

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

February 09, 2021

COUNCILORS PRESENT:

Ron Lundbom, Mayor
Paul Smith, Council President
David Holland
Shannon Adair
Elliott Sky
Gregg Haberly
Heather Rookstool

COUNCILORS ABSENT

CITY STAFF PRESENT

Nicholas Green, Executive Director
Daisy Goebel, Associate Planner
Aaron Lieuallen, Senior Project Manager
Aaron Lieuallen, Project Mgr (virtual)

Anna Bass, City Recorder (virtual)
Chantal DesJardin, Sr. Acct. Clerk (virtual)
Garrett Crostek, City Attorney (virtual)

GUESTS PRESENT VIRTUALLY

Chris Fox
+15416201890
+15418084407
Jim Pex

Logan Bagett
Stephanie LeQuieu

Agenda Item No. 1—Open and Note Attendance

Chairman Lundbom called the meeting to order at 7:00p.m., noting everyone was present.

Agenda Item No. 2—Approval of Prior Minutes (7:01p.m.)

The minutes from the January 26, 2021 meeting were presented for approval. Councilor Holland noted “Chair” Lundbom should be replaced with “Mayor” Lundbom in the minutes.

Councilor Holland moved to approve the January 26, 2021 council minutes as amended. The motion was seconded by Haberly and passed unanimously.

Agenda Item No. 3—Appearance of Interested Citizens (7:02p.m.)

Mayor Lundbom welcomed the audience and asked if there was any business to add to the agenda. *None appeared.*

Agenda Item No. 4—Consent Agenda

No items presented.

Action Item No. 5—Resolution 21-856-04, A Resolution of City of John Day Approving The Sale of Certain Real Properties Located in City (7:02p.m.)

City Manager Green noted there were two typos in the resolution that need to be corrected. The resolution incorrectly stated 20 lots (it should be 21) and lots 1-13, not lots 1-3. He reiterated the rest of the terms, as previously reviewed by the city council, and noted the inclusion of the subdivision plat in the resolution along with the market assessment. Councilor Holland asked if this was just related to the airport industrial park and not the new industrial park. Green confirmed, stating it was only for the numbered lots at the airport industrial park.

Councilor Holland moved to approve Resolution 21-856-04, A Resolution of City of John Day Approving the Sale of Certain Real Properties Located in City (as amended with the lot numbers). The motion was seconded by Councilor Haberly and passed unanimously.

Action Item No. 6— Other Business & Upcoming Meetings

Treatment plant update (7:05p.m.) Jim Pex (Flagline Engineering) provided an update to the city council about the status of the Wastewater Treatment Plant preliminary engineering report (PER). He noted the funding agencies asked us to ensure what is proposed will be the best available options for the city as well as the permitting options, and that their product will be added to the PER that has already been completed. Pex reviewed the collection system and described three alternatives to address deficiencies in the collection system that need to be fixed in conjunction with installing the new treatment plant. For example, 90 percent of the city's collection system flows through a siphon under the John Day River at NW Canton Street. They evaluated routes that would eliminate pump stations to reduce operations and maintenance costs. To do this, they had to fly the entire collection system with a drone to collect LIDAR elevation profiles. The original plan called for rehabilitating the siphon and leaving it in place. They reviewed that alternative but removed the 48-inch diameter pipe (Alt 1). They also analyzed two other alternatives, replacing the siphon with a pump station (Alt 2) and removing two pump stations and the siphon and going to a gravity fed system (Alt 3). Flagline is not recommending continued use of the siphon and believe Alt 2 or Alt 3 will be the overall best value. The lifecycle costs for all three alternatives will be presented in the final report. Councilor Holland noted the siphon is not the original crossing, which was east of the current location on the Bridge Street Bridge. He said we would need to confirm but it may be ductile iron rather

than concrete. Mr. Pex also described the treatment plant alternatives being considered: membrane bioreactor, sequencing bioreactor, and continuous flow activated sludge reactor. DEQ has verbally requested additional pump testing (three day test) for the effluent disposal prior to determining which permit pathway (and therefore which reactor) the city will need. He emphasized the process of the plant cannot be decided until the discharge permit is finalized by DEQ. He stated they are on target to begin on-site construction next spring. Green noted there will be some collection system improvements, like the path from Ironwood Estates/Valley View Drive, which could be installed this year, prior to the rest of the plant, but would not be connected until the plant is ready. He also described the financing secured to date and the final CDBG application and USDA applications that will be submitted in April.

Travel Oregon Destination Ready Grant (7:49p.m.). Green noted a decision is expected in the next week or two.

County Study Session Request (7:50p.m.). Green said the County Court asked him to come to present the council's request for a study session and he described the proposed approach to use the URA as an instrument to incentivize land development (streets, utilities, etc.) in addition to providing incentives for the new home construction. If each lot were to sell for \$40,000 (fully developed to city standards) then for each lot the private developers create they will lose between \$12-15,000. As a result, the URA will grind to a halt because we will be out of developed land and land developers will not invest in a losing proposition. He said he would ask the County to provide financing to build the roads and their funds would be repaid through the URA. The City would provide financing to build the other utilities and would also be repaid. This is a sustainable investment approach we can model and it will work, with the loaned funds indexed to the LGIP rate of return so neither agency is losing interest on their invested capital. Councilor Sky asked if this could be implemented this year and if it could be tiered. Green said the goal would be to test this public-private investment model on one development and then replicate it with lessons learned on the others and recommended Ironwood Estates Phase 2 as the test case as it is the most straightforward. He reiterated this could hit the city council's target of 100 homes in 10 years instead of 20. Council discussed the merits of the proposal. Green said the County asked him to come and present at their February 24th meeting. He also stated the request is for them to come to a meeting to discuss this in more detail.

Council reviewed upcoming meetings (8:07p.m.).

Councilor Holland moved to adjourn the meeting at 8:08PM. The motion was seconded by Councilor Haberly and passed unanimously.

Virtual Meeting Comments: None.

Respectfully Submitted:

Nicholas Green, City Manager

ACCEPTED BY THE CITY COUNCIL ON MARCH 09, 2021.

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

Ron Lundbom, Chairman