

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, January 9, 2018, in the Council Chambers of City Hall, 680 Greenwood Street, Junction City, Oregon.

PRESENT: Mayor, Mark Crenshaw; Councilors Kara McDaniel, Robert Stott, Jack Sumner, John Gambee, Dale Rowe, and Bill DiMarco; City Administrator, Jason Knope; City Attorney; Carrie Connelly; Police Chief, Bob Morris; Public Works Director, Gary Kaping; Finance Director, Mike Crocker; City Planner, Jordan Cogburn; Community Services Director, Tom Boldon; 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.

Added Oaklea Middle School Robotics Team Presentation after Agenda Item 5.

3. State of the City Address

Mayor Crenshaw presented the State of the City Address:

“Another year has passed, and the outlook for the next is quite positive. The Police Department continues to make strides in rebuilding morale and its good image in the eyes of the community. The new striping on the police cars looks great and helps to increase the visibility of our officers on patrol. Although high visibility may make it tougher to catch motorists who frequently misbehave behind the wheel, the obvious presence of our officers contributes greatly to the feeling of safety that we enjoy here. Now that the department staffing levels are up, our dispatchers can get the rest they deserve, and I want to extend a thank you very much to those employees who were willing to work extended shifts in order to help us get through this tough period.

As usual, Public Works has been keeping our town looking neat and clean and well maintained. Although I was quite dismayed about China’s decision to cut off the recycling of plastics, our staff relentlessly works with the public to foster an attitude favorable towards recycling habits.

Our beloved Judge Loomis retired after more than two decades of service to Junction City. Sad as that may be, we were able to move forward by selecting Ashlee Wiese, who rose above several highly qualified candidates.

Some overdue relief came to the staff at City Hall, as the offices there were about to burst at the seams. Moving the Planning Department to some very cost effectively renovated space down at Public Works has given some breathing room so that efficient operations could resume. The next challenge will be to get some natural light into Director Crocker’s office. Although, keeping him crunching the numbers in the dungeon like setting has reflected well for Junction City. Year after year, we receive national recognition for excellence in financial reporting.

As a continuing trend, reaching it’s 3rd year in a row, we have a balanced budget. The implementation of the ‘Bucket System’ where in each department has a specific budget to adhere to, has proved to be a useful tool in keeping total expenditures below our revenues. We entered into 2017 with all but one department staying well within their parameters. Staff has worked hard to create a plan which will bring that last department in line within 2 budget cycles.

As I challenged the citizens of Junction City at the beginning of last year that volunteerism would be the key to maintaining a strong community, many have answered the call and are stepping up to bring reality to what some thought to be impossible.

Community Services, the last of the departments to suffer the grueling task of squeezing into a bucket, has risen to the challenge of maintaining the level of service it provides to the community while being forced to reduce its expenditures. The success of that 2-year plan is dependent on citizens who are willing to donate their time and abilities. The Senior Center, the Library, and youth enrichment are programs that we have enjoyed here for a long time. Although it is hard for some to conceive that these programs can be successful without full-time and professional staff, other communities have similar programs run completely by

volunteers. Director Boldon has informed me that many citizens have already responded and have made commitments to help out.

From an overall perspective, the state of our city is very positive. We still are the envy of many surrounding communities in the fact that we have no debt and that our purposed expenditures do not exceed the anticipated revenues. We can have pride in the manner in which we have overcome the challenges presented to us, and the challenges yet to come are foreseeably manageable. Again, I challenge everyone to increase the level of service for which they contribute to the community and strongly thank everyone who already has.”

4. **Consent Agenda**

MOTION: Councilor DiMarco made a motion to approve the Consent Agenda, which consisted of the bills from December and the December 12, 2017 minutes. The motion was seconded by Councilor Stott and passed by unanimous vote of the Council.

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

(Councilor DiMarco left the Council dais and went to the audience podium.)

Mr. Bill DiMarco noted that in 1972, the City celebrated its centennial and in that same year the Historical Society was incorporated and opened its first museum during the Scandinavian Festival. He suggested that the City begin exploring community building projects and other ideas to prepare for a joint celebration of the City’s 150th birthday and the Historical Society’s 50th, which would occur in four years. He would also be presenting this to the Historical Society and Scandinavian Festival Association boards.

(Councilor DiMarco returned to the Council dais).

Mr. Paul Kauzlarich, 1112 Green Meadows Avenue, Junction City, suggested that the Code be changed to read that any vehicle or trailer parked over 72 hours in the residential area could be towed at owner’s expense.

Mr. Jack Morris, 310 Pitney Lane, Junction City, stated that it bothered him that there were negative community comments about the Police Department, as they put their lives on the line every day and deserved respect and support. He provided an example of a recent positive interaction with Chief Morris and a Sergeant and added that he was proud of what the department did for Junction City.

