

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

May 28, 2019

**COUCILORS PRESENT:**

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

**COUNCILORS ABSENT:**

Shannon Adair, Councilor  
Brandon Smith, Council President

**STAFF PRESENT:**

Nicholas Green, City Manager  
Chantal DesJardin, Secretary  
Anna Bass, City Recorder (Solutions CPAs)  
Monte Legg, Public Works Director  
Julie Larson, Senior Account Clerk

Andrew Martin, Police Officer  
Scott Moore, Sergeant  
Mike Durr, Police Chief  
Aaron Lieuallen, Senior Project manager

**GUESTS PRESENT:**

Rick Hanners, Blue Mountain Eagle  
Logan Bagett, Elkhorn Media Group  
Tom Olson  
Tyler Sheedy  
Krista Qual  
Kenley Boss  
Phil Stenbeck, DLCD  
Brendan Buckley, Johnson Economics(via Skype)  
Kristin Greene, DLCD (via Skype)  
Terry Johnson, Johnson Economics (via Skype)

Katy Nelson  
Sherrie Rininger, etc.  
Kim Randleas  
Didgette McCracken, OSU Extension  
Allison Field, GC Economic Development  
Beth Simonson, GC Economic Development  
Hannah Hinman  
Elliot Sky  
Sara Jane Moore & family

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

Mayor Lundbom called the meeting to order at 5:30 p.m., noting everyone was present except Councilor Brandon Smith and Councilor Adair, who were excused.

**Agenda Item No. 2—Approval of Prior City Council Minutes**

**Councilor Schuette moved to May 14 meeting minutes as presented. The motion was seconded by Councilor Haberly and passed unanimously.**

**Councilor Paul Smith moved to approve the May 21, 2019 meeting minutes. The motion was seconded by Councilor Schuette and passed unanimously.**

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

Mayor Lundbom welcomed the audience. City Manager Green recognized Police Officer Scott Moore for his work, particularly during the chief transition. Green noted he has done an exemplary job as the field training officer for the new recruits and demonstrated exemplary leadership. Moore was then officially promoted to Sergeant, effective June 1st. Mayor Lundbom thanked him on behalf of the council.

### **Agenda Item No. 4—Review of Grant County Economic Opportunities Analysis**

City Manager Green introduced Kristin Greene, DLCD, Brendan Buckley and Terry Johnson, Johnson Economics, who appeared via Skype to review the EOA. Mr. Buckley reviewed components of an EOA, noting they have been working with John Day and other cities in Grant County to develop an EOA for all of Grant County. Going through bullet points, there was discussion around the goals, industries, and resources used to guide the analysis. Phil Stenbeck commented that often development occurs through reassessment and restructuring of policies following an EOA. There was discussion about Grant County and John Day's assets and challenges, with some suggestions for next steps. Green noted that several of the next steps were already under way. Most of the information presented in the PowerPoint by Johnson Economics was to provide context, background, or synopsis for information included in the Draft EOA reviewed by the city council.

**Mayor Lundbom recessed the city council meeting at 6:34p.m.**

### **Agenda Item No. 5—Public Hearing—Sale of Weaver Building**

**Mayor Lundbom reconvened the city council meeting at 7 p.m. and welcomed the growing audience.**

City Manager Green gave a brief presentation of pictures that reviewed the work the city has done on the Weaver Building since purchase in November 2017. Allison Field asked if the commercial tenant spaces have asbestos and need to be redone; Green replied the city had not done any work in the occupied spaces, concerns are usually around residential spaces and the city is not aware of existing asbestos in the commercial spaces. If found, there are programs for the new owner to deal with the abatement. Green reviewed the real market values of the land and improvements, along with deal terms, included in the agenda memo.

