



CITY OF
JOHN DAY

CITY COUNCIL AND JOHN DAY URBAN RENEWAL REGULAR MEETING AGENDA

Tuesday March 10, 2026

EXECUTIVE SESSION: 4:30 p.m.

REGULAR MEETING: 5:30 pm

JOHN DAY URBAN RENEWAL MEETING DIRECTLY FOLLOWING REGULAR

MEETING OF THE CITY COUNCIL 6:00 p.m.

John Day Fire Station

316 S Canyon Blvd, John Day, OR 97845

(541)575-0028 www.cityofjohnday.com

This meeting is open to the public. This agenda includes a list of the principal subjects anticipated to be considered at the meeting. However, the agenda does not limit the ability of the Council to consider additional subjects. Meetings may be canceled without notice. Zoom Meeting participants should use the "raise your hand" feature during these times to alert the moderator that they would like to speak.

Join Zoom Meeting

City of John Day is inviting you to a scheduled Zoom meeting.

<https://zoom.us/j/95321822663?pwd=MmPSrbq6skunLMZ9boJNf4Y4kUbdal.1>

Meeting ID: 953 2182 2663

Passcode: 823687

Enter into Executive Session: 4:30 p.m.

Representatives of the news media and designated individuals are permitted to attend the executive sessions. All other members of the audience are asked to leave the room.

Representatives of the news media are specifically directed not to report on any deliberations held during the executive sessions, except to state the general subject of the executive sessions as previously announced. No decisions will be made in the executive session.

- a. ORS 192.660 2 (h): To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Call to Order: Regular John Day Council Meeting 5:30 pm.

1. Call John Day City Council Meeting to Order
2. Pledge of Allegiance
3. Roll Call
4. Amend or Accept Regular Agenda
5. Public Comments (*Please Limit to 3 Minutes*)

Public Comments are an opportunity to present information or speak on an issue that is not on the agenda. Comments are limited to 3 minutes for each person. Visitors may state their comments and should not expect the council to engage in back and forth dialogue regarding the comment, council may either choose to add it to a follow up meeting or direct City Manager to follow up with the speaker.

6. Consent Agenda

All matters listed within the Consent Agenda have been distributed to every member of the City Council for reading and study, are considered routine, and will be enacted by one motion of the Council. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request.

- a. Minutes of CC Mtg 2-24-26
- b. Minutes of CC Mtg 2-10-26
- c. Minutes of CC Mtg 1-13-26

7. Consideration of Iron Triangle Settlement Agreement and Amendment to Development Agreement

8. Adjournment:

URA Agenda Below: 6:00 p.m.

Call to Order: John Day Urban Renewal Meeting Directly after the Regular Council Meeting:

1. Call John Day Urban Renewal Meeting to Order
2. Roll Call
3. Consideration of Amendment to Iron Triangle Development Agreement
4. Adjournment:



CITY OF JOHN DAY

CITY OF JOHN DAY CITY COUNCIL MINUTES January 13, 2026

COUCILORS PRESENT:

Sherrie Rininger, Mayor
Chris Labhart, Councilor
Bradley Hale, Councilor
Ron Phillips, Councilor
Vern Pifer, Councilor
Heather Swank, Councilor
Meloni Cochran, Councilor

COUNCILORS ABSENT

STAFF PRESENT:

Melissa Bethel, City Manager
Don Gabbard, Fire Chief

Agenda Item No. 1—Call Meeting to Order

The City Council meeting was called to order at 6:30 pm.

Agenda Item No. 2—Pledge of Allegiance

The City Council stood for the Pledge of Allegiance.

Agenda Item No. 3—Roll Call and Attendance

All councilors were present.

Agenda Item No. 4—Amend or Accept Regular Agenda

Agenda Item No. 11 was added to the agenda to address the JDCC Parks and Recreation utility bill.

Councilor Labhart made a motion to approve the agenda as amended. The motion was seconded by Councilor Swank and passed unanimously.

Agenda Item No. 5—State of the City—Mayor Rininger

Mayor Rininger presented her State of the City address to the community, highlighting the past year's accomplishments, addressing current challenges, and outlining goals for the upcoming year.

Agenda Item No. 6—Public Comments

Paul Smith: He spoke about downtown enhancement and offered suggestions for improving its appearance, including support for the upcoming sculpture as an attraction.

Richard LaMountain: He is a part of the Grant County Change Alliance, and announced a Meet the Artist event for the Promised Land sculpture on January 31 from 5:00 to 7:00 pm at the Elks Lodge and invited the public to attend.

