

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

August 05, 2021

COUNCILORS PRESENT:

Ron Lundbom, Mayor
Paul Smith
Shannon Adair
Heather Rookstool
Gregg Haberly
David Holland

COUNCILORS ABSENT

Elliot Sky

CITY STAFF PRESENT

Nicholas Green, Executive Director
Lindy Berry, Secretary (virtual)

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

Sherrie Rininger (in person)
Steve Foster (in person)
Frances Preston (in person)
Judy Lenz

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Dawn DeGrande
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Agenda Item No. 1— OPEN AND NOTE ATTENDANCE

Mayor Lundbom called the meeting to order at 6:00 p.m., noting everyone was present except Councilor Sky who was excused and absent and Councilor Rookstool. *Councilor Rookstool arrived around 6:05 pm.*

Agenda Item No. 2— APPROVAL OF PRIOR MINUTES

No minutes presented for approval

Agenda Item No. 3— APPEARANCE OF INTERESTED CITIZENS

Mayor Lundbom invited guests to share items not on the agenda.
None appeared

Agenda Item No. 4— CONSENT AGENDA ITEMS (6:01 PM)

Mayor Lundbom asked if there were any questions on the consent agenda. *None appeared*

Councilor Holland motioned to approve the consent agenda. The motion was seconded by Councilor Adair and passed unanimously.

Action Item No. 5 ALDRICHVIEW VS. ALDRICH VIEW – YOU DECIDE (6:02 PM)

City Manager Green shared that Andy Day had requested Aldrichview PI be changed to Aldrich View PI as he had begun changing over his address to the latter option.

Councilor Holland motioned to change Aldrichview PI to Aldrich View PI. The motion was seconded by Councilor Haberly and passed unanimously.

Action Item No. 6— FRANCES PRESTON – STAND 4 FREEDOM INITIATIVE (6:04 PM)

Mayor Lundbom invited Frances Preston to speak. Mrs. Preston requested that the Council decide the time and place of a meeting with Stand 4 Freedom. She briefly read over the provided letter in the agenda. She explained the petition is to support local businesses. Councilor Adair clarified, that Mrs. Preston was looking for the council to decide the time and place for a meeting. Mrs. Preston explained they would like for city leaders in the county to meet together with Stand 4 Freedom. Council President Smith asked why are they not approaching the County Court to organize this? She answered that they are approaching each city. Several councilors agreed they would prefer to have Stand 4 Freedom present at a future council meeting.

City Manager Green noted that the city of John Day has a unique form of government with the city charter noting that what was being presented was not enforceable under the charter. He asked to speak with Stand 4 Freedom in advance of the meeting to establish what would be enforceable under the current form of government. He shared that Stand 4 Freedom would be welcome to present at the next council meeting on August 24th or September 14th.

The council thanked Mrs. Preston for her time.

Action Item No. 7— HILL FAMILY PARK NOTICE OF INTENT TO AWARD (6:14 PM)

City Manager Green shared that Iron Triangle and Tidewater both submitted bids for the work on Hill Family Park. They were very close, about \$2,000 difference. He briefly reviewed the bids in more detail. This will build the bridge, put in the trails, concrete parking lot and restroom pad. They would submit the notice to proceed within 7 days and it must be completed and accepted by the City no later than October 15,2021.

Councilor Holland motioned to issue a Notice of Intent to Award to Iron Triangle in the amount of \$166,426.75 for Schedule A. The motion was seconded by Councilor Adair and passed unanimously.

Council President Smith motioned to issue a Notice of Intent to Award to Iron Triangle in the amount of \$103,820.20 for Schedule B. The motion was seconded by Councilor Rookstool and passed unanimously.

Councilor Holland motioned to authorize the City Manager to enter into an agreement with Iron Triangle and issue a Notice to Proceed on or after Friday, August 13th, provided no other vendor contests this Notice of Intent to Award. The motion was seconded by Councilor Adair and passed unanimously.

Action Item No.8- PROJECT UPDATES (6:19 PM)

Hill Family Park

City Manager Green reviewed the timeline for work on Hill Family Park. He also shared an update on the lot line adjustment with the Culley's. They had requested that they receive free reclaimed water, or a price lock guarantee of \$1 per \$1,000 gallons once the reclaimed water was available. He explained that he needed to connect with the Culley's again to discuss the details more in depth. He noted that if necessary, they could build sidewalks from 7th Street to the new bridge at the Hill Family Park rather than a trail. Councilor Holland shared that he preferred the trails over the sidewalk due to the difference in cost. City Manager Green noted that with the lot line adjustment, they could create a more park like walking path to connect the parks. Councilor Holland noted that they should be made aware of about how many lots they could still have within the property they would gain. City Manager Green recommended they have the Culley's pay for the cost of the lot line adjustment.

Aquatics Center

City Manager Green shared that Parks and Recreation would be holding a neighborhood meeting. They could expect an application within about 3 weeks following the meeting. There would then be a public hearing period through the planning commission. He noted that the proceeds from the sale of Kam Wah Chung would go towards the site and that some of the site improvements have been completed. In January, they could apply for additional funds in the amount of \$750,000 from State grants. They have not yet approached anyone for nonprofit endowment, so he was not concerned about raising more funds. Mayor Lundbom inquired if there would be some sort of town hall about the project? City Manager Green noted that this was all the Parks and Rec's project, the City was only assisting to raise the funds and assist with the design.

