Airport was proposed—to accommodate the extra people. Council supported the location and suggested they also invite the County Court. Green noted the agenda misleads the pool will only be discussed on the 11th, but they may have material at both meetings. There was talk about a collective approach to the pool. Green noted it will be important to distinguish that John Day and Canyon City are required to provide a wastewater treatment facility, but the county residents will choose whether, or not, to fund a bond for a pool/rec center.

Police Chief Durr gave an update on Officer Stinnett and Officer Moore’s assist in a key arrest of a suspected kidnapper in Mt. Vernon. Fire Chief Smith gave an update on the structure fire on Skyline, noting the firefighters contained the fire to the garage and master suite and there were no injuries. Mayor Lundbom asked him to thank the volunteers for the council. Green and Secretary DesJardin gave a brief update on the radar speed sign research, noting they would bring back a refined proposal.

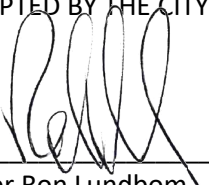
Adjourn

There being no further business before the council, Councilor Adair motioned to adjourn the meeting at 8:24 PM. The motion was seconded by Councilor Holland and passed unanimously.

Respectfully Submitted:

Nicholas Green
City Manager

ACCEPTED BY THE CITY COUNCIL ON DECEMBER 4, 2018



Mayor Ron Lundbom