

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, February 28, 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, and Randy Nelson. (Excused Absence: Councilor Herb Christensen); City Attorney, Carrie Connelly; City Administrator, Kevin Watson; Police Chief, Mark Chase; Public Works Director, Jason Knope; Finance Director, Mike Croker; Community Services Director, Melissa Bowers; City Planner, Stacy Clauson; and Secretary, Tere Andrews.

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. APPROVAL OF MINUTES

MOTION: Councilor Nelson made a motion to approve the minutes from December 21, 2011 and January 10, 19, 24, and 31, 2012. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

IV. PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA

None.

V. PARKS ORDINANCE AMENDMENT

Director Bowers noted that an updated ordinance amendment from legal counsel had been distributed to the Council. The major changes to the Parks Ordinance amend the language on park hours so the Police Department can provide enforcement, generalize the department director language, increase penalties, and address other grammatical areas. The amendment was reviewed by Parks and the Community Services Committees.

ORDINANCE NO. 1 – AN ORDINANCE AMENDING ORDINANCE NO. 695, CITY PARK REGULATIONS.

Attorney Connelly read Ordinance No. 1 in full.

MOTION: Councilor Sumner made a motion to read Ordinance No. 1 by title only. The motion was seconded by Councilor Crenshaw and passed by unanimous vote of the Council.

Attorney Connelly read Ordinance No. 1 by title only.

MOTION: Councilor DiMarco made a motion to approve Ordinance No. 1. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

VI. BERGSTROM PARK EQUIPMENT ACQUISITION

Director Bowers stated that before the Council was a purchase request for Bergstrom Park play equipment in the amount of \$16,905. Parks and Community Services Committees approved the park equipment design, after review and feedback from residents on Dorsa and Crona Streets.

MOTION: Councilor DiMarco made a motion to approve the play equipment acquisition for Bergstrom Park in the amount of \$16,095 and to authorize the City Administrator to sign the necessary documents. The motion was seconded by Councilor Nelson and passed by unanimous vote of the Council.

VII. BUDGET RESOLUTIONS**A. RESOLUTION NO. 1 – A BUDGET RESOLUTION AUTHORIZING THE TRANSFER OF CONTINGENCY AND APPROPRIATIONS FOR RATEPAYER ASSISTANCE.**

Director Crocker reviewed this was a \$12,000 transfer from the Sewer Fund to the Ratepayer Assistance Fund, which was directed by the Council on December 13, 2011.

B. RESOLUTION NO. 2 – A BUDGET RESOLUTION AUTHORIZING EXPENDITURE OF DLCD GRANT FUNDS AWARDED.

Director Crocker reviewed this was to recognize the grant funds that the City has received from DLCD (Department of Land Conservation and Development) for the Customized Periodic Review costs in the amount of \$49,300. These funds have already been received and expended.

Councilor Sumner asked why the grant documentation showed that the City would receive \$56,300, yet the City had only received \$49,300. Administrator Watson responded that he would research and bring back to the Council.

C. RESOLUTION NO. 3 – A BUDGET RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS FOR COMMUNITY SERVICES SCHOLARSHIPS.

Director Crocker reviewed that on September 27, 2011 the Council approved the preparation of this resolution transfer in the amount of \$3,758 from the State Revenue Sharing Fund to provide Community Services Center Scholarships.

D. RESOLUTION NO. 4 – A RESOLUTION AUTHORIZING EXPENDITURE OF GIFTS RECEIVED BY THE SPECIAL POLICE PROGRAM.

Director Crocker reviewed this should have been in last year's budget and was to recognize appropriations for donations received.

E. A BUDGET RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS FOR FUTURE UPGRADES FUND.

Director Crocker reviewed this was a request from the Finance Committee to transfer 2.5 million dollars of the funds received from Department of Corrections for future sewer upgrades to the Sewer System Improvement Fund.

It was suggested that the third "Whereas" recital in the resolution be changed to read, "Whereas, the City Council wishes to transfer these funds to the City's Sewer System Improvement Fund."

MOTION: Councilor Nelson made a motion to approve Resolutions No. 1 through 4 as presented in the Council packet and Resolution No. 5 as amended, per Council discussion. The motion was seconded by Councilor Crenshaw and passed by unanimous vote of the Council.

VIII. WEAVE PRESENTATION

Director Bowers stated that Lane County Prevention Program made a request to make a 45-minute presentation on Youth Prevention efforts to the Council. The Community Services Committee reviewed and felt it would better serve the public if the City partnered with the School District to jointly host the presentation. The School District is willing to partner and has offered to host the presentation in the east wing of the High School on May 17, 2012 at 6:30 p.m.

The Council consensus was to proceed with jointly hosting the WEAVE presentation.

IX. OLD WATER TOWER OPTIONS DISCUSSION

Director Knope reviewed that the Water, Sewer, and Street Committee has held several discussions on what to do with the old Water Tower, which is adjacent to the Community Services Center at 175 W. 7th. The City engineer provided the following information:

- Saving and Restoring the Water Tower – Total estimated cost \$500,000

- Tank Evaluation – It will cost \$300,000 to evaluate the condition of the tank. This would include removing the lead based paint inspecting the condition of the metal, as well as the rivets and fasteners to make sure the tank is structurally sound. If everything looked good, the tank could be painted and restored back to its original condition, which would cost an additional \$200,000 to complete. If the tank was in terrible condition, it might be determined that it would not be beneficial to restore, and it could be taken down at that point.
- Taking the Water Tower Down – Total estimated cost \$20,000 to \$30,000
 - Tank Destruction – The estimates of \$20,000 to \$30,000 to remove the tank include the City receiving credit for recycling the steel.

