

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

April 27, 2021

COUNCILORS PRESENT:

Ron Lundbom, Mayor
Paul Smith, Council President
David Holland
Shannon Adair
Heather Rookstool
Elliot Sky

COUNCILORS ABSENT

Gregg Haberly

CITY STAFF PRESENT

Nicholas Green, Executive Director
Lindy Berry, Secretary
Michael Durr, Chief of Police
Aaron Lieuallen, Senior Project Manager
(virtual)

Daisy Goebel, Associate Planner (virtual)
LauraBeth Wallenstein, Agribusiness Project
Manager (virtual)

**GUESTS PRESENT (VIRTUAL UNLESS INDICATED
AS IN-PERSON)**

Mike McManus (in person)
Rhiannon Bauman (in person)
Sherrie Rininger (in person)
Rudy Diaz (in person)

Nathaniel Conklin
Logan Bagett
Stephanie LeQuieu
Lisa Weigum
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Agenda Item No. 1—Open and Note Attendance

Mayor Lundbom called the meeting to order at 7:00 p.m., noting everyone was present except Councilor Haberly who was absent and excused.

Agenda Item No. 2—Approval of Prior Minutes

The minutes from the April 13 2021 meeting were presented for approval.

Councilor Adair moved to approve the April 13, 2021 council minutes. The motion was seconded by Councilor Sky and passed unanimously.

Agenda Item No. 3—Appearance of Interested Citizens

Mayor Lundbom invited guests to share items not on the agenda
Councilor Rookstool inquired about dates to meet with the county. She shared that she had emailed the county court and Commissioner Palmer replied to her email stating that he was willing to meet regarding the 4th Street project. Councilor Rookstool requested that the council provide a few possible dates to meet with the county. Councilor Sky inquired if it would be possible to request the county voice concerns ahead of time that way the meeting is productive and the council can address those concerns.

Several councilors agreed this would be a good idea. The council agreed to request a meeting on Tuesday, May 11th at 6:00 pm.

Agenda Item No. 4—Consent Agenda (7:09 PM)

Mayor Lundbom asked if there were any questions on the consent agenda.

Several councilors inquired about the increase in costs. City Manager Green replied that the increase in material costs has resulted in higher bids than what they were quoted previously. An alternative option would be to award a local contractor the project. The city received a bid from Tyler Sheedy Construction for a total cost of \$44,700. He was the only local contractor to submit a bid. Councilor Adair inquired about where the second restroom comes in. City Manager Green answered that he was thinking one team could do both projects, the downtown and Hill Family Park. Several councilors inquired about a timeline for completion and agreed they'd like to keep the work local. Pending procurement of materials and permits, June 25, 2021 is the estimated completion date.

Councilor Adair motioned to approve the consent agenda, items 1 & 2 The motion was seconded by Councilor Holland and passed unanimously.

Action Item No. 5— Project Turnkey (7:15 PM)

Mayor Lundbom introduced Rhiannon Bauman and Mike McManus to present on Project Turnkey. Mr. McManus stated that it is well known that the area has a housing shortage. He shared insight from his background working in probation stating that there is a need for transitional, short-term housing. The selected venue for Project Turnkey is Dreamer's Lodge in John Day. They plan to employ one or two staff to manage and monitor the property. Mayor Lundbom inquired how many units there are. Mrs. Bauman answered that there are 25 units, 7 units with kitchens and they plan to put in a kitchenette into each unit eventually. Councilor Rookstool shared that she was originally opposed, but after attending a virtual meeting with other downtown businesses she can see the value. Mrs. Bauman said that the plan is to provide a safe option for families and people that want to better their lives. Mr. McManus noted this is not planned with the intent to bring people into the county, but for citizens of this county that are ready to transition back into the community.

Mr. McManus explained that the grant would pay for the first year of operating costs. Keeping in mind sustainability for operating costs, the sheriff's office historically put people up in hotels, but now will be able to utilize the Dreamer's Lodge. The goal right now is for people to be there less than a year, however there will not be a strict deadline if people need more time. Housing will not be available to sexual offenders or violent offenders.

Councilor Sky inquired about the turnaround time if they were to win the grant. Mrs. Bauman answered they would need to be open to accept people in June. Mr. McManus pointed out that most counties provide transitional housing but, Grant County has not been able to offer that previously. In addition to providing much needed housing, they hope to provide life skills classes and parenting classes.

They shared that they currently plan to have a community wide virtual meeting on May 14th.

Action Item No. 6— Street Improvement Project Updates (7:26 PM)

Mayor Lundbom invited City Manager Green to speak. City Manager Green shared the proposal that had gone out in the packets provided to the council. FEMA has fully approved the scope of work. They are in final design and on track to hit the timeline for completion from July 15th through the end of August.

Mayor Lundbom invited questions. Councilor Sky asked what the road on Government Way would look like. City Manager Green answered it would be 2 lanes, each 11-foot-wide, the transportation engineers are working on sketches and a final decision has not been made quite yet.

