

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

April 14th, 2020

COUCILORS PRESENT:

Ron Lundbom, Mayor
Steve Schuette, Council President (by phone)
Shannon Adair, Councilor
Paul Smith, Councilor
Elliot Sky, Councilor (by phone)
David Holland, Councilor
Gregg Haberly, Councilor

COUNCILORS ABSENT:

STAFF PRESENT:

Nicholas Green, City Manager
Monte Legg, Public Works Director
Aaron Lieuallen, Project Manager

Daisy Goebel, City Planner

GUESTS PRESENT:

By Phone or Computer: Logan Bagett, Stephanie LeQuieu, Rudy Diaz, Taylor Allen

Agenda Item No. 1—Open and Note Attendance

Mayor Lundbom called the meeting to order at 7:00 pm, noting all councilors were present.

Agenda Item No. 2—Approval of Prior Minutes

The minutes from the March 20th emergency meeting were presented.

Councilor Schuette made a motion to approve the minutes. Councilor Adair second and the motion passed Unanimously.

Agenda Item No. 3—Appearance of Interested Citizens

Mayor Lundbom welcomed the public to the virtual city council meeting and asked if there was anything they would like to add to tonight's agenda. *None appearing.*

Agenda Item No. 5—Economic Recovery & Resilience

City Manager Green opened with an update on the COVID-19 response within the community. Green presented papers published by ECONW and the EDA on the impact of major disruptions within communities in Oregon. The council discussed John Day's resilience and ability to recover from waves of overlapping disasters. Green explained the processes the City is taking on to assist in deploying resources for businesses reopening in order to accelerate recovery with a focus on marketing and communication, economic development planning, adaptive workforce housing, infrastructure. Councilor

Sky asked what the city and county are doing to reach out to individual businesses. Green announced that the industries we are seeing most hard-hit are hospitality and food services. Councilor Adair spoke to the difficulties small businesses are facing and thanked Oregon Rain for assistance in navigating the programs available. Stephanie LeQuieu announced that Oregon Rain is putting together a survey for small business owners to gauge who is affected, how they are affected, and in what ways Oregon RAIN can assist.

Agenda Item No. 6—4th Street Repairs PSA

Green presented the three competitive proposals. He explained the committee's process for scoring each bid and announced that the intent to award was presented to GHD, who was scored most highly in the process. Green asked for a motion to enter into contract with GHD.

Councilor Holland moved to authorize the city manager to contract with GHD to perform the design and engineering services for the 4th street repairs, subject to final review and approval of the professional services agreement by the city attorney. The motion was seconded by Councilor Smith and passed unanimously.

Agenda Item No. 7—4th Project Status Updates

Stephanie LeQuieu updated the council on projects that Oregon RAIN has begun with local aspiring business owners including workshops, support groups, and mentorship programs. Councilor Smith remarked on the significance of the Oregon RAIN program in our area during the time of COVID-19. LeQuieu spoke to the importance of working closely with existing businesses in order to avoid the high rates of businesses closing doors after disasters.

Green gave an update on the final design plan for the 395 S. Sidewalk extension- the project is fully funded and construction is set to begin in 2021. He announced that construction on 4th St. was delayed due to COVID-19, but the committee still intends to award the contract this month and complete repair work in the fall of 2021. Green clarified that Charolais Heights bids would be going out despite a lack of assistance from the county, although the improvements will likely need to be delayed until next FY. This project and the Oregon Pine bridge improvement project will be included in the scope of the 2020 BUILD grant. The 2020 grant package will mirror the 2019 proposal but will include added information and supporting evidence.

Green briefly discussed the Innovation Gateway efforts:

- Hotel & event center site development is almost complete and will be submitted in the EDA Grant Proposal (see agenda item number 9).
- Treatment plant process is on hold. Stop work order has been given to Anderson Perry on the design package in order to wait for funding and construction approval.
- Aquatic Center Design is ready (see agenda item number 8)
- Greenhouse is producing at 1/3 capacity with an output of 2-300 head living lettuce weekly and tomatoes are ramping up production as well. A market survey has gone out to gauge what the community would like to see grown in the remaining greenhouse space.
- Tree thinning and hazardous tree removal efforts are nearing completion at the hill family park and 7th street extension. 7th street will be included in the 2020 BUILD grant.

