

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, January 10, 2012, in the Council Chambers of City Hall, 680 Greenwood Street, Junction City, Oregon.

PRESENT: Mayor, David Brunscheon; Councilors Jack Sumner, Bill DiMarco, Jim Leach, Laurel Crenshaw; Randy Nelson, and Herb Christensen; City Attorney, Carrie Connelly; City Administrator, Kevin Watson; Police Chief, Mark Chase; Public Works Director, Jason Knope; Community Services Director, Melissa Bowers; City Planner, Stacy Clauson; and City Recorder, Kitty Vodrup.

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Brunscheon called the meeting to order at 6:30 p.m. and led the Pledge of Allegiance.

II. CHANGES TO THE AGENDA

None.

III. CONSENT AGENDA

MOTION: Councilor DiMarco made a motion to approve the consent agenda, consisting of the bills from December and the minutes from December 13, 2011. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

IV. PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA

None.

V. PUBLIC HEARING – VACATION OF UNIMPROVED RIGHT OF WAY (VAC-11-03) DEPARTMENT OF CORRECTIONS

Mayor Brunscheon announced that the hearing would be continued on January 24, 2012 at 6:30 p.m.

VI. PUBLIC HEARING – VACATION OF UNIMPROVED PUBLIC RIGHT OF WAY (VAC-11-02) GRAIN MILLER, INC.

Mayor Brunscheon announced that the hearing would be continued on January 24, 2012 at 6:30 p.m.

VII. CUSTOMIZED PERIODIC REVIEW PHASE II FINDINGS

Mr. Bob Parker, ECO Northwest, presented a power point overview of the draft findings that support the UGB (Urban Growth Boundary) expansion, the proposed amendments to the Economic Opportunities Analysis (EOA), and proposed amendments to the Economic Development Strategy.

Mr. Parker stated that the main goal that comes into play with the UGB expansion is Goal 14, which is intended to ensure that the City has sufficient land to accommodate identified needs over a twenty year period. The findings include applicable criteria, the community vision, which provides the context for the proposed plan amendments, and identified land needs that are articulated in the EOA, the Housing Needs Analysis, and the City's Parks Master Plan. The twenty year forecast was adopted by the county and the City in 2009 as part of a coordinated population process.

Mr. Parker continued that once a need is established, there is a priority system of examining needed land: First they look inside the UGB and then at Urban Reserves, Exceptions Areas, Marginal Lands, and Resource Lands that are adjacent to the City. The findings show there are no suitable lands in the UGB, the City has no Urban Reserves, there were no sufficient Exceptions Areas, and no Marginal Lands. The Resource Lands are Exclusive Farm use and they are reviewed on the basis of their soil productivity class. Land is then evaluated against the Goal 14 factors, which look at efficient accommodation of the identified land needs, vision of public facilities and

services, environmental energy, economic and social consequences, and compatibility issues.

Mr. Parker noted that the proposal is to expand the UGB for 62 acres of commercial, 10 acres of park land, and 29 acres of residential, along with a series of plan amendments that are necessary to support the redesignation of the Oaklea site from Professional Technical (PT) to Residential uses, redesignation of some LDR (low density residential) to MDR (medium density residential), and the creation of a high density residential plan that would be applied to the City's R2 and R4 zoning.

Mr. Parker stated that they have information that suggests that 25 million dollars is leaking out of Junction City primarily to Eugene, because the City does not have enough commercial services to meet those needs and create jobs in the community. The findings are structured with the articulated vision that Junction City is to provide for local service and retail commercial needs to capture the sales leakage. Land south of Milliron Road is mostly hydric soils, which should be considered wetlands according to the Department of State Lands and are not suitable for commercial development. Land north of the "Y" intersection of Highways 99E and 99W was dismissed because it is class 1 soil and a majority is in the floodplain. The best lands were identified between Highway 36 and north along Highway 99 to the Junction City Pond, which were discussed in the CCPC process.

Mr. Parker continued that the work left to be done is finish the local review and guidance under various elements of the plan amendment package and talk about wetland inventory, the Housing Needs Analysis, and a few other items. The findings could be refined as more guidance is received from the City and public or agency comments are received.

