

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

May 24th, 2022

COUNCILORS PRESENT

Ron Lundbom, Mayor
Dave Holland, Council President
Chris Labhart
Elliott Sky
Heather Rookstool
Katrina Randleas (sworn in)
Shannon Adair

COUNCILORS ABSENT

None

CITY STAFF

Executive Director, Nick Green
Community Development Dir., Corum Ketchum

Aaron Lieuallen, Senior Project Manager

GUESTS

See attached guest sheet

Remote guests

Leslie Traylor
+15033138161
+15415751647
+15416201483
A. Hofpar
Aaron
Allison Field
AM
Art
Darin Toy
Haley walker
HW
JS

Leslie traylor
Logan Randleas
Louis
LW
MF
Morgan
Paul Sweany
Rhiannon
Roberta Fox
s
Travis

Agenda Item No. 1— OPEN AND NOTE ATTENDANCE

Start: 0:00

End 0:30

Mayor Ron Lundbom called the May 24th regular city council meeting to order at 7:25 pm

Agenda Item No. 2— APPEARANCE OF INTERESTED CITIZENS.

Start 0:33

End 3:40

Mayor Lundbom invited members of the public to discuss items not on the Agenda:

Louis Provencher asked three questions:

- Are minutes from last meetings accessible?
- What is the status NW 4th and 5th road reconstruction?
- What is the status of R3 Consortium?

John Rowell – Seconded need for NW 4th and 5th reconstruction.

Council and staff responded that minutes are unavailable due to lack of staffing. The costs of reconstructing that road was quoted too high for the City to pursue. The R3 Consortium is paused pending the hiring of a permanent City Manager.

Agenda Item No. 3- APPROVAL OF PRIOR MINUTES

None.

Agenda Item No. 4- COUNCIL VACANCY APPOINTMENT

Start: 3:50

End: 14:00

Candidates Included

- Brian Hubbard
- Christopher Stauty (declined interview)
- Eric Bush Application (ineligible, failure to establish John Day residency for 12 months)
- Katrina Randleas (appointed)

Council asked questions of Hubbard and Randleas. Discussion involved making Council business more readily accessible for the public. Councilor Randleas will not be able to serve on both City Council and the Budget Committee once appointed. Hubbard was invited to run for Council in the open election or apply for the next vacancy.

Mayor Lundbom opened the floor to for Councilor to vote for present candidates:

Hubbard: 1 vote from Councilor Rookstool

Randleas: 5 votes from Mayor Lundbom and Councilors Adair, Sky, Holland, and Labhart

Katrina Randleas was sworn in by Mayor Lundbom to serve the remainder of the term for Councilor 5 (term expires 2022)

Action Item No. 5 - PUBLIC HEARING – CITY OF JOHN DAY FISCAL YEAR 2022-2023 BUDGET

Start 14:30

End 20:15

Councilor Chris Labhart made a motion to open the PUBLIC HEARING for the CITY OF JOHN DAY FISCAL YEAR 2022-2023 BUDGET

Seconded by Council President Dave Holland

Passes: Unanimous

Anna Bass, City Budget Contractor (CCS Solutions) brought two minor discrepancies to the Council. Items below \$5,000 or less than 10% of the amount of the individual line items in question are not required to go back to the Budget Committee. Mayor Lundbom invited public comment:

John Rowell, John Day, 5th Street:

Asked clarifying questions on the Agribusiness department. City Manager Green said no revenues are budgeted to go from the Agribusiness fund, and any will go to the General Fund for spending next fiscal year.

Sherrie Rininger, John Day

Inquired about COVID relief funding for business' water bills.