**Councilor Paul Smith moved to open the public hearing on the sale of the Weaver Building at 7:14p.m. The motion was seconded by Councilor Holland and passed unanimously.**

Sherrie Rininger asked if anything will be done to protect the tenants. Green noted all but one tenant are on a month to month lease; with all being month to month in November. He deferred to the council regarding reaffirming different lease terms prior to a sale. Mayor Lundbom noted he is for providing them the opportunity to stay, a lot of the terms will be predicated on the buyers plans. Councilors noted they can't imagine a buyer would want to lose renters. *There were no further comments.*

**Councilor Schuette moved to close the public hearing on the Weaver Building at 7:16p.m. The motion was seconded by Councilor Haberly and passed unanimously.**



### **Agenda Item No. 6—Public Hearing—FY2019-2020 Budget**

City Manager Green noted the budget will be reduced by about 3 million dollars, mostly due to the ReConnect Grant being led by OTC Connections and therefore handling the award funds. The remainder is from projects they weren't sure would be done in the current fiscal year but have been able to start, such as the Davis Creek Trailhead area. Green recommended they wait to adopt June 25<sup>th</sup>, once they have more concrete numbers.

**Dave Holland moved to open the public hearing for the FYE2020 Budget at 7:19. The motion was seconded by Councilor Schuette and passed unanimously.**

Councilor Holland asked about the estimated current and delinquent property tax revenue that was highlighted. Anna Bass noted she did a detailed analysis to update the estimates from those done in December, so all numbers highlighted were updated to reflect a more recent estimate. There was discussion with the council about how estimated actuals for the current year affect carryforward numbers in the next budget year. Bass noted the only fund that increased is sewer, which is reflecting the earlier design work for the treatment plant but is not more than 10% that is allowed. Green noted he expects a supplemental budget will be coming for this fiscal year for the Sewer Fund. *There were no further comments.*

**Councilor Schuette moved to close the public hearing of the budget at 7:23p.m. The motion was seconded by Councilor Haberly and passed unanimously.**

### **Agenda Item No. 7—Kim Randleas Downtown Vision Presentation**

Kim Randleas presented a video from the Utah Governor regarding investing in rural arts. She noted it shows how her vision for downtown is tied into her main focus, arts, specifically the Art Center in John Day. She then gave a PowerPoint presentation that showed a vision for downtown, that they realized was an important component of the creative and economic vitality of the community. The Art Center, downtown, public art, and artisans are all tied together; the Art Center will serve residents but also bring visitors for workshops who will likely explore downtown. She noted that discussions have been going on about the downtown area since at least 2000; it's important to her that it be a collaborate community effort, reflecting what we see for our community, which is why she has spent a lot of face to face time getting feedback. She discussed the why, who we are, some challenges, and how to unify a downtown look. She highlighted some of the advantages that exist, along with short- and long-term goals. She noted 5-6 businesses are looking at painting or redoing their exteriors to increase sales. The three ways to bring an eclectic variety of types and styles together is through color, height, and decorative elements. Concept examples were provided to show potential execution of this coordination. Mrs. Randleas highlighted "we're stronger together" and cooperation is key.

Katy Nelson noted she is a brilliant leader and thanked her for taking time to present the vision. Councilor Schuette said he was present when an "out of town person" in 2007 presented a proposal, which resulted in no action; he commended it is great to use local people. Mrs. Randleas touched on her team and how they are trying to support businesses in varying levels, for free, to facilitate rather than push change on people. Tyler Sheedy highlighted various opportunities for businesses to utilize for façade investment. Councilor Paul Smith asked if the vision includes West Main Street down to Bridge Street. Randleas noted yes, Bank of Eastern Oregon and Outpost already have made plans for façade improvements. Councilor Paul commend and emphasize thriving businesses garner business. He also



asked if she had spoken to Len's and whether they were open to the vision. Mrs. Randleas noted they have some challenges, but the emphasis is striving to hit at least one of the components if they can't meet all. She added Len's has some great ideas that weren't clearly conveyed in the photo for the grant. Randleas further touched on why she is doing this, for free, and recognizing the need to bring arts and culture to the community for her success as a person/artist. Elliot Sky asked how with the different themes and directions the community will come together on a theme conclusion. Randleas explained businesses will have the flexibility to work within their own timeframe and budget constraints to work in height, color, or design changes. She showed photos of how the three elements can tie together western and contemporary buildings to allow the flexibility. Mr. Sky asked how it could be done wrong; Randleas noted if only some businesses updated their façade while others were left untouched for decades, a current condition of downtown. Allison Field commented research shows the cost for small changes like painting is low but creates a stark difference in appearance. Kim Randleas added that data shows a \$2,000 paint job can increase sales by 10%. Councilor Holland with the effort she and other businesses are putting forth the council has no problem applying for grants to assist. Randleas stated part of their effort is getting everyone together to prioritize and establish a strategy for completion.