Director Knope noted that the old Water Tower will be taken out of service and drained, as soon as the new tower is put on line. At that point, decay and rust accelerate. It is estimated that the window of time for needing to decide on the water tower is between six and eighteen months. Another issue to consider is what to do with the telecommunications equipment that are currently on top of the tower.

After reviewing, the Water, Sewer, and Street Committee recommended taking the water tower down, but they would like to hold some public hearings to allow citizens to provide comments.

After discussion, the Council consensus was to hold two public hearings as soon as possible and to have Administrator Watson bring possible options to the March 13th Council meeting.

It was noted that if there was a group that wanted to save the tower, they would need ample time to raise funds. Councilor DiMarco added that these public hearings could also be used to educate the public on the future water and wastewater facilities and infrastructure projects.

X. CUSTOMIZED PERIODIC REVIEW (CPR)

CPR Subcommittee

Planner Clauson stated that the CPR Subcommittee, which is chaired by Council Sumner, met for the first time on February 23rd. The Subcommittee reviewed the revised Economic Development Vision and the Economic Opportunities Analysis (EOA) and identified a number of changes. ECO Northwest will make the changes and provide by the week of March 5th.

Housing Policy Issues

Planner Clauson reviewed that at the last Council meeting, she was asked to investigate whether Manufactured Dwelling Parks as a residential safe harbor could be combined with other safe harbors for residential density and mix and to explore what the implication of not doing one or multiple safe harbors would be to the land use and CPR process. She consulted with Ed Moore from DLCDC and asked him to interpret the Manufactured Dwelling Park provisions. Mr. Moore has made a preliminary determination that the City could handle Manufactured Dwelling parks separately from the density and mix issues, which means the City could establish a land need for Manufactured Dwelling Parks without applying the safe harbor provisions and still be eligible to use the density and mix safe harbor provisions if desired; Mr. Moore will review with other DLCDC representatives and then provide a final determination.

Planner Clauson continued that she had included Manufactured Dwelling Park definitions and standards in the Council packet. There are currently seven different parks within the City or its Urban Growth Boundary (UGB) containing a total of 273 spaces for manufactured dwellings. She added that if the Council decided not to adopt safe harbor for Manufactured Dwelling Parks, the City would need to do a needs analysis and complete an inventory for Manufactured Dwelling Parks. The City would also need to evaluate the potential displacement of residents from those parks. Planner Clauson added that the Planning Commission is still reviewing the minimum density standards.

XI. STAFF REPORTS

Chief Chase reported that an anonymous donor had contributed funds to provide a K9 program fundraising dinner, which will be held on March 3rd at the Moose Lodge. The department is ready to switch to the new Computer Aided Dispatch (CAD) and records management system and is waiting for the court to implement their portion of it. Chief Chase encouraged citizens to lock their cars and hide valuables, as there have been many recent car burglaries.

Director Knope reported that the deadline had passed to receive applications for the Treatment Stakeholder Subcommittee, and they still needed two residential and two business applicants.

MOTION: Councilor DiMarco made a motion that the Committee be allowed to convene and that the other positions remain opened until filled. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

Director Bowers reported that the Council had directed staff to prepare the paperwork to receive the land dedication from Bob and Terry Lee. The Lee's accountant has asked that an appraisal be completed and that the time for City use be shortened from 30 years to 15 years. After 15 years, the City can retain or sell the property with no conditions. The Parks Committee is reviewing conceptual designs for the park at Raintree Meadows and will ask for input from residents of that area; it is hoped that the park can be developed this summer.

Planner Clauson reported that Leona Houston had submitted her resignation on the Planning Commission; therefore, there are now two alternate member vacancies.

Councilor DiMarco asked about the Planning Commission bylaws language on unexcused absences. Administrator Watson responded that he would research and bring back information.

Attorney Connelly reported that Recorder Vodrup was working diligently on the codification project, and Attorney Connelly had twice reviewed the ordinance to approve the new code. Administrator Watson added that department heads were reviewing their sections of the draft code.

Administrator Watson reported that the Ford Foundation will be holding a silent auction and bingo fundraiser on March 10th at the Moose Lodge to raise money for park improvements. Green Lane Energy is developing a site across from the Junction City Pond, and he has invited them to make a presentation to the Council on March 27th. He commended department heads for their hard work on the budget and for working well together.

XII. COUNCILOR COMMENTS/QUESTIONS

Councilor Nelson stated that vehicle robberies had occurred in his neighborhood a few weeks ago in broad daylight, so citizens needed to be locking vehicles and keeping watch.

Councilor Sumner asked about refurbishment at Founders Park. Director Bowers responded that a community member had volunteered to refurbish the benches, and the Parks Committee will forward recognition of this to the Council.

Councilor Sumner expressed concurrence with Chief Chase and Councilor Nelson's comments on locking vehicles and keeping a watch out for you and your neighbor's properties. He referred to some criminals using scanners as a means to identify when a house may be unoccupied.

XIII. MAYOR'S COMMENTS

None.

XIV. OTHER BUSINESS

None.

XV. ADJOURNMENT

As there was no further business, the meeting was adjourned at 7:75 p.m.

ATTEST:

APPROVED:

Kitty Vodrup, City Recorder

David S. Brunscheon, Mayor