

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, March 10, 2020, in the Council Chambers of City Hall, 680 Greenwood Street, Junction City, Oregon.

**PRESENT:** Mayor, Mark Crenshaw; Councilors Sandie Thomas, Robert Stott, Andrea Ceniga, John Gambee, Dale Rowe (via phone), and Bill DiMarco; City Administrator, Jason Knope; City Attorney, Carrie Connelly; Police Chief, Bob Morris; Public Works Director, Gary Kaping; Finance Director, Mike Crocker; HR/Admin Services Manager, Stephanie Moran; and City Recorder, Kitty Vodrup.

**1. Call to Order and Pledge of Allegiance**

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

**2. Changes to the Agenda**

None.

**3. Approval of Minutes – February 11, 2020**

**MOTION:** Councilor Stott made a motion to approve the February 11, 2020 minutes. The motion was seconded by Councilor Ceniga and passed by unanimous vote of the Council.

**4. Review of Previous Month's Expenditures**

Mayor Crenshaw asked if there were any Council comments or questions on the previous month's expenditures. Councilor Thomas asked about some expenditures and staff provided answers.

Councilor DiMarco took a seat in the audience.

**5. Public Comment on Items not Listed on the Agenda**

Mr. Bill DiMarco, 1790 Rose Street, Junction City, stated that Northwest Christian University would be changing their name to Bushnell University. Mr. Bushnell had been a Junction City resident who built the Pitney House, Opera House, first Water Tower, and first bank in Junction City. The Junction City Historical Society was very happy about starting a partnership with the university, which would bring benefits to the society and the community.

Mr. DiMarco continued that former Councilor Lance Stoddard had passed away in December and a service would be held on March 28<sup>th</sup>. Mr. Stoddard served 8 years on the Library Board and Planning Commission, 3 years as a City Councilor, 3 years on the Budget Committee and on Lane Council of Governments Board of Directors, and served on and chaired various City Council Committees. Mr. DiMarco noted that Mr. Stoddard was a great man and citizen and a great example to us all.

Councilor DiMarco returned to the Council dais.

Mr. Grant Reese, 979 Juniper Street, Junction City, stated that he had purchased the old Baptist Church and spent about a half million dollars renovating it to try and build a business. On February 19<sup>th</sup>, he was attacked by a man who had been in his car. It was a traumatic experience, but Chief Morris and the police officers had been fast to respond and wonderful to deal with. He noted that Chief Morris had followed up with him after the incident, and Mr. Reese commended Chief Morris and the police department on their excellent service. He added that some of his neighbors' negative complaints on his property had made him want to move, but the excellent Police service gave him a reason to stay.

**6. CPA-19-01/RZ-19-01 School District Comprehensive Plan Amendment and Rezone**

Director Kaping stated that on March 15, 2019 the School District had submitted a request for a Comprehensive Plan Amendment and Rezone. The Council had reviewed this and considered an ordinance at a few meetings, but the ordinance had not passed. Staff was asked to bring back findings, and documents were prepared for approval or denial.

Mayor Crenshaw noted that because this was a land use issue, they needed to follow specific protocols. He apologized for trying to solicit additional public comments at the last meeting. He noted that now was the time for the Council to deliberate on this matter. He added that the Council had the option of approving the request or denying the request with

documents that had been prepared by staff. He asked if the Council had any questions or would like to start deliberating.

Attorney Connelly added that the ordinance had been before the Council and then came back to a second meeting, as there was not unanimous approval of the ordinance. At the second meeting, the motion to approve the ordinance failed for lack of a majority, but there was no action to deny. Staff had prepared documents for the Council to approve or deny and both decisions were in front of the Council.

Councilor Gambie asked if the option before the Council was to approve medium or low density. Director Kaping responded it would be for R1.

Councilor Gambie asked if that was the only option on the table. Director Kaping responded yes. Mayor Crenshaw added it would be for low density, single family. Director Kaping responded that was correct and the original request was for R2, but after feedback from residents in that area the School District was fine with going with R1.

