

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, April 24, 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, Randy Nelson, and Herb Christensen; (Excused Absence: Councilor Laurel Crenshaw); City Attorney, Carrie Connelly; City Administrator, Kevin Watson; Police Chief, Mark Chase; Public Works Director, Jason Knope; Finance Director, Mike Crocker; 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 6:32 p.m. and led the Pledge of Allegiance.

**II. CHANGES TO THE AGENDA**

None.

**III. PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA**

Ms. Helen Breedlove, 1100 Alderdale Drive, Junction City, invited the Council to attend a parks fundraiser at Game Day Pizza in Harrisburg on May 4th. Proceeds will go towards a Ford Foundation leadership project for improvements to Priceboro Park in Harrisburg and Lyle Day Park in Junction City.

Mr. Doug Young, Construction Administrator for Oregon Department of Corrections (DOC), stated that DOC was purchasing easements from property owners to make street improvements at the DOC site, and some property owners had requested that water and sewer lines be extended closer to their properties. He asked for Council approval for DOC to pay for and extend water and sewer trunk lines across Milliron at Spine Road to the mill property and lines 400 feet east to Booth Road. The Council consensus was to discuss this further after Agenda Item 10.

**IV. GREEN LANE ENERGY PRESENTATION**

Mr. Dean Foor presented a Power Point on the development of the Green Lane Energy biogas plant, which will be located near Lane Forest Products on the east side of Highway 99, south of the City. This is a new technology for North America, but there are over 6,000 plants in Germany. Biogas is a replacement for natural gas and produced through food processing residues, bio-diesel waste grease, and ryegrass straw. The gas is then burned in a turbine and converted to electricity, which is sold to Portland General Electric. The site is fully permitted and construction is currently underway. The project received federal tax dollars and will create 6 to 8 jobs at the plant and 60 jobs during the construction phase. Mr. Foor noted that they do have an interest in having City water supplied to their site for drinking water and fire suppression.

**V. PUBLIC COMMENTS – OLD WATER TOWER**

Mayor Brunscheon stated that this was the first of two meetings where the public would have an opportunity to provide comments on restoring or removing the old Water Tower, which is located at 175 W. 5<sup>th</sup>. He asked if there were any public comments.

Ms. Katherine Garvey stated that she had heard that it would cost half a million dollars to restore the water tower to a stable condition, and she suggested that it be torn down and the area used for building or expansion.

Mayor Brunscheon reviewed that to remove the tower would cost approximately \$20,000. Director Knope added that the \$20,000 reflects the cost of the City receiving credit for the current market price on the steel. Mayor Brunscheon continued that the tower is coated with lead based paint, which would need to be removed, for an approximate cost of \$280,000. Once the paint is removed, the structure would need to be inspected, for an approximate cost of \$10,000. Assuming there are no repairs to be made to the tank, it would need to be repainted and that cost would be between \$100,000 to \$120,000.

Mayor Brunscheon added that the Council would invite additional public comments at the May 22<sup>nd</sup> Council meeting.

#### **VI. PLANNING COMMISSION APPOINTMENTS**

Administrator Watson reviewed that there were three vacancies on the Planning Commission and two applications had been received. Patricia Phelan, who serves as an alternate member, has requested to remain in that position. As a result, the Planning Commission recommended leaving Commissioner Phelan as an alternate member and having Ms. Karen Leach fill Leona Houston's unexpired term through October 2012 and Mr. Jeff Haag fill Stuart Holderby's unexpired term through October 2013. A posting to fill the alternate position vacancy is currently running and has a deadline of June 11<sup>th</sup>.

Mayor Brunscheon appointed Karen Leach and Jeff Haag to fill the two vacancies, as recommended by the Planning Commission.

**MOTION:** Councilor DiMarco made a motion to endorse the Mayor's appointments as stated. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

#### **VII. CUSTOMIZED PERIODIC REVIEW – PHASE II**

##### **Customized Periodic Review (CPR) Subcommittee**

Planner Clauson noted that the CPR Subcommittee met on April 3<sup>rd</sup> and reviewed three documents: Economic Opportunities Analysis (for changes from the March 20<sup>th</sup> meeting), Revised Element from the Comprehensive Plan, and portions of the findings document.

##### **Manufactured Dwelling Parks**

Planner Clauson stated that the key issue to be decided is should the City follow safe harbor, which would require the City to amend the City's R2 zoning regulations to allow Manufactured Dwelling Parks. The Planning Commission was split on this issue.

The majority consensus of the Council was opposed to going with safe harbor.

##### **Minimum Density**

Planner Clauson stated that the question before the Council was whether to amend the City's zoning code to establish a minimum density standard. A minimum density standard is required if the City uses safe harbor for residential density and mix. If safe harbor was not followed, then the City would need to complete a fuller housing needs analysis than has currently been completed to complete the Goal 10 standards and requirements of the state statutes. The Planning Commission recommendation was not to establish a minimum density standard and instead go through the additional analysis.

The majority consensus of the Council was to endorse the Planning Commission's recommendation.

Councilor DiMarco referred to the cities of McMinnville and Woodburn suspending their Urban Growth Boundary processes to await the outcome of the next legislative session, which could bring some changes to the process. Planner Clauson responded that she would find out more about the legislature would be discussing.

