

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, July 14, 2015, in the Council Chambers of City Hall, 680 Greenwood Street, Junction City, Oregon.

PRESENT: Mayor, Michael Cahill; Councilors Karen Leach, Bill DiMarco, Jim Leach, Randy Nelson, and Steven Hitchcock; (Excused Absence: Councilor Herb Christensen); City Attorney, Carrie Connelly; City Administrator, Jason Knope; Police Sergeant, Eric Markell; Public Works Director, Gary Kaping; City Planner, Jordan Cogburn; Community Services Director, Tom Boldon; and Secretary, Tere Andrews.

1. Call to Order and Pledge of Allegiance

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

2. Changes to the Agenda

None.

3. Consent Agenda

MOTION: Councilor Nelson made a motion to approve the bills from June and the June 9 and 23 and July 2, 2015 Council minutes, with the following amendments: June 23rd – Item 11 Executive Session called at 7:09 p.m. and Councilor Nelson was present on June 9th and July 2nd. The motion was seconded by Councilor Hitchcock and passed by unanimous vote of the Council.

4. Public Comment on Items not Listed on the Agenda

Mr. Steve Balderston, 1720 W. 15th Avenue, Junction City, presented information on overgrown vegetation that was in violation of the City's code and causing a vision clearance issue at the intersection of 11th and Ivy. Mayor Cahill thanked Mr. Balderston for the information.

5. Jim Rauschert Parking Request

Director Kaping presented the annual request from Mr. Rauschert for reserved parking during the Scandinavian Festival. No changes from the previous year, and Mr. Rauschert has been requesting this since 2006. The Sewer and Street Committee reviewed on July 6th and recommended that the Council approve.

MOTION: Councilor Hitchcock made a motion to approve Jim Rauschert's parking request and to authorize Public Works to process the request. The motion was seconded by Councilor K. Leach and passed by unanimous vote of the Council.

6. 11th and Elm Well Engineering

Director Kaping reviewed that during the Department of Corrections project, a casing was installed for a new well to be developed in the future at 11th and Elm. The request before the Council was to approve the design and engineering work for the well. The Sanitation, Recycling, and Water Committee reviewed on July 6th and recommended that Council approve the request.

MOTION: Councilor Nelson made a motion to award the 11th and Elm Well design work to HBH Engineering in the amount of \$20,280. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

7. Downtown Sidewalks

Director Kaping presented the proposal to fix some sidewalks, remove some trees, and install conduit in the downtown area on 6th Street from the alley to the corner of Greenwood Street. This area has presented safety issues and the conduit would be ready for any future Council projects, such as installation of irrigation, lighting, etc. The Sewer and Street Committee reviewed on July 6th and recommended that the Council approve.

MOTION: Councilor K. Leach made a motion to award the 6th Street Sidewalk Project to AB Utility in the amount of \$17,196.68 and West Lane Tree Service in the amount of \$2,500. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

8. Scandia Run Street Closure Request

Planner Cogburn reviewed the Scandia Run Street Closure request. No changes from previous years, and the Community Development Committee and staff had no concerns with approval.

MOTION: Councilor Hitchcock made a motion to approve the street closure request for the 41st Annual Scandia Run on August 8, 2015 as conditioned in Attachment B with the nonexclusive use of City streets for street closure from 7:45 a.m. to 12:00 p.m. The use of City streets will apply to the route shown in Attachment A. The motion was seconded by Councilor Nelson and passed by unanimous vote of the Council.

9. Well for Junction City Athletics

Director Kaping presented the proposal for the City to help Junction City Athletics (JCA) install a well that would be used only to irrigate JCA's ball fields, which are owned by the School District. JCA currently uses the City's water to irrigate, which puts a lot of demand on the City's wells during the summer months. JCA uses an average of over 50,000 gallons of water per day or 1.5 million gallons per month, which equals about 3.5% of the total water use for Junction City. The cost estimate to upgrade the power and electrical and install the well was \$21,841.60, which was far less than it would cost for the City to drill another well to increase water production. Staff recommended moving forward with the project, and funding could come out of the State Revenue Sharing Fund. This was reviewed by the Sanitation, Recycling, and Water Committee on July 6th, and the Committee recommended moving this forward to the Council for approval.