Attorney Connelly added that the application was amended, and the Planning Commission had recommended approval of the modified request.

Mayor Crenshaw asked for a reading of the ordinance.

A. Ordinance No. 1 – An Ordinance Amending the City of Junction City Comprehensive Plan Map and Official Zoning Map for Lane County Tax Assessor's Map 15-04-31-11, Tax Lot 05902.

Attorney Connelly read Ordinance No. 1 in full.

Mayor Crenshaw asked if there were any deliberative arguments for or against this action. None were given.

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

Mayor Crenshaw read Ordinance No. 1 by title only.

**MOTION:** Councilor Stott made a motion to adopt Ordinance No. 1. The motion was seconded by Councilor Thomas.

Mayor Crenshaw noted that the ordinance would need to pass unanimously to be adopted this evening. Attorney Connelly stated that was correct.

Mayor Crenshaw asked what the next step would be if the ordinance did not pass unanimously.

Attorney Connelly responded that it would go before the Council again at the next meeting and similarly there would be no public participation. Technically, since the decision had not been rendered, each time this was considered, they should ask if there were any exparte contacts because they wanted to make sure that the Council was still a clean deciding body and were making the decision on the record before them. To not pass the ordinance unanimously would prolong the amount of time before the decision would go into effect, if it was going to go into effect and the amount of time that the Council would need to police themselves as the deciding body.

Mayor Crenshaw noted that they had a motion and second on the floor for adoption of Ordinance No. 1. He asked if there were any conflicts or exparte contacts. There were none. He asked if there was any discussion on adoption of Ordinance No. 1.

Councilor DiMarco noted that he was trying to move this along tonight, but the process had been kind of contorted in the last three months or so. He continued that they finally had negative findings that captured his concerns from January, and he was going to have to represent those with a no vote tonight. He continued that it sounded like it would come back automatically without discussion at the next meeting for passage and he understood that

the School District was not in a hurry, from their own testimony, to sell the land immediately. He apologized for any delay.

Mayor Crenshaw asked if anyone else wanted to make deliberative comments.

Councilor Gambee asked what findings Councilor DiMarco was referring to. Councilor DiMarco responded that for this kind of land use decision, you had to have positive or negative findings depending on the vote to justify it under state land use law. Attorney Connelly responded that was correct.

Councilor DiMarco stated that until tonight, they had not had any findings against but only findings in favor. There was no anticipation of a no vote apparently, so that was why they were back here a third time. If he voted yes tonight, it would look like it had been unanimous and there was no concern.

Councilor Gambee asked what findings Councilor DiMarco was referring to. Attorney Connelly responded the final order for denial was in Attachment 2 and the approving ordinance was Attachment 3.

Mayor Crenshaw stated that they needed to vote on this matter and if the vote was not unanimous, it would automatically appear before the Council at the next meeting and would no longer require a unanimous vote. Attorney Connelly responded that was correct. She added that the charter requirement was to consider an ordinance at two separate meetings, with the exception that it could be considered at one meeting if passed unanimously.

Mayor Crenshaw asked if the Council had any more questions. There were no additional comments or questions. Mayor Crenshaw noted that they had deliberated on this, so he would ask for the vote.

**VOTE:** The vote was 5 to 1, with Councilors Thomas, Stott, Ceniga, Gambee, and Rowe voting in favor and Councilor DiMarco voting against. Since the vote was not unanimous, it would be considered at next month's Council meeting.

## 7. Supplemental Budget for Grant Funding

Director Crocker presented the supplemental budget resolution to recognize \$20,000 in revenue from the Oregon Development Safe Drinking Water Program for Seismic Improvements and appropriate in the Water Capital Projects Fund and to recognize \$41,000 in revenue from the Oregon Department of Transportation for road work and appropriate in the Streets Capital Project Fund.

