

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

March 12, 2019

**COUCILORS PRESENT:**

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

**COUNCILORS ABSENT:**

Brandon Smith, Council President

**STAFF PRESENT:**

Nicholas Green, City Manager  
Monte Legg, Public Works Director  
Chantal DesJardin, Secretary

Aaron Lieuallen, Senior Project Manager  
Matt Manitsas  
Fred Ostberg  
Oren Wyss

**GUESTS PRESENT:**

Rick Hanners, Blue Mountain Eagle  
Logan Bagett, Elkhorn Media Group  
Bob Pereira, John Day  
Hannah Hinman, 134 NW Charolais Heights Dr.  
Elliot Sky, 134 NW Charolais Heights Drive  
Mike Springer, Benchmark Surveying  
Kenley Boss, John Day  
Kim Randleas  
Jim Spell, John Day  
Judy Schuette, John Day

Steve Fischer, Canyon City  
Jim Johnston, Canyon City  
Brett Moore, Anderson Perry  
Mike Lees, Anderson Perry  
Lindsay Ciepiela, 204 NW Bridge Street  
Ken Pirie, Walker Macy (via phone)  
Michael Zilis, Walker Macy (via phone)  
Gardner Johnston, Interfluve (via phone)  
Matt Craigie, ECONorthwest

**Agenda Item No. 1—Open and Note Attendance**

Mayor Lundbom called the meeting to order at 7:00 pm, noting everyone was present except Councilor Brandon Smith who was absent and excused.

**Agenda Item No. 2—Approval of City Council Minutes of February 26th, 2019**

**Councilor Paul Smith moved to approve the February 26<sup>th</sup>, 2019 minutes. The motion was seconded by Councilor Schuette and passed unanimously.**

**Agenda Item No. 3—Appearance of Interested Citizens**

Mayor Lundbom welcomed the audience and noted there would be a time to ask questions after all the presentations.

**Agenda Item No. 4—Consent Agenda – None**

*No items on the consent agenda.*

#### **Agenda Item No. 5—Introductory Remarks**

City Manager Green reviewed the information included in the agenda memo. He discussed how important the meeting was, as a culmination of nearly two years' worth of work—fundraising, assembling a world class team, and implementing their Five Bold Steps addressing community priorities. He noted that the public hearing will take place in the summer, but they wanted to give residents an opportunity to coordinate with city councilors early in the process.

#### **Agenda Item No. 6—Resolution 19-804-05, A Resolution Adopting the 2019 Waste Water Facilities Plan Update**

Brett Moore from Anderson Perry reviewed their work over the last twelve years coordinating with the city council to address the deficiencies of the wastewater treatment plant. He reviewed the background on the wastewater treatment regarding its degradation and changes in environmental regulations. They noted it has been a struggle to find a cost-effective approach to remedy the situation and when City Manager Green was hired, they began looking into value added effluent to help reduce cost. Mr. Moore reviewed the technical components of the new facility and the expected reclaimed effluent uses as a resource. He also touched on some of the hurdles they encountered including problems with state law limiting scale based on population projections and issues permitting the disposal under new federal regulation. City Manager Green reiterated that DEQ approved the final facilities plan that day to allow the City to operate the new facility under administrative extension until a permitting pathway can be finalized. This allows the city to move forward with design and construction of the new facility, they have a clear path for the next eight months of work. There was discussion with the council about permitting issues for the facility. Mr. Moore noted that John Day has additional hurdles due to its geography and lack of disposal options but is compounded by statewide environmental litigation issues. City Manager Green noted that they found common ground on the understanding that the aging condition of the facility warrants its replacement and the quality of water entering the percolation ponds from the proposed new facility would be of higher quality than that of today. Mr. Moore noted that it could take a long time to identify that permitting pathway, especially if the federal government is involved.

**Councilor Holland moved to adopt Resolution 19-804-05, A Resolution Adopting the 2019 Waste Water Facilities Plan Update. The motion was seconded Councilor Schuette and passed unanimously.**