Green announced that downtown improvement projects are on track and the Mahogany Ridge and Ironwood Estates housing developments are progressing. These projects may be included in the 2020 BUILD grant. He mentioned the importance of code enforcement, updated the council on the Fairground Master Plan, and spoke to the city's efforts to expand broadband capacity (aligning permits, design, and capacity). The Kam Wah Chung Interpretive center design may be delayed due to COVID-19.

Paul asked if the county road department offered resources to help with the Charolais Heights intersection improvements. Green clarified that they had not and could not foresee a time when they would have the resources to assist. Green also clarified they were not depending on county funding to complete this project.

Agenda Item No. 8—Aquatics Center Update

Green updated the council on the Aquatic Center and presented the site concepts, district boundary map, tax data, and resolution that will need to be passed by each city. The tax structure provides funding for equipment replacement as well as capital improvement. Green explained the summary of costs based on the assessed property values for each community. Stephanie LeQuieu asked what could be done about misinformation provided by other cities to residents. The City of John Day will continue to collaborate with neighboring communities, convene with stakeholders to create more informative surveys, and spread accurate information on the project.

Agenda Item No. 9—EDA Economic Adjustment Assistance & BUILD Grant Updates

Green explained that he has been working very closely with the EDA and updated the council on what will be included. The final package will be presented in two weeks. Proposal team includes firms/consultants for project design, site assessment, engineering, cost estimate, wetland design, transportation impact analysis, archeology and surveying.

Green provided a review of the components included in this grant package including broadband expansion, workforce housing, the new light industrial site and grid modernization with OTEC, and the hotel/conference center project. A smaller conference center with an eatery/distillery was proposed by ECONorthwest and 1188 has expressed interest in leasing this space at the conference center. Councilor Adair spoke to this opportunity to offer a unique service that would include breakfast, a bakery, and a distillery/taproom. This portion of the project is still conceptual, but there is a lot of excitement around the prospects of increased tourism, job creation, and event hosting with a commercial kitchen.

Purchase and sale agreement for 14-acre industrial site will require \$725,000 in capital outlay. The full package, if awarded, will add 17 new residential lots plus up to 58 homes with the intention of providing housing for workforce and retirees. Iron Triangle will provide match for street improvements. City contribution will be the URA, a 2% interest rate partially forgivable loan to complete environmental and to get site certified shovel-ready, plus the land acquisition. The intent is to incentivize commercial and light industrial growth that is more accessible than the airport industrial complex.

The project will mobilize \$7 million in private investment with over 30 private sector jobs created, more than 75 new homes, restoration and habitat recovery, food sustainability, and improved commercial area and floodplain access for ingress/egress. The plan also includes structural improvements on the planer shed, a greenhouse learning center, and doubling greenhouse productivity. Councilor Smith

remarked on the strengths of the city's strategic investments and Councilor Sky and Councilor Schuette agreed that the work the city has put in has provided a competitive foundation for grant funding.

Motion 1: Councilor Smith moved to authorize the City Manager to proceed with the purchase and sale agreement of the 14 acre Iron Triangle property for \$495,000 plus closing costs; and the land acquisition and right-of-way dedication agreements for \$205,000 plus closing costs as presented to the city council subject to final review and approval by the city attorney. Councilor Haberly seconded and the motion passed unanimously.

Motion 2: Councilor Smith moved to authorize the City Manager and Mayor to sign and accept Brownfield Redevelopment Grant agreement No. N20012 with Business Oregon for \$38,930 and to sign all future agreements related to this grant, as needed. Councilor Holland Seconded and the motion passed unanimously.

Motion 3: Councilor Adair moved to request the City Manager prepare a supplemental budget for adoption by the city council on May 12th to adjust the Water Fund FY20 budget to reflect the council's motions related to the Iron Triangle property acquisition as discussed. Councilor Haberly seconded and the motion passed unanimously.

Agenda Item No. 8—Aquatics Center Update

Green announced that the City did not win the grant for the Davis Creek Park Fallen Soldier Memorial. In the next submission, they would like the memorial to be in a more prominent place and the grant to include more support from local veterans.

Mayor Lundbom reviewed the upcoming meetings and asked if any community members had anything to add.

Adjourn

There being no further business before the council, Councilor Holland moved to adjourn the meeting at 8:37 PM. The motion was seconded by Councilor Haberly and passed unanimously.

Respectfully Submitted:

Nicholas Green
City Manager

ACCEPTED BY THE CITY COUNCIL ON APRIL 28, 2020



Ron Lundbom, Mayor