Ms. Sandie Thomas, 1225 Kalmia Street, Junction City, stated that she was not against the Police Department, but was just asking them to be accountable with expenditures. She noted that for the Chief to drive a City vehicle to and from his home would cost 49 cents a mile and at five days a week, 146 miles a day would be 38,000 miles and a total of \$18,600 a year. She asked how many officers the department had. Chief Morris responded there were 9 and 10 officers were budgeted.

6. **Oaklea Middle School Robotics Team Presentation**

The Oaklea Middle School Robotics Team presented their project on separating gray water from black water and using that water for lawns and to flush toilets. The team was in the top 15% and would be going to the state championships. They expressed appreciation to Director Kaping and Public Works staff.

7. **Public Hearing: AMD-17-01 Off Street Parking and Loading Zone**

Mayor Crenshaw opened the public hearing and asked if there were any exparte contacts or conflicts of interest. There were none.

Staff Report

Planner Cogburn reviewed the proposal from Grain Millers, Inc. to amend Junction City Municipal Code (JCMC) 17.17.90 Off Street Parking and Loading. The amendments included providing that a reduction of 25% of the minimum requirements in all zones is allowed as right of development; providing that parking requirements be based on the floor area of functional use of a building; that “functional space” excludes space devoted to off street parking and includes only that area that can be occupied by occupants of the building and would not include floor area dedicated to permanently mounted equipment or racking; and allowing one

parking space per 2,000 square feet of warehouse use and include a section that would be for manufacturing establishment, rail, and trucking of one space per 1,000 square feet.

Planner Cogburn continued that on November 15, 2017, the Planning Commission voted unanimously to recommend the proposed amendments, excluding an amendment under 17.90.030 (D) on having shared parking and loading spaces based on shift operations and the company providing satisfactory policies as evidence. The exclusion of this amendment was based on the fact there was no legal basis for the City to determine those particular company policies.

Planner Cogburn distributed revised versions of Ordinance No. 1, Exhibit A, and Exhibit B Findings of Fact, per legal review. He reviewed the applicable Oregon Statewide Planning Goals. He shared examples of what other municipalities do, regarding parking reductions and noted that it was not uncommon for jurisdictions to allow reductions of parking standards. Currently, the only method Junction City had for allowing any sort of reduction to the required number of parking spaces would be a shared use, but it did not state any sort of specifics as to how to quantify that number; therefore, the applicant proposed the amendments.

Applicant Testimony

Mr. Eric Hall, 24610 Trillium Lane, Elmira, architect representing the applicant, referred to the projects his firm had done in Junction City. His comments included that the proposed building for Northern Gold Foods was 300,000 square feet and would have a lot of equipment and permanent storage/racking areas. Under current code they would be required to provide 300 parking spaces for 125 employees; thus, they proposed amendments to the City's code.

Proponent Testimony

None.

Opponent Testimony

None.

Ms. Sandie Thomas, 1225 Kalmia, Junction City, asked what the address of the property was. Mr. Hall responded that the property was located on the north side of Meadowview at the very bottom of the City's Urban Growth Boundary.

Additional Applicant Testimony

None.

Questions from the Council

Council members asked clarifying questions.

Mr. Hall noted that with a 25% reduction, they would be required to have 225 parking spaces for 125 employees. He added that the site has been rocked and there were 7 phases of permit submissions; they had submitted phase 3 today.

In response to how the amendment would impact residential, Planner Cogburn stated that it would have minimal impacts on single and duplex residential, but could pose some dramatic decreases for a larger multi-family development. He added that he would recommend amending for commercial and industrial uses rather than zones, as there were some commercial zones that allow for multi-family developments.

In response to why the applicant was proposing amendments to all zoning, Mr. Hall stated that there would be benefits to future applicants and developments, without having to go through variance processes and he would like to see Junction City be competitive as possible with neighboring jurisdictions.

Additional Staff Comments/Summary

None.

Mayor Crenshaw closed the public hearing.

Council Deliberation

Council members expressed their support for the project and for some amendments to the code, but had concerns with the amendments being proposed for all zones, without the Council having the time to evaluate the impacts and other considerations.

Attorney Connelly noted that there was a distinction between legislative, which has broad applicability and quasi-judicial, which was a variance for one single applicant. She continued that the applicant made the choice to request a code text amendment and not a variance and to accept that risk; therefore, the Council should not feel like they were penalizing an applicant with a good project.

The Council consensus was to only make amendments for industrial uses at this time and have staff bring back a more thorough citywide parking discussion through the Community Development Committee at a future date.

There were also concerns with the language of a 25% reduction as a right of development and that having criteria set for that reduction would be better. The Council wanted legal counsel to be given time for review and to work with staff on proposing options and bringing back for Council consideration at the January 23, 2018 Council meeting.