##### **Wetland Protection Levels**

The Council reviewed each of the 13 wetlands and the Planning Commission (PC) recommendations of designating either full, partial, or no protection to each. After review, the Council consensus was to agree to all the protections as recommended by the Planning Commission.

Mayor Brunscheon asked for Council motions on each of these issues.

##### **Manufactured Dwelling Parks**

**MOTION:** Councilor Sumner made a motion to direct staff to calculate the land needed to meet the demand for Manufactured Dwelling Parks under the provisions established in ORS 197.480. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

**Minimum Density**

**MOTION:** Councilor Christensen made a motion to not rely upon the safe harbor Minimum Density Standard and as a result, direct staff to determine the City's housing needs through the analysis required under Goal 10 and OAR 660-008. The motion was seconded by Councilor Nelson and passed by unanimous vote of the Council.

**Wetland Policy Issues**

**MOTION:** Councilor Christensen made a motion to incorporate the proposed wetland protection level standards recommended by the Planning Commission and direct staff to work with the wetland consultant to modify the ESEE Analysis accordingly. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

**VIII. LANE COUNTY TRAFFIC ENGINEERING SERVICES CONTRACT**

Planner Clauson reviewed that since 2007, the City has had a contract with Lane County to provide Engineering Service review on the City's behalf for transportation related issues, which is a technical capability that the City does not have in house. The existing contract has expired, and the Finance Committee has recommended approval.

**MOTION:** Councilor Nelson made a motion to authorize the City Administrator to sign the Intergovernmental Agreement between Lane County and Junction City for Purchase of Staff Services FY 2012-2015 contained in Attachment 2. The motion was seconded by Councilor Christensen and passed by unanimous vote of the Council.

**IX. TRANSPORTATION SYSTEM PLAN UPDATE**

Planner Clauson asked for Council direction on whether to proceed with the Transportation System Plan (TSP) update or to wait until the UGB expansion process is completed. The TSP includes projects that will support future growth over a twenty-year period, and the long range planning in the UGB expansion process has not been completed. ODOT (Oregon Department of Transportation) is willing to provide funding assistance to make the necessary TSP revisions at this time, and if amendments were needed in the future, ODOT would provide the funding for those as well.

Planner Clauson noted that a Transportation Citizen Advisory Committee (CAC) had been established by the Council, and the Committee had met in August 2011 to review documentation with consultants and City staff. Once it is decided to move forward with revisions, a Technical Advisory Committee will be formed.

After discussion, the Council consensus was to reconvene the CAC and have them bring back a recommendation to the Council on proceeding now or waiting to do the TSP updates.

**X. SEWER REPAIR PROJECT PAY REQUESTS 1 AND 2**

Director Knope noted that this agenda item would be brought back at a future meeting.

**XI. EXTENSION OF TRUNK LINE ON DOC PROPERTY**

Mr. Doug Young, DOC, stated that after discussion with Attorney Connelly, it appeared that the City's ordinances would not allow the DOC to extend the trunk line east on Milliron, because it would extend outside of the City limits, but the other water and sewer trunk line request to the north could be extended to the mill property. Director Knope noted that this extension would not create a problem or additional burden to the City.

The Council consensus was to allow extension to the north.

**XII. ANNOUNCEMENT OF "IF I WERE MAYOR" CONTEST WINNERS**

Mayor Brunscheon announced the winners of the "If I Were Mayor" contest: Destiny Kemp for 4 – 6 grade poster and Sydney Thielman for Middle School Essay. He expressed appreciation to all the applicants and noted that the winners would be recognized at the May 8<sup>th</sup> Council meeting.

**XIII. STAFF REPORTS**

Chief Chase reported that a number of thefts had recently occurred on the west side of town, and he commended Officers Corey Mertz and Brandon Nicol and Reserve Officer Perry Baker for their work on capturing the suspects.

Director Knope reported that the Treatment Stakeholder Subcommittee would hold their first meeting on May 9, 2012 at 6:30 p.m.

Director Bowers thanked the Public Works Department for their assistance on installing the playground equipment at Bergstrom Park. She reminded the Council of the May 1<sup>st</sup> dedication of a bench and two trees for Andrea Nicole Post at Bailey Park.

Planner Clauson reported that the City has received two development review applications. One is for a minor addition and remodel at Guaranty Chevrolet and the other was for an addition and improvements to the Dari Mart facility (Old Shell Station) on Ivy Street.

Attorney Connelly reported that she and Director Knope were working on initiating an LID (Local Improvement District) for the Vista Dale Subdivision that would be coming to the Council at the end of May.

Administrator Watson reported that the Prison Advisory Committee (PAC) made a recommendation that Spine Road at the DOC site be renamed to Drea’s Way, in memory of Andrea Nicole Post, who passed away in August of 2011, when a motorhome hit her car at the intersection of Highway 99 and Hatton Lane. He asked for Council direction on moving forward with the issue of having chickens in the City limits.

The Council consensus was to have Administrator Watson put together a potential program for allowing chickens in the City limits and to hold a public comment time to receive citizen input at a future Council meeting.

**XIV. COUNCILOR COMMENTS/QUESTIONS**

None.

**XV. OTHER CITY COUNCIL BUSINESS**

None.

**XVI. ADJOURNMENT**

As there was no further business, the meeting was adjourned at 9:31 p.m.

ATTEST:

APPROVED:

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Kitty Vodrup, City Recorder

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David S. Brunscheon, Mayor