Councilor Labhart made a motion to close the PUBLIC HEARING for the CITY OF JOHN DAY FISCAL YEAR 2022-2023 BUDGET

Seconded by Councilor Adair

Passes: Unanimous

Action Item No. 6- RESOLUTION NO. 22-890-11, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHN DAY, GRANT COUNTY, OREGON AUTHORIZING A FULL FAITH AND CREDIT BORROWING

Start: 20:18

End: 24:40

City Manager Green states that this resolution is allows for staff to seek out bids for the interim services before the awarding of the Department of Administrative Services grant, in relation to the Pool Center (AKA the Aquatic Center or Pool for All project). These funds would allow staff to draft and solicit bids for Pool Center construction, in order to meet the City's summer 2023 completion deadline. The City is not obligated to move forward with any of the bids in the event the Pool Center bond measure fails to pass.

Councilor Labhart clarified that the bond measure is the City's plan to construct a pool, and there are no plans to reconstruct/rehabilitate Gleason Pool, or build another facility.

Mayor Lundbom asked for public comment:

John Rowell, John Day, 5th Street:

Asked clarifying questions on the sources of funding from the pool. City Manager Green stated that approximately two-thirds (2/3) of the Pool Center are grant funded. The rest would be amortized on the

full faith and credit of the City, at about \$100,000 per year over the course of 10 years, related to the bond measure.

Councilor Adair made a motion to approve RESOLUTION NO. 22-890-11, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF JOHN DAY, GRANT COUNTY, OREGON AUTHORIZING A FULL FAITH AND CREDIT BORROWING

Seconded by Council President Holland

Passes: Unanimous

Action Item No. 7- STATUS OF GLEASON POOL DEMOLITION & THE NEW KAM WAH CHUNG INTERPRETIVE CENTER

Start: 24:50

End: 55:48

City Manager Green clarified that the demolition of Gleason Pool is dependent on a signed memorandum of agreement between the City, Oregon Parks and Recreation Department and the State Historic Preservation Office. Council authorized the City on during their November 9th, 2021 public meeting to proceed with the sale and site preparation (demolition) of the Gleason Pool property to OPRD for the new Kam Wah Chung Interpretive (Visitors) Center. Demolition and sale of the Gleason Pool site will move forward regardless of the outcome of the pool bond.

Councilor Labhart notified the community that metal detectors are illegal onsite, especially during this construction phase, and was asked by OPRD to make sure that is public knowledge.

Mayor Lundbom invited public comment:

Charlene Morris, John Day, Highway 26

Clarifying questions for condition of the sale to OPRD. City Manager Green responded that sale will be finalized once site preparation is complete

John Morris, John Day, Highway 26

Clarifying costs of Gleason Pool demolition. City Manager Green responded that costs will be between \$85,000 and \$120,000 to be paid by the \$1 million the City is receiving from the State in Kam Wah Chung site improvements.

Further topics of discussion:

Discussion of what to do in the unlikely event the State decline to purchase the Gleason Pool property.

Discussion of the benefits the Kam Wah Chung site improvements bring to John Day, including parking,

Discussion of the costs and difficulties of operating Gleason Pool through the 1990's to present and the need to phase out the old facility.

Action Item No. 8- RESOLUTION NO. 22-891-12, A RESOLUTION OF THE CITY OF JOHN DAY APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE JOHN DAY URBAN RENEWAL AGENCY AND

AUTHORIZING A LOAN FROM THE INFRASTRUCTURE FINANCE AUTHORITY SPECIAL PUBLIC WORKS FUND

Start: 55:50

End: 1:00:01

City Manager Green states that this resolution allows for the use of urban renewal fund dollars to pay for site improvements for the housing developments the City has in construction:

- Ironwood Phase 2
- Holmstrom Heights
- The Ridge

City Manager Green stated that the City made improvements on Holmstrom Heights properties in exchange for an easement to create a bridge from 7th Street to the south side of the John Day river. Members of the public noted that this bridge has been in discussions since the 1970's.