Councilor J. Leach asked if the well would handle all of JCA's water needs. Director Kaping responded that it was anticipated that the well would meet all of JCA's irrigation needs, but JCA would still use City water for domestic water at the concession stand. He added that the only comments he had received were from the School District; they use a well for heating and cooling and would need to make an agreement with JCA to reduce their water usage, in the event that the new well negatively impacted the School District's well.

Councilor J. Leach asked if JCA would pay for electricity. Director Kaping responded yes.

Mayor Cahill asked for confirmation that this would be a shallow well and not go into the City's aquifer. Director Kaping confirmed that was correct.

Councilor DiMarco asked if it would make sense to have a formal agreement letter with JCA that would be attached to the current contract and allow JCA to sign off on the City disconnecting from the irrigation and only providing domestic water.

Administrator Knope noted that JCA had concerns on what happened if the well failed or there was some sort of prolonged issue where they could not get water to irrigate; JCA would want an agreement with the City to use City water until they could get their well back on line.

Councilor DiMarco asked if it could be negotiated in that case that JCA would need to at least pay for that water since the City would be paying for the well.

Administrator Knope responded that staff could discuss this with JCA and noted that the way the current contract read, JCA could use as much water as they wanted at no charge from the City; the City had no way to shut them off or say they could not have any more water, because the contract did not differentiate between domestic and irrigation uses. He added that JCA had to follow the current water curtailment rules like everyone else in the City.

Councilor Hitchcock asked why the City did not just renegotiate those terms. Administrator Knope responded that this had been discussed in the past, and JCA had made it very clear that they were not interested in any kind of negotiation on those terms.

Councilor K. Leach noted that if the City was paying for a well, JCA might be more open to negotiate.

Councilor DiMarco stated that he did not want to get in a position where the City paid for the well and then had to answer Budget Committee questions on why the Council spent \$22,000 and was still giving JCA unlimited free water.

Administrator Knope responded that staff could definitely talk to JCA and noted that if this was the way the Council would like to proceed, he would recommend tabling this item until staff had further discussions with JCA.

Councilor Nelson suggested looking at voiding the current contract and starting over.

Mayor Cahill stated that he believed in the program and that athletics were good for the community, but there needed to be reasonable solutions.

Councilor DiMarco noted that he would like to make sure that there was a written record that a negotiation was attempted and to document the outcome.

It was asked if this should go back to a Committee, and the Council consensus was to keep this discussion at the Council level.

10. **Planning Commission Appointment**

Planner Cogburn reviewed that a Planning Commission alternate position was created when Stuart Holderby was appointed to a regular member position. The Planning Commission recommended on June 17th that Alicia Beymer be appointed to fill the vacant alternate position.

Planner Cogburn noted that there were some discrepancies between the City Code and Planning Commission bylaws regarding where members should reside, and the Planning Commission had expressed interest in making amendments to provide clarity. After consulting with Administrator Knope, Planner Cogburn thought that the intent was that member residency requirements only applied to the 7 regular members and not the 2 alternate members; therefore, Ms. Beymer could be appointed to the alternate position.

Mayor Cahill appointed Ms. Beymer to the Planning Commission alternate position, with a term through October 2016.

11. **Public Works Job Descriptions for Treatment Division**

Director Kaping reviewed three new job descriptions for a Water Treatment Plant Operator, Wastewater Treatment Plant Operator, and a Treatment Worker. Public Works was not proposing to hire new staff for these positions, but to use existing staff that were already performing these duties. The Treatment Worker would float between water, wastewater, and utilities. The Sewer and Street Committee and the Sanitation, Recycling, and Water Committee reviewed on July 6th and recommended Council approval.

A. Resolution No.1 – A Resolution to Create the Positions of Water Treatment Plant Operator, Wastewater Treatment Plant Operator, and Treatment Worker Pursuant to Personnel Policy Section 4.2 and Establishing the Range within the City's Compensation Schedule.