#### **Agenda Item No. 7— Innovation Gateway Initial Concepts**

City Manager Green presented the video noted in the agenda memo then Ken Pirie from Walker Macy, via phone, gave an introduction of their team and the slideshow included in the agenda. Mr. Pirie noted that following the meeting they will go through a period of refining their concepts into an integrated presentation, based on feedback, at the Regional Economic Development Summit on June 11<sup>th</sup>. Gardner Johnston from Interfluve reviewed some background of the study area. He noted the impact of dredge mining on the river corridor, flood plain, and entire valley bottom—essentially turning the natural meandering river into a ditch. Mr. Johnston reviewed the current condition of the river and the environmental impacts of such a simple, unnatural channel. He then explained the various components of the various preliminary river restoration concepts. Mr. Johnston also elaborated on the benefits and considerations included in the slideshow. Ken Pirie reviewed how the river corridor impacts the planning

of the surround trails, transportation, and Innovation Gateway planning. He highlighted the surround parks and opportunities for integrating them all into one system with the Innovation Gateway as the central piece that links them all together. Mr. Pirie elaborated on the proposed improvements to address transportation challenges on the north west side of town. Mike Zilis then reviewed the initial concepts of an integrated system of trails and streets, the potential opportunities at the Oregon Pine site and new city parks, as shown in the slideshow.

#### **Agenda Item No. 8—Comprehensive Economic Development Strategy Presentation**

City Manager Green introduced Matt Craigie from ECONorthwest, noting they are essentially taking the improved land concepts Walker Macy is working on and looking at ways to reinvigorate the economy. Matt Craigie presented their work so far on the comprehensive economic development strategy. Mr. Craigie touched on the project schedule and what the CEDS is; he elaborated on the goals they have been tasked to look including: the greenhouse industry, along with housing and community development. The third component—marketing, branding, and tourism— being led by Bell + Funk out of Eugene, will help communicate what is authentically John Day for those looking to settle down or even just visit and spend money here. He noted that by setting forth goals, the CEDS can then lay out a strategy that identifies objectives to reach the goals and actions to achieve those objectives. Then you can line those things up with funding and sequence them in a viable way that makes sense. The CEDS provides a playbook for community leaders that helps communicate to potential funders what and why they are doing, along with showing progress over time. He provided examples of other communities that took steps toward stabilizing and incrementally expanding their economies. Mr. Craigie provided a brief overview of their first technical analysis. He noted a secondary phase of greenhouses has the advantage of utilizing the available land and reclaimed water, but the industry is complex with a high failure rate. He briefly touched on ways to mitigate risk through managing the math, people, and location. Regarding housing and development, he noted they are still working on an initial assessment—getting a handle on the current housing stock and available residential land—with plans for more depth presentation in May. Mr. Craigie noted that Jen Bell spearheaded a focus group earlier in the day to review the many marketing materials to promote the community. They discussed which ones resonated and tell the authentic story of John Day. She will continue that work towards visual identity development via messaging, graphics, and other collateral to tell the story to an outside audience in a way that connects with the local community. As they work with the city and advisory committees, they will present at a May meeting the more technical work of the CEDS. Mr. Craigie also touched on the REDS and how the effort builds up to that Regional Economic Development Summit. It is a synthesis of all the work and an outwardly facing summit to bring in folks from outside of the community to show all the momentum built in John Day, the local efforts at the Innovation Gateway area, economic development, and housing.

#### **Agenda Item No. 9—Concluding Remarks & Audience Q&A**

Mayor Lundbom opened up the meeting for questions or comments from the audience. Jim Spell noted that construction had begun on the greenhouse but wanted to know how the facility tied into the new wastewater facility, which is not even close to being available. Mayor Lundbom noted the pilot greenhouses will be utilizing freshwater initially. City Manager Green noted they will phase the reclaimed water into the facility once available, but council decided to operate the greenhouse for the first couple of years using freshwater to get a better sense of the annual operations and maintenance and what the revenue model looks like. They were frustrated by the delays caused by the state but happy to be under construction now.

**Agenda Item No. 10—Other Business & Upcoming Meetings**

Mayor Lundbom reviewed the other business and upcoming meetings. City Manager Green talked about the scheduled One Stop, the initial found of fundraising for the treatment plant. He noted they will not have the answer that day but significantly closer to putting together their financing portfolio. City Manager Green also presented a plaque and letter sent to the city by Northwest Real Estate Corporation, who completed the Meadowbrook II renovation in January 2018, thanking the city for their planning assistance.

**Adjourn**

**There being no further business before the council, Councilor Schuette moved to adjourn the meeting. The motion was seconded by Councilor Adair and passed unanimously.**

Respectfully Submitted:

Nicholas Green  
City Manager

ACCEPTED BY THE CITY COUNCIL ON MARCH 26, 2019

A handwritten signature in black ink, appearing to read 'Ron Lundbom', is written over a horizontal line.

Ron Lundbom, Mayor