Mayor Rininger: Mayor Rininger commented that the Council pays for their own water and sewer and stated Council would not support raising these rates if they did not share the same responsibility.

Agenda Item No. 7—Consent Agenda

- a. Accounts Payable through 12-22-2025
- b. Minutes of CC Workshop Meeting 12-3-2025
- c. Minutes of City Council Meeting 12-9-2025

Councilor Phillips made a motion to accept the consent agenda as published. The motion was seconded by Councilor Cochran and passed unanimously.

Agenda Item No. 8—Ordinance 25-06

Ordinance No 25-06: An Ordinance amending the John Day Zoning Map for map and tax lot 13S-31E-23-01300 to increase the portion of the property zoned Parks and Reserve (PR) and decrease the portion of property zoned Residential Limited (RL).

Bethel stated that the Council has already made this decision and that the Ordinance will formalize the zone map change, which will be brought back for adoption once updated, marking the first step in finalizing the Grant County RV park. The Ordinance should actually be 26-01.

Councilor Labhart made a motion to read Ordinance 26-01 by title only. The motion was seconded by Councilor Hale and passed unanimously.

Councilor Phillips made a motion to adopt Ordinance 26-01. The motion was seconded by Councilor Swank and passed unanimously.

Agenda Item No. 9—Resolution 26-01; A resolution supporting the formation of a county wide library district

Councilor Cochran made a motion to approve Resolution 26-01; A resolution supporting the formation of a county wide library district. The motion was seconded by Councilor Labhart and passed unanimously.

Agenda Item No. 10—Utility Base Rate Requirement for Connected Properties - Informational

Bethel stated this agenda item is due to rate increases following a rate study tied to construction and treatment plant operating costs. She explained that all connected accounts must pay the base rate regardless of usage, as the system must remain operational. Staff is auditing all accounts, and the City cannot provide free or reduced services due to federal funding requirements. Any rate reductions for some customers would shift costs to others.

Tyler Sheedy: Mr. Sheedy stated that his downtown property has one meter serving 4 commercial and 8 residential units and expressed concern about being billed per unit regardless of occupancy, totaling approximately \$1,672 per month. He requested clarification on the City's billing audit and its timeline, and questioned how long current rates will remain in effect. He advocated for a usage-based billing system with one base rate per meter connection and charges based on actual consumption, rather than per-unit billing.

Councilor Labhart stated he has concerns, noting that there is only one meter and he believes properties with multiple dwellings on a single meter should be billed based on usage. Councilor Hale suggested working out an agreement with Sheedy, to help keep his rental properties profitable. Bethel stated the current rate structure is fair and cautioned against making individual deals.

Agenda Item No. 11—JDCC Parks and Rec. Utility Bill

Councilor Cochran made a motion to allow the City Manager to negotiate with Parks and Rec. and sign any documents related for the property on the corner of 3rd and Main. The motion was seconded by Councilor Hale and passed unanimously.

Other Business:

Agenda Item No. 11—City Manager Comments

- a. Next Meeting – IT change over
Bethel has requested that the council cancel the next meeting in January due to the scheduled IT changeover.
- b. Discuss date for Goal Setting Retreat:
Bethel will email Council goal setting session dates.

Bethel has been appointed by LOC to serve on the Taxation Committee and the Housing Policy Committee.

Agenda Item No. 12—Mayor and Council Comments

There is a Strategic Plan Town Hall January 14th, 2026

The next Regular Meeting is February 10th, 2026

Adjourn:

There being no further business before council the meeting was adjourned.

Melissa Bethel, CM

DRAFT



CITY OF JOHN DAY

CITY OF JOHN DAY CITY COUNCIL MINUTES February 10, 2026

COUCILORS PRESENT:

Sherrie Rininger, Mayor
Chris Labhart, Councilor
Bradley Hale, Councilor
Ron Phillips, Councilor
Vern Pifer, Councilor
Heather Swank, Councilor
Meloni Cochran, Councilor

COUNCILORS ABSENT

STAFF PRESENT:

Melissa Bethel, City Manager
Don Gabbard, Fire Chief
Nick Ducote, Contract grant writer & administrator

Agenda Item No. 1—Call Meeting to Order

The City Council meeting was called to order at 6:30 pm.

Agenda Item No. 2—Pledge of Allegiance

The City Council stood for the Pledge of Allegiance.

Agenda Item No. 3—Roll Call and Attendance

All councilors were present.

Agenda Item No. 4—Amend or Accept Regular Agenda

Councilor Cochran made a motion to approve the agenda as amended. The motion was seconded by Councilor Pifer and passed unanimously.

