

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

January 28th, 2020

COUCILORS PRESENT:

Ron Lundbom, Mayor
Steve Schuette, Council President
Shannon Adair, Councilor
Gregg Haberly, Councilor
Paul Smith, Councilor
Elliot Sky, Councilor

COUNCILORS ABSENT:

David Holland, Councilor

STAFF PRESENT:

Nicholas Green, City Manager
Monte Legg, Public Works Director
Don Gabbard, Fire Chief

Mike Durr, Police Chief
Daisy Goebel, Associate Planner
Aaron Lieuallen, Project Manager

GUESTS PRESENT:

Louis and Janice Provencher
Steve Parsons
Darin Toy
Lisa Weigum, JDCC Parks & Rec
Allison Field, Grant County
Jared Bowman
Dusty Williams
Stephanie LeQuieu, Oregon RAIN

Rudy Diaz, Blue Mountain Eagle
Lea Gettle, Oregon Trail Electric Cooperative
Angie Jones, People Mover
Robert Pereira
Jacob Marshall
Greg Goebel
Alicia McLane

Agenda Item No. 1—Open and Note Attendance

Mayor Lundbom called the meeting to order at 6 pm, noting everyone was present.

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

Minutes from January 14th were presented.

Councilor Schuette moved to approve the minutes from January 14th. Councilor Haberly Seconded. The motion passed unanimously.

Agenda Item No. 3—Appearance of Interested Citizens

Mayor Lundbom welcomed the public and asked if there was anyone present for something not on the agenda.

Mayor Lundbom added an executive session item to the agenda.

EDA Grant Study Session

City Manager Nick Green described the CEDS process and the other requirements for the EDA grant. Green mentioned that the CEDS process would need to be adopted by the city council as an ordinance or resolution - likely at the next city council meeting. The focus areas in the economic development strategy were highlighted. Additional greenhouse bays, hydroponic education programs were proposed as programs that could contribute to matching funds for the grant. Councilor Adair expressed approval of this proposal and Councilor Sky mentioned utilizing the greenhouse program to focus on food security and food source security in light of potential future natural disasters. The hotel/convention center/water garden design as recreation and tourism opportunities were presented. Green proposed bringing the project into focus as a cohesive proposal. He also discussed the broadband access plan as an economic diversification strategy and stated OTC indicated their willingness to provide the matching funds for the broadband portion of the EDA Grant, since they would profit from the additional user connections. This could also be an additional opportunity for public-private partnership. Mayor Lundbom suggested access to fiber could be a solution to the communication issues faced by public safety and emergency services during disaster and could therefore provide a nexus to disaster recovery as well as economic resilience. Green proposed that a regional approach could be pursued in coordination with Wheeler County to upgrade emergency communications systems across the two counties. Green noted that Grant County has the oldest communication system in the state (per Day Wireless) but that this project may not fit into the scope of the John Day EDA grant. This could be a better fit for a second application on a regional level since both counties are under a disaster declaration. Green described the Oregon RAIN project as a business development and support project and proposed the Iron Triangle acquisition as a potential match for this portion of the grant because it could encourage business expansion. The brownfield redevelopment grant was noted as another opportunity for matching funds because it would come from a state agency. The wastewater treatment plant, integrated park system, and riverfront redevelopment plan could also be included in the scope. Green suggested that the 6-million-dollar street infrastructure improvement could be scoped into the EDA grant and wondered if the wastewater treatment facility investment could be included in the matching funds for this project under the broader scope of infrastructure improvement. The Community Development portion of the grant is touched by the future Ironwood Estates expansion which has gone through preliminary engineering. Green proposed that street improvements be included in the scope of the Community Development area and noted that the developers are willing to contribute matching funds if the EDA provides funding for street improvements in this area. Downtown parking was mentioned as a final potential project to include in the scope. During the prioritization process, the council concluded that fiber to the home, street improvements, and workforce housing were the most promising portions of the scope, respectively. The industrial park and greenhouse were stated as lower priorities due to looser connections to the disaster nexus. Green announced that despite the application being due in June, he would like to submit the grant no later than the end of February.

Louis Provencher asked whether the city plans to include current street improvements in the scope of the grant including an issue with flooding on less populated roads. Green noted that while the EDA grant would not directly address current issues with connector streets, this proposal could free up funds that could be used for lower-priority street improvements. Stephanie LeQuieu questioned whether portions of the county outside of the city would be covered by the EDA grant. Green clarified that because the CEDS only covers John Day, other cities in the area are not eligible for grant funding from this program under the City's application but could be under the regional application. Steve Parsons asked about the \$200,000 easement cost for the Ironwood Estates street plan. Parsons was under the impression that an

easement was already provided for the city under the original ironwood estates plan, Green clarified that the city has utility easements but not public access easements.

Agenda Item No. 4—Consent Agenda

Mayor Ron Lundbom again welcomed the public and asked if there was anyone present for something not on the agenda. *None appearing.*

Lundbom presented the brownfield redevelopment grant and asked if anybody had questions on the application. Mr. Provencher asked about the cost of the property and Mayor Lundbom said that the purchase of the property was outside the scope of this agenda item.

Councilor Adair made a motion to approve the City Manager to submit the enclosed applications to Business Oregon and authorize Mayor Lundbom and the City Manager to sign the application and any follow-up documentation necessary to complete the application process. The motion was seconded by Councilor Schuette and passed unanimously.

