

John Day City Council
February 8, 2019
12:00 PM

John Day Fire Hall, 316 S. Canyon Blvd., John Day

1. **OPEN AND NOTE ATTENDANCE**
2. **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 the study agenda.

WORK SESSION TOPICS

3. **TOP-LEVEL REVIEW OF STRATEGY FOR GROWTH & KEY QUESTIONS**
Attachments:
 - Strategy for Growth
4. **RECREATION COMPONENT OF STRATEGY FOR GROWTH**
Attachments:
 - Draft Concept for Davis Creek Trails
 - Draft Concept for New City Park
 - Draft Rec Center Options (if available)
5. **INNOVATION GATEWAY – REVIEW OF TECHNICAL MEMORANDA**
Attachments:
 - Draft Technical Memorandum #2
 - Draft Technical Memorandum #3
 - Draft Technical Memorandum #4
 - Draft Public Works Site Sketch
6. **FUTURE WORK SESSIONS**
Attachments:
 - None

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: February 8, 2019

SUBJECT: Agenda Item #3: Top Level Review of Strategy for Growth and Key Questions
Attachment(s)

- Strategy for Growth

BACKGROUND

City consultants have asked us to address a number of questions related to the Strategy for Growth. This is a top-level overview. These questions may be discussed throughout today's work session. Not all questions need to be answered today.

KEY QUESTIONS

- Has the council undertaken a **visioning exercise** to describe what John Day could be? How has this vision been communicated?
- How does the city council **define growth**? (are there specific metrics, indicators, etc.)
- What are the top priorities for **recreation and tourism**? Are there specific events and/or tourism categories the city is interested in promoting (i.e. Ecotourism, Adventure Travel, Cultural Tourism, Business Tourism, Sustainable Tourism, etc.)
- What does success look like for the **controlled environment agriculture** enterprises? What is the city's preferred short and long-term role?
- Are there specific goals/targets the city has established for **broadband access**?
- How much restoration and revitalization of the **John Day River** does the council/city wish to pursue?
- What efforts has the city council taken to date to engage **external stakeholders** (i.e. county court, state and federal agencies, other local agencies)? Are there stakeholders we need to engage with and/or partner with more proactively?
- What **marketing and public engagement** messages would the council like to convey?

DISCUSSION

As we discuss these topics, think about ways we can improve in our ability to define and communicate our vision and priorities for the community. Your feedback will be provided to the consultants and will help inform their work over the next 4-6 months.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: February 8, 2019

SUBJECT: Agenda Item #4: Recreation Component of Strategy for Growth Attachment(s)

- Draft Concept for Davis Creek Trails
- Draft Concept for New City Park
- Draft Rec Center Options (if available)

DISCUSSION

Enclosed are preliminary design concepts for the Davis Creek Trail system and the new city park. We expect to have revised rec center options available by the time of the meeting but have not yet received them.

We have invited members of the parks and rec board to join the city council for this portion of the discussion.

BACKGROUND

The City's Strategy for Growth includes emphasizing and providing recreational opportunities for our residents and visitors. The new city park and riverfront trail systems connecting underutilized areas like Davis Creek are important components of this strategy. The key principle is connectivity – connecting residents to the river to make it more of a central feature of the community and knitting our community together through walkable trails and paths.

The city properties adjoin the 7th Street Complex which is partly owned and is operated by the Parks & Recreation District. It also connects to the Gleason Park & Pool area currently managed by the District.

RECREATION PRIORITIES

Several projects and programs have been discussed at council meetings. These projects include:

- New city park
- New pool and rec center
- New Kam Wah Chung heritage site
- Davis creek trails
- Riverfront trail system
- Improvements to Prospector Trail system
- Community pavilion @ Oregon Pine
- Potential amphitheater @ Davis Creek
- Waypoints
- Trail connectors between these locations
- ATV use on state highways from John Day to regional attractions/rec areas
- John Day Bike Park (Phase I & II)
- New splash pad @ 7th Street
- New playground @ 7th Street

Many of these projects directly involve the Parks & Rec District. Several are already partially or fully funded and scheduled for construction. All require a sustainable investment strategy for both the capital improvement cost (CAPEX) as well as ongoing operations, maintenance and replacement (OM&R).

SHARED CHALLENGES & OPPORTUNITIES FOR COLLABORATION

Neither the City alone nor the Parks & Rec District alone have enough resources in our current revenue streams to operate and maintain this infrastructure. The major capital improvement projects like the pool and rec center add to this challenge. Even without this, the Parks District (like the City) is operating on a permanent tax rate that has not increased since the District was formed. Program costs and the range of activities provided have increased but budgets have not.