Action Item No. 7— Wastewater Improvements Project Updates (7:30 PM)

City Manager Green shared the staff have been working around the clock to complete this. He believes they will score high. He reviewed the basic scope of work with the council, sharing and explaining each of the 5 components. The primary route will run from the treatment plant up and to the East with future uses possibly being an aquatic center, restrooms at Hill Family Park, Kam Wah Chung and down to the Greenhouse and the proposed hotel and event center locations at Oregon Pine. To the West the pipe would run down to Malheur Lumber and could be transitioned to Iron Triangle's industrial property as well.

Councilor Sky asked if there would be an incentive for Parks and Rec to utilize the reclaimed water for irrigation. City Manager Green answered that would be up to their discretion, but for comparison sake, the plan is for the reclaimed water to be billed at a rate 1/10 the cost of fresh water. Councilor Sky felt there could be some great incentives to using the reclaimed water. City Manager Green said they are planning to do 3 instream and 3 surface water monitors for study of impact measurements.

The alternative option is to work with the Luce Long Ditch Company to collocate the purple pipe in their ditch and enclose their ditch. With this option, there's an estimated 30-70% fresh water savings for those irrigators.

The hybrid option is to cross connect and run along the highway so that Luce Long Ditch can utilize the reclaimed water and the other uses are still possible. This hybrid option would add additional cost. Councilor Adair asked if the other plans would take away from Malheur. City Manager Green answered that Malheur Lumber is the priority user in all plans. Enclosing the canal would be a huge water savings. Option 1 has 100% land owner approval and does not cross the highway. The other options would require crossing the highway.

The council must decide how to proceed with the water rights. The city has over 1.1 cu ft per second of water rights that can be permanently dedicated instream and storage are that was used by the mill. All of the permitting is in place of submitted for approval for the reclamation. The budgetary cost estimate is \$2.9 M. Mayor Lundbom inquired if they do not win the grant would they have to dedicate the rights. City Manager Green stated they would not have to dedicate the water rights if they were not awarded the grant. Councilor Sky asked for some additional insight on the water rights. Councilor Holland answered that most all of those water rights would be for irrigation. He added the city is not using those water rights anyway, so to give those back and dedicate them to instream makes sense, especially if it makes the application more attractive.

City Manager Green stated, "a motion to the effect that the city apply for the Oregon Water Resources Department grant with the project components described in the amount of \$2.9 M including the dedication of 10 certified water rights."

Councilor Adair and Mayor Lundbom stated so moved. The motion was seconded by Councilor Sky and passed unanimously.

City Manager Green referenced the packets for the council, reviewing the information regarding the current agreement with Canyon City. Year one would be for calendar year 2022. Year two would be for the calendar year 2023. These figures are 15% of the projected costs. Once the new treatment plant is complete, they can enter into a new agreement in June 2023, the end of the fiscal year basing those figures upon costs incurred with operation of the new plant. He shared he would be attending the Canyon City Council Meeting to present this data.

Councilor Holland asked for clarification about the fiscal year and the calendar year. City Manager Green explained that the original agreement ended with the fiscal year but proposed a rate structure for the whole calendar year. The rate tables are set in January and run through December. Running fiscal year to fiscal year would allow for budgeting for both John Day and Canyon City accordingly.

The public works committee will attend the Canyon City Council Meeting with City Manager Green on May 18th.

Action Item No. 8— Budget Process Updates (7:57 PM)

City Manager Green shared that legal council is preparing the language for the ballot and it will be submitted August 3rd. He is working on an explanatory statement that will accompany the ballot. Councilor Rookstool asked about hosting a townhall after the ballot goes out. City Manager Green answered that he thought that could be beneficial and he felt that quarterly town hall meetings would be beneficial. Councilor Adair shared that she received feedback about the town hall that the numbers on the screen were difficult to see and asked if they might be able to provide print outs or do additional screens that would allow the audience to be able to see the numbers and information being presented.

City Manager Green that DOJ has what's called a COPS Grant and DOJ updated their website and it's showing coming soon for 2021. If the city were to win the grant, they would not need to take the levy year one. He does not know the timeline for the grant as it has not been posted yet. Councilor Rookstool stated she felt levying the full amount made sense and if there were leftover funds, to roll them over to the next year. \$50 for every \$100,000 in assessed value. Several councilors agreed they don't want to rely on being awarded this grant and they'd like to levy the full amount as there are some unknown costs associated with hiring a new chief.

City Manager Green shared that a job description for the Police Chief position will be posted next week. Position will be left open until filled. CIS will assist in vetting and screening applicants. He believes that a panel interview with executives would be beneficial to make certain the right candidate is selected. The offer would be made contingent upon the option levy passing. The offer could be made in August so that the new hire could be onboarded in time for Chief Durr's retirement.