Kam Wah Chung

City Manager Green shared the appraisal is complete and he had no other updates on Kam Wah Chung.

Recreational Trails

City Manager Green would be requesting about \$150,000 in funds from ORPD to finish the trails connection to Hill Family Park.

Planar Shed

The City has requested \$125,000 in congressional supplemental funds to begin the planar shed restoration and conversion into a community pavilion.

Oregon Pine

Once the crane is in the area for the Hill Family Park, he hopes they may be able to lift the Oregon Pine bridge and complete repairs at that time. He hopes to have the bridge functional as soon as possible.

The Pit Stop

They have a design for the courtyard and will plan to have a community discussion to make decisions about how to make the space more attractive. He shared his vision that they would create a space for people living in the community, and people visiting the community. Councilor Rookstool inquired if they would have a town hall and be able to provide a vision or design to residents? City Manager Green answered they could show examples of what other communities have done. He also touched on improving existing parking and improving signage for businesses downtown. The council discussed some of their experiences and expressed excitement about possibilities. City Manager Green briefly shared that he was hopeful the Community Development Director would assist in completing this project to create a more enjoyable, walkable downtown. Council President Smith inquired where the funding for the CDD position would come from for the amount above the allocation from GRO? City Manager Green

answered that in addition to the GRO funding, they would spread out his wage among the projects he manages.

The council briefly reviewed the included site plan. City Manager Green noted that the parking shown was from a past plan, they now had parking for oversized vehicles.

Discover John Day

City Manager Green shared a video Straw to Gold had put together. The council expressed excitement about the video and looked forward to seeing the final product.

Entrance Monuments

Once the Community Development Director starts, City Manager Green would like to explore ideas for signage showing when a person enters the city limits.

Oregon RAIN

City Manager Green did not have any update on who had been hired by RAIN.

USDA Rural Placemaking Grant

Burns, Lakeview and John Day have applied in a partnership. The intent is to help us create cultural districts and enhance placemaking in line with our plans, while bringing lessons learned from John Day to the other two communities. This would be a multi-year effort funded by the USDA if awarded.

Housing/ URA

City Manager Green briefly reviewed the positive outcomes to expect as a result of the Holmstrom Ranch extension and other ongoing projects.

He addressed a pamphlet circulating throughout the community titled, "Dollars Lost to the URA" He explained that tax base was frozen 3 years ago, the URA does not subtract taxes. The URA only collects taxes related to new tax value. He shared that they've created \$3.3 million of new tax income within the last 3 years. Out of approximately 133 urban renewal plan areas in Oregon, John Day's had the fifth highest increase in assessed value, with a year-over-year growth rate of 76.3% in tax increments. The council expressed frustration with the incorrect information being shared. The URA was not designed to be exclusionary, the boundary can be adjusted upon approval of an application as long as they have room to add to the boundary.

City Manager Green also touched on the concerns being brought up about the city acquiring properties. He explained that those properties are distressed and depreciating, with virtually no tax value. The properties are being purchased and improved then sold. Therefore, adding value to the tax base. Councilor Adair recommended videos be created to explain more in depth about the URA. The council agreed this seemed like a great solution.

City Manager Green shared the tax history of properties acquired by the city. The Oregon Pine property in 2005 was assessed at \$643,000. Upon removing structures and beginning the Brownfield abatement, the assessed value had depreciated to an assessed value of \$350,270 by 2016.

Guest, Sherrie Rininger shared that she felt sometimes the explanations were too technical and it may be beneficial to have someone explain in layman's terms.

The council discussed the need to address the information being shared and came to a consensus to submit a letter to the editor.

City Manager Green shared a brief presentation of the progress on street projects. Noting the planned routes for the extension of 7th St to Patterson Bridge and the additional lots to be added for

development. The council discussed two possible options for the road to tie into the 7th St extension from the development.

The net contribution from these projects over the next 2 years is \$12,500 per year per resident.

Greenhouse

City Manager Green noted the Greenhouse is no longer a necessary project for the city. He was hopeful that there could be a community discussion to decide about how to proceed. He provided a few ideas for different solutions to address the costs associated with operating the greenhouse.

Action Item No. 9— OTHER BUSINESS & UPCOMING MEETINGS (7:56 PM)

Councilor Rookstool addressed the comments to amend the budget. She wanted it to be known that a No vote, is a no vote period. Councilor Haberly added that they have amended the budget for years, and it's still not enough. City Manager Green agreed and noted that the budget message clearly showed that they've been losing funding over the last 20 years. They are attempting to fix the cost by adding new homes to grow the tax base. He provided data showing the past 22 years of revenues vs. expenses.

Guest, Steve Foster suggested they create some videos to explain the issues being faced. The council agreed that would be a great idea.

Council President Smith recommended that at future town hall meetings, the most qualified person should answer the question. The councilors briefly discussed ideas to improve upon future town hall meetings.

The council briefly discussed some concerns brought up at the town hall. City Manager Green stated the money the City receives to fund street maintenance is from state shared revenue. The state shared revenue is based upon the population of the City. The maintenance of the streets is directly related to the population of the City.

Mayor Lundbom reviewed the upcoming meetings.

Councilor Holland motioned to close the meeting at 8:18 PM. The motion was seconded by Councilor Adair and passed unanimously.

Respectfully Submitted:

Nicholas Green, City Manager

ACCEPTED BY THE CITY COUNCIL ON SEPTEMBER 14, 2021.



Ron Lundbom, Mayor