The City and the Parks District would both be stronger working together on these initiatives rather than separately. We could share resources and mutually reinforce each other's missions. Specific topics the city staff are requesting guidance on are:

- 1) **Parks & Rec Sustainability** – how do we help the District maintain programs at current levels and position them for success operating and maintaining some of the new infrastructure we are proposing?
 - **Option 1** – Parks & Rec cannot increase their permanent rate levy, but they could annex additional territory to expand their district boundaries, which widens their tax base and increases their annual revenue
 - **Option 2** – The City and other public agencies could make a direct financial contribution from our General Funds to the Parks & Rec District, like what we did for the splashpad and playground
 - **Option 3** – The City and Parks & Rec District can host events (or an annual event) to draw in people from outside Grant County with proceeds from the event going toward specific projects/programs, like what we did with the 2017 Solar Eclipse
 - **Option 4** – The City and other public agencies could commit to purchasing memberships at the new rec center

- 2) **Redistricting Process** – Redistricting requires approval of a majority of voters within the current district boundaries and a majority of voters in the proposed/new district boundaries. It is a complicated process that requires multiple legal reviews, resolutions and public hearings. The City could offer assistance in this process.

- 3) **Transition Planning for Gleason Pool** – OPRD still intends to make the City an offer for the Gleason Park and Pool at the end of the 2020 season. This means we would need to submit a ballot measure to voters in November 2019 for a new facility in order to be able to design and build the facility to have it open for the 2021 season.
 - **Planning & Design** – Walker Macy, Opsis Architecture and Councilman-Hunsaker are developing a revised set of options for an outdoor pool and rec center. These options will be provided to the council at the study session if they are available. The design options are geared toward a \$7M CAPEX with annual OM&R costs achievable within our current and projected revenue estimates.
 - **Ballot Measure** – The city cannot submit a ballot measure to the voters if it includes residents outside the city limits. Parks & Rec could submit the ballot measure but only within their District. If their District annexes additional area ahead of the November election date then they could submit the measure, otherwise, the County Court is the only other agency that could refer a ballot measure to voters outside of these jurisdictions.

- **Timeline** – November ballot measures must be prepared and ready to submit to the Secretary of State by the end of August. This gives us six months to prepare the measure and communicate it to voters and the relevant public agencies.
- **New Kam Wah Chung Site** – I am meeting with OPRD on Tuesday, February 12, to discuss the timing and sequencing for the new Kam Wah Chung site and sale of Gleason Pool.

FUNDING

The OPRD Large Grant application is due on April 1. The grant application will include funding for the new city park and the proposed rec center. We intend to apply for the maximum funding amount of \$750,000.

We have also been asked to submit appropriations requests through Senator Merkley and Senator Wyden's offices for federal funding. I am in the process of identifying specific programs that could be accessible to the City for these funding sources.

While both funding sources will help offset our CAPEX costs, the decision whether to build a rec center will ultimately come down to the voters. They need to be given an opportunity to choose to replace Gleason Pool under the most competitive terms and with the best overall value we can provide. If they ultimately choose not to approve a Rec Center, we can still redirect these funds toward the other projects and programs the City and District have identified as recreation priorities.

STAFF GUIDANCE REQUESTED

- 1) Which options is the council willing to explore related to Parks & Rec Sustainability?
- 2) Are there any concerns about submitting a November ballot measure to voters for a new Rec Center?
- 3) Does Parks & Rec need assistance preparing this measure or with annexation proceedings?
- 4) Which of our agencies, or both together, will inform the county court of the timeline and procedures so they are prepared to submit the question to the voters in the event the Parks District has not expanded?
- 5) Would an MOA documenting roles and responsibilities be helpful?
- 6) Does council have any specific feedback for the consultants related to the new park and trail concepts before they are presented at the March 12 public hearing? These will be submitted to OPRD as part of the large grant application.

Note: providing guidance on these questions does not constitute a decision of the city council. Any material contributions or funding authorizations would have to be approved during a regular session. At this stage, we are looking for feedback on the timing and sequencing of the process to guide how we direct staff efforts and our consultants over the coming weeks.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: February 8, 2018

SUBJECT: Agenda Item #5: Innovation Gateway – Review of Technical Memoranda Attachment(s)

- Draft Technical Memorandum #2
- Draft Technical Memorandum #3
- Draft Technical Memorandum #4
- Draft Public Works Site Sketch

BACKGROUND

Enclosed is a copy of Tech Memos #2-#4 and a site sketch of the public works area and greenhouse area at Oregon Pine. We will discuss several of our high-level topics as we review this material.

DISCUSSION

Please review the material and come prepared with questions and topics to discuss.

GUIDANCE REQUESTED

- 1) What program elements do we want to consider for the property?
- 2) How do we want to approach/engage the neighboring property owners to socialize these things and get their feedback on design concepts? They can provide some supporting docs for our use (see example sketch, attached, for the greenhouse/new public works area) ahead of the master plan.

TO: John Day City Council
FROM: Nicholas Green, City Manager
DATE: February 8, 2019
SUBJECT: Agenda Item #6: Future Study Sessions
Attachment(s)

- None

GUIDANCE REQUESTED

How would the council like to handle future study sessions (how many, how often, timeline, etc.)?