

John Day City Council

May 28, 2019

5:30 PM

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

- 1. OPEN AND NOTE ATTENDANCE**
- 2. APPROVAL OF PRIOR CITY COUNCIL MINUTES**
- 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.

COUNCIL WORK SESSION (5:30 – 6:30 P.M.)

- 4. REVIEW OF GRANT COUNTY ECONOMIC OPPORTUNITIES ANALYSIS**
 - Grant County EOA - Draft

[RECESS FOR URBAN RENEWAL AGENCY MEETING]

ACTION ITEMS (7 P.M.)

- 5. PUBLIC HEARING – SALE OF WEAVER BUILDING**

Attachments:

 - Weaver Building Overview [will be presented at council meeting]
- 6. PUBLIC HEARING – FY2019-2020 BUDGET**

Attachments:

 - 2020 Budget for Hearing
- 7. KIM RANDLEAS DOWNTOWN VISION PRESENTATION**

Attachments:

None
- 8. 4TH AVE./AIRPORT ROAD CONDITION REPORT**

Attachments:

 - 4th Ave. Images
- 9. OREGON PINE CONCEPT FOR USDA/FORD FAMILY GRANTS**

Attachments:

 - Oregon Pine Concept [will be presented at council meeting]
- 10. EXECUTIVE SESSION**

Attachments:

 - Notice of Executive Session

OTHER BUSINESS & UPCOMING MEETINGS

11. OTHER BUSINESS & UPCOMING MEETINGS

- USDA Reconnect Grant Update
- Treatment Plant Engineering Agreement Update
- Natural Hazards Mitigation Plan Update
- REDS Agenda Update
- June 11 – Regional Economic Diversification Summit (No City Council Meeting)
- June 19 – Presentation to OPRD for Integrated Park System Grant, Salem
- June 25 – City Council Meeting, 7 P.M. @ Fire Hall

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 28, 2019

SUBJECT: Agenda Item #4: Council Work Session – Review of Grant County Economic Opportunities Analysis Attachment(s)

- Grant County EOA – Draft

BACKGROUND

Johnson Economics was hired by the Department of Land Conservation and Development to perform an EOA for Grant County. The council and city advisory committees have reviewed a previous draft of the EOA. This is the final draft. Brendan Buckley from Johnson Economics will present key findings from the report and ask for council input. A copy of the report will also be sent to the advisory committee for comment. Committee members have been invited to attend the work session.

At 6:30, Council will conclude the work session and recess for 30 minutes to conduct business as the John Day Urban Renewal Agency

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 28, 2019

SUBJECT: Agenda Item #5: Public Hearing – Sale of Weaver Building
Attachment(s)

- Weaver Building Overview [will be presented at council meeting]

BACKGROUND

The city council will hold a public hearing to discuss the proposed sale of the Weaver Building.

DISCUSSION

The City purchased the Weaver building on November 2, 2017 from James L. Weaver and the heirs and/or devisees of Joan Kay Rohm. The City's purchase price was \$100,000 plus closing costs, which came to \$10,282.57.

At the time of purchase, the building was occupied by four commercial tenants. The space above Naturally Yours had been occupied by a residential tenant but their lease was terminated prior to the city acquiring the property. Naturally Yours closed in January 2018. Of the three remaining commercial tenants, two are on a month-to-month lease and one is on an annual lease through November 2019, at which point it converts to month-to-month. The building generates \$1,400 per month in rental income from the three commercial tenants.

The building was identified to have generalized asbestos on the unoccupied upper floor as well as lead paint that had to be remediated as part of the renovation. The city secured \$65,300 in grant funding through the Oregon Business Development Department Brownfields Redevelopment Fund. City council approved a professional services agreement with Alpine Abatement Associates, Inc. (Bend, OR) on December 10, 2018 to perform lead and asbestos abatement on the property. Abatement began the second week in December and proceeded through January 2019. Asbestos containing materials were disposed of in the Crook County landfill. Paulsen Environmental (Ontario, OR) performed environmental monitoring throughout the project. The final abatement cost for the City was \$74,924.00.

Based on the 2018 Property Tax Statement, the Real Market Value (RMV) of the land is \$32,250 and the building is \$106,710, for a total RMV of \$138,960.

Proposed Deal Terms.

- City will entertain sealed bids from interested buyers on June 25th
- Buyers will be given the opportunity to inspect the property prior to making their offer
- Buyers should state their proposed purchase price for the property in their bids
- Buyers must include their proposed plans for the building renovation
- City will entertain options for owner financing for a term and interest rate to be negotiated by the parties
- Property will be included in the John Day Urban Renewal Area and buyer will qualify for 15% cash back on eligible improvements through the Home Remodel Incentive Program
- Terms and conditions will be documented in a Purchase and Sale Agreement between buyer and city to be finalized after the proposal is reviewed and accepted

RECOMMENDED MOTIONS

Council should move to open the public hearing on the sale of the Weaver building. After taking public comment, council should close the hearing and deliberate.

TO: John Day City Council
FROM: Nicholas Green, City Manager
DATE: May 28, 2019
SUBJECT: Agenda Item #6: Public Hearing – FY2019-2020 Budget Attachment(s)

- 2020 Budget for Hearing

BACKGROUND

The John Day Budget Committee met on Tuesday, April 16 and approved the FY2019-2020 Budget as submitted by the City Manager.