Agenda Item No. 5—Public Comments

Andrew Radinovich: He made a comment regarding the change in his water bill. Radinovich stated that he purchased a neighboring property which was unlivable and feels it is unfair to be charged for water service until repairs are made. He also noted that a trailer behind his home shares the same water meter as his house and feels he should not be billed for two services.

Louis Provencher: He reported several safety concerns he has including leaning railing along the north sidewalk across from City Hall on Main Street, exposed rebar stakes along the riverside trail and accumulated garbage in the alley between 3rd and NW 4th Avenue causing concern for nearby residents.

Agenda Item No. 6—Consent Agenda

- a. Accounts Payable through 1-26-26
- b. Minutes of CC Workshop Meeting 12-3-2025
- c. Minutes of City Council Meeting 1-13-26 (unavailable)

Councilor Hale made a motion to approve the consent agenda as published. The motion was seconded by Councilor Cochran and passed unanimously.

Agenda Item No. 7—Contract Renewal; Gaslin Accounting

Bethel presented a contract amendment extending Gaslin’s agreement for three years with two optional one-year extensions and an annual not-to-exceed cap. Councilor Labhart supported the extension but expressed concern that the cap could still be exceeded. Bethel said the cap was included to avoid a future budget amendment.

Councilor Hale made a motion to approve the amendments to the contract renewal. The motion was seconded by Councilor Phillips and passed unanimously.

Agenda Item No. 8—WWTP Update; Ducote Consulting; Nick Ducote

Ducote provided an update on the wastewater treatment plant improvements, noting federal congressional funds have been secured and included in the budget. Engineers are finalizing plans for DEQ submission within the next month or two. After DEQ approval, the construction loan can be finalized. Bethel added that ongoing costs are required throughout this process, including a \$14,000 DEQ review fee upon final design submission, and noted these expenses are necessary for approval.

Other Business:

Agenda Item No. 9—City Manager Comments

Bethel reported that the wastewater treatment plant project is progressing, with final design expected at the end of April, bidding anticipated in the fall, and construction planned for spring 2027.

She noted that budget is coming up and that Council will receive the budget calendar for approval at the next meeting. Ducote will give a presentation on the URA.

The Spring LOC Conference in Pendleton is approaching for those interested in attending.

During budget review, Bethel noted the City exceeded the chlorine budget by \$20,000 due to an unexpected price spike and wanted the public to be aware of this.

Agenda Item No. 10—Mayor and Council Comments

Mayor Rininger, Bethel and Gabbard will present a wastewater treatment plant update on February 23rd at 1pm at the Senior Center, including diagrams and a public Q&A.

Councilor Labhart requested discussion of two surplus properties. The greenhouses and the building next to the church—stating he would like them listed for sale with a realtor, noting an appraisal would be provided at no cost. Mayor Rininger responded that the properties have been discussed previously, and conditions attached to the sale create challenged, though there has been recent interest.

Councilor Hale requested a future agenda item to explore the potential uses for the greenhouse property, including the possibility of a swimming pool. Bethel responded stating that any productive use of the greenhouse would be better than rent, but noted past efforts have not succeeded due to the high operating cost of running it.

Councilor Labhart asked if Council could follow up on Radinovich’s public comment. Councilor Hale suggested reviewing the issue and, if necessary, making an amendment rather than a new resolution. Mayor Rininger emphasized that the current resolution enables funding for the treatment plant, and amending it could jeopardize that.

Next Regular Council Meeting February 24th, 2026.

Adjourn:

There being no further business before council the meeting was adjourned.

Melissa Bethel, CM

DRAFT



CITY OF JOHN DAY

CITY OF JOHN DAY CITY COUNCIL MINUTES February 24, 2026

COUCILORS PRESENT:

Sherrie Rininger, Mayor
Chris Labhart, Councilor
Bradley Hale, Councilor
Ron Phillips, Councilor
Heather Swank, Councilor
Meloni Cochran, Councilor

COUNCILORS ABSENT

Vern Pifer (Excused)

STAFF PRESENT:

Melissa Bethel, City Manager
Don Gabbard, Fire Chief
Rob Gaslin, Contract Finance

Agenda Item No. 1—Call Meeting to Order

The City Council meeting was called to order at 6:30 pm.

Agenda Item No. 2—Pledge of Allegiance

The City Council stood for the Pledge of Allegiance.

Agenda Item No. 3—Roll Call and Attendance

All councilors were present besides Councilor Pifer who is excused.

Agenda Item No. 4—Amend or Accept Regular Agenda

Bethel requested that Council move Agenda Item No. 10 to the beginning of the meeting.