Discussion occurred on separating the commercial from the residential and wetlands pieces. Administrator Watson stated that it was the intent of the January 19th Joint Council and Planning Commission Work Session to receive information and provide direction on next steps.

MOTION: Councilor DiMarco made a motion to direct the Administrator to explore and proceed with separating the commercial from the rest and moving ahead on it. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

Discussion occurred on misunderstanding of the motion.

MOTION: Councilor DiMarco made a motion to reconsider the previous motion. The motion was seconded by Councilor Crenshaw and passed by a vote of 5 to 1, with Councilors DiMarco, Leach, Crenshaw, Nelson, and Christensen voting in favor and Councilor Sumner voting against.

Administrator Watson stated that his recommendation would be to package the commercial and residential pieces together.

Discussion occurred on the desire to expedite the process as quickly as possible. Planning Commission Chair Brad Lemhouse noted that the Planning Commission could hold an extra meeting per month to assist in moving the process or the residential and wetlands review along more quickly.

MOTION: Councilor DiMarco moved that the Council direct staff to bring two options back to them on January 19th. One option would be moving forward with the commercial alone with whatever other minimum issues that are tied to that and the second option would be moving forward with the whole package. The motion was seconded by Councilor Christensen and passed by unanimous vote of the Council.

VIII. WETLANDS OVERVIEW

Planner Stacy Clauson provided a wetlands overview, which included:

- The state has established a Goal 5 process for wetland issues, which has 2 steps:

- Step 1: Develop a Wetland Inventory – This has been completed by Winterbrook Planning and approved by the Department of State Lands.
- Step 2: Select the process (standard or safe harbor) for protecting wetlands.
- Wetland Inventory and protection standards have the potential to affect the Buildable Land Inventory for the City.
- The Wetland Inventory found the City had 14 wetlands, of which 13 are considered locally significant wetlands and must be protected. For the protection phase, the City is required to do two things:
 - #1: Consider what kinds of policies and goals the City wants to adopt with respect to wetlands. Those will be elements in the City's Comprehensive Plan.
 - #2: Identify what protection standards would be applied to wetlands. Those would be contained in the City's zoning ordinance.
- The Standard approach provides the City with additional flexibility by using the ESEE (Energy, Social, Environment, Economy) Analysis. A draft ESEE has been completed for the City and recommends:
 - Fully protecting 4 of the 13 wetlands. (Laurel Elementary School Property, industrial property south of High Pass Road, Junction City Pond, and property near Cedar Street of which a portion is in the City limits.
 - Fully protect a portion of an additional wetland. (Oaklea Site).
 - Have no local protection for the remaining wetlands.
- The Local Wetland Inventory was finalized after the draft ESEE was completed. The ESEE will need to be updated to include an additional locally significant wetland, bringing the total to 13. It will also need to include language addressing the Junction City Water Control District, any future improvements, or other items.
- The Residential Buildable Land Inventory did take out acreage that it considered constrained. This is an issue that needs to be explored to determine if it can be constrained if all of those wetlands are not fully protected.
- On December 20, 2011, the Planning Commission recommended using Safe Harbor, but additional information was obtained that determined that the Safe Harbor approach would interfere with the City's planned Wastewater Treatment Facilities.
- Staff's recommendation is to:
 - Use the standard process.
 - Have the Planning Commission:
 - Do further review and assess the relationship with the Buildable Lands Inventory.
 - Look at the content of the ESEE Analysis and determine what revisions need to be made.
 - Look at draft goals and policies and development regulations.
 - Make recommendations on a complete package for Council consideration.

MOTION: Councilor Sumner made a motion to remand the wetlands issue to the Planning Commission for reconsideration of their recommendation. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

IX. PRISON/HOSPITAL

A. Bid Package Pay Requests

i. Bid Package 1 – Pay Request 18

MOTION: Councilor Christensen made a motion to approve Pay Request #18 to Emery and Sons Construction in the amount of \$371,723.14. The motion was seconded by Councilor Nelson and passed by unanimous vote of the Council.

ii. Bid Package 2 – Pay Request 8

MOTION: Councilor Sumner made a motion to approve Pay Request #8 to Eugene Sand in the amount of \$113,507.30. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

iii. Bid Package 4 – Pay Request 17

MOTION: Councilor Nelson made a motion to approve Pay Request #17 to 2G Construction in the amount of \$14,427.49. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

iv. Bid Package 5C – Pay Request 12

MOTION: Councilor Nelson made a motion to approve Pay Request #12 to the Automation Group in the amount of \$3,750.37. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

B. Updates

Mr. Ward stated that IGA 7 work has been completed. They are now working with DOC (Department of Corrections) and with Director Knope on the projects for IGA 8, which are the waterline between Spine Road and the south elevated tank and the rechlorination station. The intent is to put those under construction in the summer of 2012.