Councilor Labhart made a motion to approve RESOLUTION NO. 22-891-12, A RESOLUTION OF THE CITY OF JOHN DAY APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE JOHN DAY URBAN RENEWAL AGENCY AND AUTHORIZING A LOAN FROM THE INFRASTRUCTURE FINANCE AUTHORITY SPECIAL PUBLIC WORKS FUND

Seconded by Councilor Adair

Passes: Unanimous

Action Item No. 9- JOINT DEVELOPMENT AGREEMENT – IRONWOOD ESTATES

Start: 1:00:04

End: 1:07:15

City Manager Green stated that the City would reimburse development costs up to \$750,000 in State bonds, to be repaid by Urban Renewal dollars for infrastructure in the Ironwood Estates development.

Councilor Elliot Sky made a motion to approve the Joint Development Agreement between the City of John Day and the Developers of Ironwood Estates Phase II Contingent on the Receipt of Loan Funds and Legal Review

Seconded by Mayor Lundbom

Passes: Unanimous

Action Item No. 10- JOINT DEVELOPMENT AGREEMENT – The Ridge

Start: 1:07:15

End: 1:07:40

Council briefly discussed that the motion is the same in size, scope, and intent to the above.

Councilor Elliot Sky made a motion to approve the Joint Development Agreement between the City of John Day and Developers of The Ridge Contingent on the Receipt of Loan Funds and Legal Review

Seconded by Councilor Heather Rookstool

Passes: Unanimous

Action Item No. 11- QUARTERLY PROJECT STATUS UPDATES // STRAW-TO-GOLD

Start: 1:09:50

End: 1:28:30

Straw-to-Gold staff Adam Mefford and Benjamin Ariff came to Council with a proposal to facilitate “Activation Events” in John Day. The purpose of these events is to provide activities and fun for certain categories of residents, namely school-age children and long-time community members. Included in the proposal were programs targeted at social media literacy for children, supporting organized sports leagues and collecting the stories of community members for use in an activity book or merchandizing, and historic preservation, among other proposals. The presenters stressed the importance of providing events/activities for local people.

Action Item No. 12- MAIN STREET NOW CONFERENCE REPORT & REVITALIZATION GRANT UPDATE

Start: 1:28:35

End: 1:52:50

Community Development Director Ketchum gave a summary of the 2022 Main Streets Now conference staff attended in Richmond, Virginia the week prior. Ketchum highlighted the importance of investing in place and staff learned of some strategies to do so. The City of John Day presented its Recreation Economies for Rural Communities (2020) plan to conference goers and demonstrating strong interest in the City’s recreation and livability focused approach.

Ketchum transitioned into speaking about the status of the OPRD Main Streets Revitalization Grant the City applied for. Staff thanked business owners for pulling together materials so quickly, but the City was not selected for the grant. City Manager Green said while the City’s approach was vetted by Main Streets practitioners at the conference, the State’s program is not set up to be compatible with the City’s proposal of matching funds for smaller projects.

Council and staff decided that to discuss next steps for the grant and the \$200,000 the City has allocated toward Main Street business owners, a work session should be held the following week.

A Council work session to discuss the Community Development Fund Projects, Main Streets grants, and downtown parking was scheduled for 6 PM on June 2nd, 2022, at the Senior Center

Action Item No. 13 - OTHER BUSINESS & UPCOMING MEETINGS

Start: 1:53:00

End: 1:53:30

Staff reiterated the City Celebration event for the morning of June 10th and briefly touched on other meetings.

ADJOURN

Start: 1:53:30

End: 1:54:00

Councilor Rookstool made a motion to adjourn the May 24th, 2022, John Day City Council Meeting at 9:17 PM

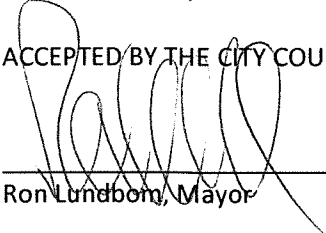
Seconded by Councilor Sky

Passes: Unanimous

Respectfully Submitted:

Corum Ketchum, Community Development Director

ACCEPTED BY THE CITY COUNCIL ON JUNE 14, 2022.



Ron Lundborg, Mayor