The budget proposal included cash carry forward balances based on work completed as of March 2019 and work anticipated to be performed during the last quarter of FY19 (April – June). There were several projects budgeted for FY19 that we planned to delay until FY20 due to weather, needed approvals, or our expected timelines. Some of these projects, like the shop improvements, were able to proceed during this quarter as originally budgeted. Other projects, like the USDA ReConnect grant, resulted in a significant change in scope for both budgeted revenue and expenditures since we are no longer the applicant and will not receive the revenue from USDA if the grant is awarded. As a result, far less money is needed in next year's budget than we originally proposed.

DISCUSSION

The enclosed budget adjustments packet highlights proposed changes to the budget.

Typically, we would pass the following resolutions at tonight's meeting:

19-814-15	Adopt Budget
19-815-16	Appropriate Budget
19-816-17	Impose & Categorize Taxes
19-817-18	Accept State Revenue
19-818-19	Extending WC Coverage to Volunteers

These resolutions should accurately reflect the budget we expect to use for next fiscal year but at present are showing a higher level of expenditure than we anticipate. Council has the authority to reduce spending and make the necessary changes without going back to the budget committee for approval.

RECOMMENDATION

I recommend we wait until the June 25 council meeting to adopt the budget resolutions and we reduce the budget and make the other changes we need based on work performed during this quarter. It may save us the trouble of doing a supplemental budget early in the fiscal year (no guarantees).

TO: John Day City Council
FROM: Nicholas Green, City Manager
DATE: May 28, 2019
SUBJECT: Agenda Item #7: Kim Randleas Downtown Vision Presentation
Attachment(s)

- None

BACKGROUND

Kim Randleas will present a vision for the downtown area as discussed in the May 14 city council meeting.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 28, 2019

SUBJECT: Agenda Item #8: 4th Ave/Airport Road Condition Report
Attachment(s)

- 4th Ave Images

BACKGROUND

Flooding that occurred last month appears to have undermined the integrity of a portion of 4th Avenue adjacent to Canyon Creek, just north of the bridge. The public works department is coordinating with Grant County and the state to identify options to address the erosion and impacts on the street. The public works department has restricted traffic to one-line along the damaged portion of the street.

DISCUSSION

Public Works Director Legg will address the council on the condition of the road and options we are considering for a near-term and long-term solution. Images enclosed show the current state of erosion and motorist signaling to ensure drivers do not further damage the street.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 28, 2019

SUBJECT: Agenda Item #9: Oregon Pine Concept for USDA/Ford Family Grants Attachment(s)

- Oregon Pine Concept [will be presented at council meeting]

BACKGROUND

Walker Macy has developed a revised Oregon Pine concept for the USDA Rural Development and Ford Family Foundation grants. The concept includes an open pavilion in the covered area on the west of the planar shed, gallery/events space, and an area for a public art studio or cultural exhibits. The broader Oregon Pine area plan has also been expanded to include a lake, improved riverfront access, a water garden and future hotel site (not included in the scope of the grant application). The full concept will be presented during the council meeting.

DISCUSSION

Portions of this projected are in the 100-year floodplain and are expected at times to be underwater. The design is built to accommodate these conditions. All utilities will be elevated one foot above the base flood elevation and the improvements will meet current FEMA and city floodplain development standards.

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 21, 2019

SUBJECT: Agenda Item #10: Executive Session
Attachment(s)

- Notice of Executive Session

NOTICE

The John Day City Council and John Day/Canyon City Parks and Recreation District will meet in executive session at the conclusion of the regular city council agenda or at 8:00 p.m. on May 28, 2019 (whichever is soonest) at the John Day Fire Hall, 316 S. Canyon Blvd, John Day, Oregon 97845. This executive session will be held pursuant to ORS 192.660(2)(e), which permits the council to meet in executive session to conduct deliberations with persons designated by the governing body to negotiate real property transactions. Representatives of the news media and designated staff will be permitted to attend the executive session. All other persons will not be permitted to attend the executive session. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as announced. No decision will be made during the executive session.

RECOMMENDED MOTION

Following the mayor's reading of the notice:

"I move to enter executive session pursuant to ORS 192.660(2)(e)."

TO: John Day City Council

FROM: Nicholas Green, City Manager

DATE: May 21, 2019

SUBJECT: Agenda Item #11: Other Business and Upcoming Meetings
Attachment(s)

- None

OTHER BUSINESS

- USDA Reconnect Grant Update
- Treatment Plant Engineering Agreement Update
- Natural Hazards Mitigation Plan Update
- REDS Agenda Update

UPCOMING MEETINGS

- May 28 – Council Work Session, 5:30 P.M. @ Fire Hall (Johnson Economics)
- May 28 – URA Meeting, 6:30 P.M. @ Fire Hall (Budget Hearing and Adoption)
- May 28 – City Council Meeting, 7 P.M. @ Fire Hall (Budget Hearing and Adoption)
- June 11 – Regional Economic Diversification Summit (No City Council Meeting)
- June 18-20 – Presentation to OPRD for Integrated Park System Grant, Salem
- June 25 – City Council Meeting, 7 P.M. @ Fire Hall