#### **Agenda Item No. 8—4<sup>th</sup> Avenue/Airport Road Condition Report**

Public Works Director Monte Legg delivered a status report on the flood damage being done to 4<sup>th</sup> Avenue. He noted about 200 feet from the bridge, the street has been undermined, with a growing crack in the asphalt; there is currently a 30-foot sheer drop into the creek. Sisul Engineering is concerned the hillside is so saturated that it could still be moving. Director Legg stated the road has been partially closed to one lane prevent vibrations and truck traffic. To fix the problem, they are looking at several options. They could cut out nine feet of the upper hillside to move the road over and fill the bank back in. DSL has given their blessing for road emergency maintenance but not an emergency, which limits channel changes to less than twenty percent. A culvert would be installed in the upper hillside, with the new lane installed over. If hillside continues to sluff, it will become move expensive. He reviewed potential hillside composition, materials for mitigation, and associated costs. Sisul could not give specific numbers until a direction for mitigation has been decided. Mayor Lundbom asked about potential for FEMA or state emergency funds; Legg explained the street is not listed as a collector street, so ODOT cannot contribute funding and alone it is likely not a big enough project to qualify for assistance from FEMA. There was discussion with councilors about utilizing rip rap, identifying there is no band aid solution, and how to ensure potential future assistance from the county and state. City Manager Green noted Emergency Manager Ted Williams reported the State's approach is to aggregate regional flood damage throughout eastern Oregon to meet the FEMA threshold. Although, Green has concerns about FEMA timelines and the need to address this problem in the near term.

Director Legg noted the dryer season coming will be conducive to instream work and hillside stability. He also emphasized the county has been involved so far and made it known that they will assist in some capacity, as usual. Green noted they will get more concrete numbers, schedule and scope of work, in addition to local resources, to submit to the state. Then, they can look into redirecting funds in capital outlay, to the extent they can, but will continue trying to secure other funds. There was discussion about the county involvement, ODOT's work, and other flooding impacts along the creek.

#### **Agenda Item No. 9—Oregon Pine Concept for USDA/Ford Family Grants**

City Manager Green presented a site plan concept for the Oregon Pine property. He highlighted components of the scope included in the Ford Family grant for the pavilion and parking support area. Green reviewed some concepts of interior design and opportunities for community use. There was

discussion about the future lake concept, logistics and public benefit, noting it was not part of the grant scope. Allison Fields asked how the art area compliments or competes with the new art center. Green noted it would be a amplifying and could be used for other thing like heritage displays by the local museums; it's meant to be a flexible space. Kim noted she like the idea of a transitioning space, that could include art at times; she asked about operations logistics and responsibility. Green replied he imagines the city initially, though a non-profit may manage programs in future; their interest is in making a space open to the public. Tyler Sheedy asked about pond activities; Green noted currently some recreation is allowed but there are permitting issues with DEQ regarding the lake. There was a consensus among the council in support of the application scope and design concepts.

**Agenda Item No. 10—Executive Session**

**Councilor Schuette moved to enter into executive session pursuant to ORS 192.660(2)(e) at 8:20PM. The motion was seconded by Councilor Haberly and passed unanimously.**

**Councilor Schuette moved to leave executive session at 8:34PM. The motion was seconded by Councilor Holland and passed unanimously.**

**Agenda Item No. 11—Other Business & Upcoming Meetings**

Mayor Lundbom noted there was no more business before the council.


**Adjourn**

**There being no further business before the council, Councilor Haberly moved to adjourn the meeting at 8:35 p.m. The motion was seconded by Councilor Holland and passed unanimously.**

Respectfully Submitted:

Nicholas Green  
City Manager

ACCEPTED BY THE CITY COUNCIL ON JUNE 25, 2019



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Ron Lundbom, Mayor