City Manager Green shared that the Community Development position could be a contract position and not a city employee. He looked to the council for input. This decision would be contingent upon winning the Ford Family Foundation Grant. Councilor Holland inquired what would be most beneficial for City Manager Green. City Manager Green answered that the consultant appeals to him as they have worked

on a number of projects that he was excited about. If the council did not have a clear idea of what direction they would like to go, he'd like to take more time to think it through.

Council President Smith shared that he does not want to lose the local culture or contract with a consultant that just gives a report and study session. Councilor Sky agreed with Council President Smith and shared that if City Manager Green sees value in the proposal provided then he might be open to it. Councilor Rookstool inquired on the deadline of the grant. City Manager Green was not sure of the date, but said it was prior to the end of the fiscal year. Council President Smith asked if ARPA would allow for a consultant and someone to work part-time. City Manager Green felt that may be possible. He would like to see someone involved in the community and bringing in youth from the community to be involved along with people with varying socioeconomic backgrounds.

Guest, Sherrie Rininger pointed out the address on the agenda for the proposed CyberMill location is incorrect. The correct building is the old Body Fitness Dance Studio, 241 W Main St. Council President Smith asked if City Manager Green has heard anything since Friday. City Manager Green answered that he had not yet heard anything back. He briefly touched on presenting his testimony on broadband saying, the people who need the technical assistance the most do not have the means to get it.

Action Item No. 9— CyberMill And EDA Grant Update (8:26 PM)

Councilor Rookstool shared she is concerned that at the town hall meeting, a community member brought up the city purchasing land. City Manager Green replied that he had meant the city was not purchasing land to develop. Council President Smith inquired where the funds would come from and if they were to purchase the building and didn't win the grant, would they be stuck with it? City Manager Green answered the money would come from interest on the broadband fund or from ARPA. It would not come from general fund. It would not be the end of the world if the building were to go on the market. There are other options they could explore if needed. Councilor Adair shared she supports purchasing it if they win the grant. Purchasing the building without securing the grant could have negative consequences. City Manager Green shared that there are 3 possible options for a response from the EDA. They could deny, approve or come back with additional questions.

Action Item No. 10— 2021 Street Fairs (8:31 PM)

City Manager Green would like to do a Street Fair in collaboration with Len's Drug's re-opening and the opening of the restrooms downtown. They are looking at June 25th, the day before the Thadd's Place Gala on June 26th. Ideas came up to create some sort of passport game and for people to be spread out throughout John Day touring and socializing. Council President Smith brought up the First Fridays the Chamber used to host. He thought it could be neat to include some of what they had previously done for that event. City Manager Green noted they could have brochures available with information about some of the local businesses. Councilor Rookstool liked the idea and stated she thinks the county needs some joy

City Manager Green asked if the council would allow a gentleman to sell produce at the new parking lot. Several councilors expressed concerns about having someone taking up parking spaces that could be utilized by community members and people visiting the area. Virtual guest, Stephanie LeQuieu shared that if a person was selling produce from out of state from a county that does not border this county, it is not lawful for him to sell that produce at the Farmer's Market. Daisy Goebel, associate planner added that he would need a temporary use permit. Councilors concluded that he be encouraged to connect directly with some private property owners in the area.

Councilor Rookstool asked that the council give downtown businesses enough time to put together something fun for the street fair. Mayor Lundbom inquired if there were some ideas of dates for future street fairs. City Manager Green had not yet thought of specific dates, but July and a Fall/ Harvest street fair came to mind.

Mayor Lundbom shared that the chamber wanted him to share that the POW MIA ride will be going through town on June 27th. He was asked if the city would sanction the event. Several councilors were excited about the idea and looked forward to the event.

Action Item No. 11—Other Business & Upcoming Meetings (8:46 PM)

Councilor Rookstool shared there will be a bull riding event May 21st at the Grant County Fairgrounds. There will be a live band following the event.

- May 11, City Council Meeting – Fire Hall/Virtual, 7 PM
- May 18, Canyon City Council Meeting
- May 20, Planning Commission Hearing – Fire Hall/Virtual, 6 PM
- May 25, No City Council Meeting
- June 8, City Council Meeting – Fire Hall/Virtual, 7 PM o FY21 Supplemental Budget Hearing o FY22 Budget Adoption Hearing
- June 8, URA Meeting – Fire Hall/Virtual, 7 PM o FY22 Budget Adoption Hearing o URA Plan Amendment
- June 22, City Council Meeting – Fire Hall/Virtual, PM

Secretary, Lindy Berry shared that the city has a coloring contest for kids that will be running through May 11. The council will be announcing the winner at the May 11th meeting.

Councilor Rookstool moved to close the meeting at 8:49 PM. The motion was seconded by Councilor Holland and passed unanimously.

Respectfully Submitted:

Nicholas Green, City Manager

ACCEPTED BY THE CITY COUNCIL ON May 11, 2021.



Ron Lundbom, Mayor