X. FINAL PAY REQUEST RAW WATERLINE PROJECT SCHEDULE B

Director Knope stated that this pay request was for the release of retainage on the construction work that was done last summer.

MOTION: Councilor Sumner made a motion to approve Pay Request #4 to Delta Construction in the amount of \$37,344.29. The motion was seconded by Councilor Nelson and passed by unanimous vote of the Council.

XI. TREATMENT STAKEHOLDER SUBCOMMITTEE

Director Knope reviewed that the Water, Sewer, and Street Committee recommended formation of a subcommittee that would identify and define priorities for the development of water and sewer facilities in Junction City and develop a course of action for public outreach and communication to the community. The intent is to have a 10 member committee comprised of, 1 Councilor, 1 River Road resident, 1 Dane Lane resident, 1 Junction City School District representative, 1 Lochmead Dairy representative, 1 large rate payer representing 60 consumption units or more per month, 1 large rate payer representing 59 consumption units or less per month, and 3 at large residential rate payers.

The Council consensus was in favor of forming the subcommittee and to have staff bring back the final guidelines and request to shorten the advertising period to 30 days.

XII. STAFF REPORTS

Chief Chase reported that Officer Eric McCormick would be pursuing a business adventure and his last day with the City would be on January 30th. An internal notice has been posted for the position.

Director Knope reported that last Thursday the sewer force main line ruptured on Laurel Elementary School property. Repairs were made, and the cause of failure was age in the pipeline, which was constructed in the late 1960s.

Director Bowers thanked Public Works for placing the refurbished helicopter and spider play equipment at Laurel Park today. Taryl Perry has resigned her position as Admin Specialist at the Senior Center for family reasons. An internal notice has been posted for this position.

Administrator Watson stated that he would like to have a Council goal session at the end of the month to identify what the Council would like to have done in the next year. These goals would help staff prioritize and present a balanced budget.

The Council consensus was to discuss goals at the end of the January 24th Council meeting and to begin that meeting at 5:30 p.m.

XIII. COUNCILOR COMMENTS/QUESTIONS

Councilor Sumner expressed appreciation to friends and family who cared for his wife when she was incapacitated. He added that the City would get many things accomplished this year.

Councilor DiMarco stated that he was very happy with the consensus the Council made on the Urban Growth Boundary issue to look at both options of separating commercial or proceeding with the package as a whole. He added that he would like to see the Council give clear, big picture policy direction on the budget this month on things such as ending fund balance, reserves, revenues and equaling expenditures. He noted that the Council providing this direction was key to the budget process.

Councilor Crenshaw referred to a project tracking system that Director Bowers was using for the Community Development Committee and noted that this was a great system that she would like to see other committees and the Council use.

Councilor Nelson expressed concerns about the Safe Harbor policies that had been mentioned as part of the UGB process. He commended Public Works on doing a great job of dealing with the forcemain break on the Laurel School property.

Councilor Christensen stated that he believed the Council would learn from the past difficulties and have a productive year.

XIV. MAYOR'S COMMENTS

Mayor Brunscheon stated this was a new year and they had a great Council and staff. He noted that he hoped they could work on some communication issues and move forward in a positive way. He encouraged Council members to share thoughts and concerns with him. He added his appreciation to Public Works for fixing the forcemain break and to all City staff and the Council for their hard work.

XV. OTHER BUSINESS

None.

XVI. ADJOURNMENT

As there was no further business, the meeting was adjourned at 9:00 p.m.

ATTEST:

APPROVED:

Kitty Vodrup, City Recorder

David S. Brunscheon, Mayor