Councilor Hale made a motion to move Agenda Item No. 10 to the beginning and approve the agenda as amended. The motion was seconded by Councilor Cochran and passed unanimously.

Agenda Item No. 5—Public Comments

Shannon Adair: She asked since agenda items are not permitted to be discussed during public comment, will the public have an opportunity to speak when the agenda item is presented.

Agenda Item No. 6—Consent Agenda

- a. Accounts Payable through 2-17-26
- b. Minutes of City Council Meeting 2-10-25 (unavailable)
- c. Minutes of City Council Meeting 1-13-26 (unavailable)
- d. Budget Calendar FY26-27

There will be a revised budget calendar with the first meeting in March moved to the second meeting in March.

Councilor Phillips made a motion to approve the consent agenda as published. The motion was seconded by Councilor Cochran and passed unanimously.

Agenda Item No. 7—Finance Update; Gaslin Accounting

Gaslin provided the budget to actual report to Council for review. He reported that he and Bethel have prepared a strong draft of the FY26-27 budget. He noted that, depending on audit availability, the goal is to have the City fully caught up by this time next year.

Agenda Item No. 8—Strategic Plan – Adoption of Vision Statement; Jensen Strategies

The revised John Day 2045 Community Vision Statement was presented to Council for adoption.

Councilor Cochran made a motion to adopt the revised vision statement from Jensen Strategies with the future amended sentence. The motion was seconded by Councilor Swank and passed unanimously.

Agenda Item No. 9—Canton and Main Committee Presentation

Mayor Rininger reminded those present that this matter is a Council decision and that no action would be taken at this meeting.

Councilor Labhart spoke on behalf of the committee, stating their mission is to create a beautiful and welcoming town square that serves both residents and visitors. He emphasized that the items presented were recommendations only.

Mr. Decew discussed proposed improvements, including renaming the “Pit Stop” to “Main Street Plaza,” upgrading parking curbs, adding seating, and making improvements to the restroom facilities.

Mr. LaMountain addressed signage and recommended installing standardized rest area signs and additional signage at the site, as well as adding security cameras. It was noted that permission for signage has been obtained from Oregon Department of Transportation.

Mrs. Adair discussed additional enhancement ideas, including a kiosk with directional information, bike lockers and a repair station, a picnic shelter, and landscaping improvements to provide shade and enhance the overall appearance of the area.

Decew presented the proposed placement of the Promised Land statue at the Main Street location. The committee voted 4-3 to recommend this site. Adair opposed the location, stating she supports the statue but believes additional public input is needed. Councilor Labhart stated the committee recommends the City Council hold a public hearing and gather community feedback before deciding.

Mayor Rininger stated they will seek public input, thanked the committee for its work, and said Council will review the information before determining next steps.

Agenda Item No. 10—Amendment to Keller & Associates Contract (Amendment no. 2) for \$15,960 for DEQ required Value Engineering (VE) Report

This amendment adds scope and compensation for completion of a value engineering study required by DEQ as part of the City’s infrastructure financing application for the wastewater treatment facility improvement project. The amendment increases the contract by \$15,960 for a total contract amount of \$3,835,569. The cost is eligible for reimbursement under the project’s financing structure.

Councilor Phillips made a motion to amend the Keller & Associates contract (Amendment no. 2) for \$15,960 for DEQ required Value Engineering (VE) Report. The motion was seconded by Councilor Swank and passed 5-1 with Councilor Hale being opposed.

Other Business:

Agenda Item No. 11—City Manager Comments

Bethel provided an update, noting Council recently toured City facilities to gain a better understanding of operations. A strategic planning retreat is scheduled for Friday, and the budget process will begin soon.

Agenda Item No. 12—Mayor and Council Comments

Councilor Labhart announced his resignation from the John Day City Council, effective immediately, citing concerns about the Council's direction and the appointment process for council positions.

Councilor Hale stated the Council is following the Charter and acting responsibly, disagreeing with Councilor Labhart's resignation statements, and said the Council is working to address challenges from prior years while doing what is best for the City.

Mr. Rowell recognized Bethel for her work at the recent public meeting held at the senior center, stating that provided direct answers to community questions and was a positive step forward.

Councilor Swank stated she believes the Council is strong and diverse, acknowledged the challenges inherited from previous terms, and expressed appreciation for the efforts made to address the City's financial burdens, and noted that the Council is making progress.

Councilor Phillips expressed satisfaction with the Council appointments, noting that they are genuinely invested in the City's success.

Mayor Rininger expressed appreciation for the Councilors and the effort and commitment they have shown to the City.

Adjourn:

There being no further business before council the meeting was adjourned.

Melissa Bethel, CM