- A. Resolution No. 1 – A Resolution Adopting a Supplemental Budget for the Fiscal Year Commencing July 1, 2019 and Ending June 30, 2020, and Making Appropriations within the Water and Streets Capital Projects.

**MOTION:** Councilor Stott made a motion to approve Resolution No. 1. The motion was seconded by Councilor Ceniga and passed by unanimous vote of the Council.

## 8. Judge Pro-Tem Appointments

Director Crocker stated that Judge Wiese had requested the addition of two pro tem judges. Mayor Crenshaw appointed Michael Vergamini and Stephany Eckart to serve as judges pro tem.

**MOTION:** Councilor Stott made a motion to approve the Mayor's Appointments for Municipal Judge Pro Tem. The motion was seconded by Councilor Ceniga and passed by unanimous vote of the Council.

## 9. Densmore Bench Request

Manager Moran presented the request from Kendra Densmore to donate a bench to the City of Junction City in honor of her grandparents LeRoy and Claire Terrien; the Terriens have lived here for over 50 years and were still very active in the community. The bench would be placed at Oak Meadows Park. The Community Services Committee reviewed on February 4, 2020 and recommended acceptance of the bench donation.

**MOTION:** Councilor Ceniga made a motion to approve the bench donation to Junction City by the Densmore family. The motion was seconded by Councilor Rowe and passed by unanimous vote of the Council.

**10. Street Closure Request – 2020 Scandinavian Festival**

Director Kaping presented the annual request for the 2020 Scandinavian Festival. He distributed updated conditions of approval to correctly read that food and drink vendors would be required to provide a certificate of insurance in the amount of 2 million dollars; this requirement had been in effect for a number of years. Ms. Sue Huntley from the Scandinavian Festival Association noted that the requirement did not apply to the craft vendors.

**MOTION:** Councilor Stott made a motion to approve the street closure request and conditions as presented and a noise permit for the 2020 Scandinavian Festival as presented. The motion was seconded by Councilor Ceniga and passed by unanimous vote of the Council.

**11. Street Closure Request – 2020 Function 4 Junction**

Director Kaping presented the annual request for the 2020 Function 4 Junction. Same route and conditions as last year.

**MOTION:** Councilor Gambee made a motion to approve the street closure request for the Annual Function 4 Junction on Friday, June 5, 2020 and Saturday, June 6, 2020 as conditioned in Attachment B with the nonexclusive use of city streets for street closure from 6:00 p.m. to 10:00 p.m. on Friday, June 5<sup>th</sup> and 5:00 a.m. to 10:00 p.m. on Saturday, June 6<sup>th</sup>. The use of City streets will apply to the route shown in Attachment A, contingent upon approval from the Oregon Department of Transportation. The motion was seconded by Councilor Ceniga and passed by unanimous vote of the Council.

**12. Well Maintenance**

Director Kaping presented the request to have a company pull the 8<sup>th</sup> and Deal and 13<sup>th</sup> and Elm wells for preventative maintenance. This procedure was done every five years. Staff contacted four companies and received two bids. The Public Works Committee reviewed on March 2, 2020 and recommended Jones Pump Company.

**MOTION:** Councilor DiMarco made a motion to award the Well Maintenance work for the 8<sup>th</sup> and Deal and 13<sup>th</sup> and Elm wells to Jones Pump Company in the amount of \$15,996 and authorize the Public Works Director to sign the necessary documents. The motion was seconded by Councilor Rowe and passed by unanimous vote of the Council.

**13. Zone of Benefit Code**

Director Kaping stated that at the December 2019 meeting, Council asked staff to bring back some options on the Zone of Benefit Code. Legal staff drafted an ordinance which would strengthen the current code language. Another option would be to eliminate the Zone of Benefit Code.

After discussion, it was the consensus of the Council to hold a work session on this topic. They asked staff to bring back the history of why a Zone of Benefit was created in the first place, the pros and cons of a Zone of Benefit, and impacts of the various options.