Agenda Item No. 5—Recreation Economy for Rural Communities Progress Update

City Manager Nick Green announced the kickoff of the recreation opportunities workshop and opened the discussion up to the city council for discussion about positioning John Day as a gateway to the Malheur National Forest through policy changes. City Manager Green presented information on the OSU extension which provides resources for outdoor economy initiatives and small business opportunities for the recreation economy. The proposal for this project involves a steering committee which will prioritize and promote recreational opportunities and policy changes that promote recreational opportunities in John Day. In-city camping, rentals and tours, ATV use on state highways, arts and culture, parks and recreation coordination, and national forest partnership were discussed as focus areas for this steering committee. The council recommended that chamber members be included on this committee. Mr. Green emphasized the opportunities the city is missing out on by not capitalizing on recreational opportunities. Steve Parsons asked about the potential for mountain bike connection between Magone Lake and John Day. Darin Toy responded that there was no plan for this connection currently. Mr. Parsons commented that ATV use was disallowed during this mountain bike project and expressed concern about these two recreational opportunities being mutually exclusive.

Agenda Item No. 6—ATV use on State Highways

City Manager Nick Green discussed the potential of working with Central Oregon SXS club and other organizations to create, map and promote ATV routes throughout Grant County. After creating an overlay of current and proposed routes, this project would need to be submitted to ODOT for approval to allow ATV use on state highways. City Manager Green asked if the city council would like to include state highway ATV approval in the scope of the recreational economy steering committee.

Agenda Item No. 7— Short Term Rental (STR) Ordinance

City Planner Daisy Goebel presented a proposal to remove Conditional Use Permit requirements on Short-Term rentals. The council encouraged Goebel to create a hybrid ordinance to relax the restrictions. Councilor Sky mentioned that the STRs could contribute to the rental housing shortage and encouraged Goebel to take this into account when writing the ordinance.

Agenda Item No. 8—Community Development Director and Main Street Commission

City Manager Green discussed the possibility of adding a community development director position who could head a commission focused on main street revitalization and manage the urban renewal agency. This position would help with workforce housing, main street expansion, and other city investment programs. Councilor Adair expressed support for this position and spoke to her experience as a Main Street business owner trying to organize downtown revitalization. Mayor Lundbom asked about potential funding sources and City Manager Green explained his plan for reorganizing the budget to accommodate this position. This would be a permanent position as a department head and would restructure city staff internally. Councilor Schuette expressed concern about the timing of this position. Councilor Sky and Councilor Adair expressed support for the position, but the council had reservations about making this type of investment without a more detailed cost-benefit analysis. The council recommended that City Manager Green bring the proposal to the budget committee.

Agenda Item No. 9—Pool & Kam Wah Chung Progress Update

City Manager Green brought up the John Day community investment strategy and continued population decline in light of the proposed recreation and development plans. The new aquatic and recreation center was presented as an economic investment opportunity and the pre-decisional draft site concept and schematic were presented to the City Council. The first phase of the aquatic center will include only the pool and accessory uses, but the plan also includes a gym space with a potential walking trail which could be utilized full-time. The larger-scale recreation facility would not be a part of the bond measure, but would be planned for future development. Councilor Smith expressed concern about financing the facilities and Councilor Schuette brought up his concern for the school taking over the gym space if it became available. Councilor Sky and Mayor Lundbom were supportive of the proposal. City Manager Green outlined the schedule for preparation for the bond. Councilor Sky asked if the bond would be presented along with the city's plan to sell and discontinue Gleason pool. City Manager affirmed that the city would present the plan at the site. If the bond passes, the city will consider retaining money from the sale of Gleason Pool in order to operate it for the following year. The bond will include operations, maintenance, and replacement but will not exceed the current hospital bond rate.

Councilor Sky made a motion to extend the city's agreement with Parks and Rec to operate Gleason pool until the end of August. The motion was seconded by Councilor Adair and passed unanimously.

Agenda Item No. 10—Other Business & Upcoming Meetings

Mayor Lundbom reviewed the upcoming meetings and opened the discussion up to the public.

Bob Pereira complained that people are moving out of John Day to avoid the type of people that are drawn to projects like the ones the city is exploring. Mr. Pereira expressed disapproval for the proposed bond. Steve Parsons asked how much the state is offering to pay for the Gleason Pool site and how much economic investment the new Kam Wah Chung site will provide for the community. Mr. Parsons recommended the city pursue a pool that is covered and available year round. City Manager Green explained that the largest obstacle to this idea is the cost of operating the pool year-round. Alicia McLane recommended that future expansion be presented to the public before the grant goes to the voters. Angie Jones reminded the council that the People Mover is available for free to all of the areas within the scope of the bond. Jacob Marshall questioned why voters wouldn't vote for the new pool,

Mayor Lundbom explained that money is the biggest challenge that voters have to voting yes on the new pool bond.

Agenda Item No. 11—Executive Session Pursuant to ORS 192.660(2)(f)

Councilor Schuette made a motion to enter executive session at 9:00 PM pursuant to ORS 192.660(2)(f). Councilor Haberly seconded and the motion passed unanimously.

Council discussed matters under ORS 192.660(2)(f) to consider information or records that are exempt by law from public inspection.

At 9:14 PM, Councilor Schuette moved to exit executive session. Councilor Adair seconded and the motion passed unanimously.

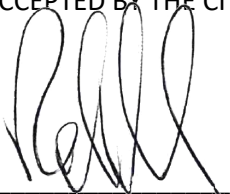
Adjourn

There being no further business before the council, Councilor Schuette moved to adjourn the meeting at 9:15 PM. The motion was seconded by Councilor Smith and passed unanimously.

Respectfully Submitted:

Nicholas Green
City Manager

ACCEPTED BY THE CITY COUNCIL ON FEBRUARY 11, 2020.



Ron Lundbom, Mayor