MOTION: Councilor Nelson made a motion to approve Resolution No. 1. The motion was seconded by Councilor K. Leach and passed by unanimous vote of the Council.

12. **5th Street Paving Project**

Director Kaping presented the project to overlay 5th Street between Ivy and Holly Streets. This section was in poor condition and had many patches put in over the last several years, but the street could be saved if the overlay was done soon. A contingency of \$12,250 was being proposed to deal with any unforeseen problems with the roadway. The Sewer and Street Committee reviewed on July 6th and recommended Council approval.

It was noted that many streets in the City had a poor base structure and it would be important to talk about future street maintenance and how to fund that.

MOTION: Councilor DiMarco made a motion to award the 5th Avenue Paving Project to Western Asphalt in the amount of \$24,500 with a 50% contingency due to the condition of

the road of \$12,250. The motion was seconded by Councilor K. Leach and passed by unanimous vote of the Council.

13. Council Agenda Forecaster Review

Administrator Knope reviewed the agenda forecaster and provided updates. The Council did not have any changes and Council members expressed appreciation for this work.

14. Staff Reports

Attorney Connelly reported: Lane Workforce Partnership IGA would be reviewed at the Council Work Session on July 28th and Attorney Ross Williamson from Speer Hoyt would be presenting information; Lauren Sommers from Speer Hoyt was working with Planner Cogburn on options for the City regarding recent legislative action on marijuana, which could be reviewed at a future Council Work Session.

Director Boldon reported: Watering at the parks had been reduced to follow the same requirements as the rest of the City, and an irrigation timer issue at Bergstrom Park had been corrected; the pool had a very strong first month; Camp Sunshine at the Community Center was going well and in week 4 of 9.

Planner Cogburn reported: The TSP Task Force would make a recommendation on the TSP at the August 11th Council meeting; Hayden Homes had submitted off site improvement work for Rolling Meadow; they still have not received approval on their PUD (Planned Unit Development) and were working with the land owners to get the necessary documents to extend 10th Street.

Director Kaping reported: Public Works was continuing curb painting and trying to finish that before the festival; Public Works would also be doing slurry seal and restriping on the City owned parking lot at 7th and Holly. Restriping would also occur on the following City owned parking lots: across from the Senior Center, north of the Library, and at 6th and Deal; and Public Works continues to follow up on calls from neighbors on people watering more than allowed by the water curtailment.

Administrator Knope reviewed a few items from the monthly General Fund report:

- Court revenue was down 40% from what had been budgeted. He would be working with Judge Loomis and Court Clerk Mills on gathering information and presenting that to the Finance/Judiciary Committee.
- The estimated General Fund Ending Fund Balance was \$2,034,000 and the actual looks like it would be closer to \$2,142,000.

15. Councilor Comments/Questions

Councilor K. Leach thanked staff for their great work. She had noticed more police patrols, which made people happy. Planner Cogburn did a wonderful job on the Transportation System Plan, and Alicia Beymer would be a great asset to the Planning Commission. She thanked Administrator Knope for the great work on moving forward with projects at the recent Finance and Judiciary Committee meeting, which she thought was the best Finance meeting she had attended in the last five years.

Councilor DiMarco referred to recent traffic fatalities in Harrisburg and Creswell and noted the growing problem of people driving with suspended licenses. He expressed appreciation for the recent patrol activity.

16. Mayor's Comments

Mayor Cahill thanked Councilor K. Leach for doing a great job as chair of the TSP Task Force. He thanked staff for the sidewalk work that would be done downtown and thanked citizens for attending meetings.

17. Other Business

Councilor J. Leach asked when the Council would be discussing a letter from Ron and Doris Gates that was distributed to the Council prior to the meeting; the letter referenced the Freeman's continuing efforts to turn their property into an event venue and use adjoining property owner easements in the future.

Administrator Knope responded that he and Planner Cogburn were working with the City Attorney on this issue.

18. Adjournment

As there was no further business, the meeting was adjourned at 7:30 p.m.

ATTEST:

APPROVED:

Kitty Vodrup, City Recorder

Michael J. Cahill, Mayor