Director Kaping shared that at the last Council meeting, it was noted that the City had purchased the rights to the Paddock Zone of Benefit, and the Council consensus was to have the Public Works Committee discuss how the City wanted to deal with this. This would be discussed at the April 6, 2020 Public Works Committee meeting.

**14. Building Lease Renewal**

Chief Morris presented the two-year building lease renewal with Craig Taras. This building was adjacent to the Police Department parking lot and was in the final stages of being remodeled for patrol officer use. Dispatch would then be moving into the current patrol room. It was noted that if the lease was discontinued, all equipment and furniture would be removed and the entrance adjacent to the police parking lot would be sealed off. Also noted was that all lease payments could be applied to a future purchase option, if desired.

**MOTION:** Councilor Stott made a motion to approve the building lease renewal with Craig Taras and authorize Chief Morris to sign the necessary documents. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

#### 15. Council Agenda Forecaster

Administrator Knope presented the forecaster and noted that Anita McClure had submitted an agenda item request on February 12, 2020, asking that the Council discuss having a legal homeless shelter within the City limits.

After discussion, Mayor Crenshaw stated that given the priorities of the City of Junction City, this discussion did not hold enough merit to get onto this year's calendar. The Council concurred.

Administrator Knope noted that May 26<sup>th</sup> might be a good date for the Zone of Benefit Work Session. The Council consensus was in favor of that.

Councilor DiMarco asked where the discussion of Affordable Housing was at the committee level. Administrator Knope responded it was on the pending issues list. Councilor DiMarco noted that as the Finance and Judiciary Committee discussed this topic, he would keep the Council apprised.

#### 16. Staff Reports

Chief Morris: The department was very busy with an overwhelming number of juvenile cases, ranging from domestic violence to child abuse. Many cases had been cleared.

Councilor Thomas asked about the \$1,700 vet bill. Chief Morris responded it was for an animal abuse case and the dog was evidence.

Director Kaping: Public Works continued to work on Water Quality Projects. They changed the way they flushed the water lines, which caused some citizen comments on dirty water, but the flushing did work, and the result was much better water. Public Works continued to put in monitoring stations throughout town to test the water and get a good handle on when the water was starting to turn due to age. The Water Treatment Plant was almost completed, with just a few wire connections to be made.

In response to a question on the status of the burned building on Ivy Street, Director Kaping stated that he had tried to make contact with the owner four or five times since the last Council meeting but had not received a response. He asked for Council direction on what they would like to do. Administrator Knope stated that this could be a topic for the next Council meeting.

Director Crocker: He thanked the committees for their attention and contribution to the budget process over the last few months. He added that he looked forward to getting started next month.

Councilor Thomas thanked Director Crocker for taking the time to meet with her and answer questions earlier in the week.

Manager Moran: AARP tax aide was offering services at the Community Center on Fridays and Saturdays. Since January 31, 2020, they had filed 241 tax returns and would provide this service through April 11<sup>th</sup>.

Attorney Connelly: She would be working with staff on the pros and cons of a Zone of Benefit. She had been working quite a bit with Manager Moran and assisting the Finance and Judiciary Committee with some contracts and solicitations that would be coming to the Council at some point in the future.

#### 17. Councilor Comments/Questions

Councilor Thomas thanked everybody for showing up and showing interest in their town. She thanked staff for answering questions.

Councilor Ceniga thanked everyone for coming and being a part of the meeting.

Councilor Rowe thanked everyone for their patience with the phone connection.

**18. Mayor's Comments**

Mayor Crenshaw noted that protocol was very important to him and he would continue to work with Attorney Connelly to make sure all appropriate protocol was followed. He expressed appreciation to everyone who volunteered to serve the community.

**19. Adjournment**

As there was no further business, the meeting was adjourned at 7:58 p.m.

ATTEST:

APPROVED:

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Kitty Vodrup, City Recorder

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Mark Crenshaw, Mayor