8. Tri-County Chamber of Commerce Funding Request

Director Crocker presented the annual request from the Tri-County Chamber of Commerce for Tourism promotion. The Finance and Judiciary Committee reviewed on November 16, 2017.

MOTION: Councilor Rowe made a motion to approve the Tri-County Chamber of Commerce's request and direct staff to issue a payment to the Chamber in the amount of \$4,000. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

9. Budget Calendar Fiscal Year 2018-2019

Director Crocker presented the Fiscal Year 2018-2019 Budget Calendar. This was reviewed by the Budget Committee on December 7, 2017.

MOTION: Councilor Stott made a motion to approve the Budget Calendar as presented by staff and reviewed by the Budget Committee. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

10. Restriping 6th Street

Director Kaping reviewed the request to restripe 6th Street to move the center line back to the center of the road and return parking from head in parking on the south side to parallel parking. This would cause a reduction of only two parking spaces. It was planned to use Oregon Department of Transportation (ODOT) Exchange Funds for the project, of which the City's portion would be 6% or around \$1500 (City labor could be used for this). It was noted that the parking had been changed about 7 or 8 years ago; the Public Works Department had not been in favor and many complaints had been received. The Public Works Committee reviewed on December 4, 2017 and recommended approval.

MOTION: Councilor Rowe made a motion to approve the restriping of 6th Avenue in the amount not to exceed \$25,000 and authorize the Public Works Director to fill out the proper documents for the ODOT Exchange Fund and sign the agreement with Pave Northwest. The motion was seconded by Councilor DiMarco and passed by unanimous vote of the Council.

11. Police Compensation Scale

Director Crocker presented the resolution requested by Council at the December 12, 2017 meeting to amend the Police Officer and Dispatch Compensation schedules.

A. Resolution No. 1 – A Resolution to Amend the Fiscal Year 2017-2018 Compensation Schedules for Police Association Positions.

MOTION: Councilor Stott made a motion to approve Resolution No. 1, as amended, to change all references to the starting date of January 28, 2018. The motion was seconded by Councilor McDaniel and passed by unanimous vote of the Council.

12. Police Department Vehicle Take Home Policy

Chief Morris reviewed the Police Department Vehicle Take Home Policy draft, which had been presented to the Public Safety Committee and was recommended for approval by a vote of 2 to 1. The policy included that officers would be assigned take home vehicles for quicker response times and to be used as an incentive for hiring. Except for management staff, officers living further than 36 miles from the department, would be charged a monthly gas fee.

Discussion followed and included: this had become politicized and was consequently before the Council; that there could be additional costs and wear and tear on vehicles; policies such as this would normally be handled administratively by the City Administrator; employee incentives and residency were bigger picture items and should be part of a separate discussion; considering community perception was important; there were policies in place to address vehicle use for Police Union employees, but not for Police management. Administrator Knope expressed concerns with the draft policy, but noted that he would comply with whatever direction the Council gave. He noted that after hearing Council discussion, he would be fine addressing this at a staff level.

MOTION: Councilor Rowe made a motion to allow the Chief and the Sergeants to drive city vehicles home at the end of their shift. The motion died, for lack of a second.

MOTION: Councilor Stott made a motion to approve the police take home vehicle policy, as written. The motion died for lack of a second.

MOTION: Councilor Rowe made a motion for the Council to direct the City Administrator to allow City vehicles to be used by the Chief and Sergeants to be driven to and from home. The motion was seconded by Councilor Stott and failed by a vote of 3 to 4, with Councilors McDaniel, Stott, and Rowe voting in favor, Councilors Sumner, Gambee, and DiMarco voting against and Mayor Crenshaw voting against to break the tie.

13. Council Agenda Forecaster

Administrator Knope presented the forecaster. Add Off Street Parking and Loading Zone to the January 23, 2018 Council meeting.

14. Staff Reports

Director Boldon: The Library was moving forward with the Volunteer Program and had 8 new applicants since November. Staff and the Library Board chair visited the Winston Library, which is a fully volunteer program, to gain more insight on recruiting, training, scheduling, etc. The goal for volunteers was 20 to 25.

Director Crocker: There was still one Budget Committee vacancy. The Key Indicators page that he presented to the Budget Committee was added as page 2 in the financials.

Attorney Connelly: She reiterated that the applicant for the Code amendment knew what a legislative route looked like opposed to only looking at their development. She would work with staff to clarify legislative versus quasi-judicial and would be at the next Council meeting.

15. Councilor Comments/Questions

Councilor DiMarco stated that when things were properly vetted at the Committee or Planning Commission level, the Council did not need to spend two hours on a topic. He noted that the parking issue could have used more preparation, and this was not a criticism but more of an encouragement to perhaps look at spending a little more on legal to get them in at the Planning Commission level. He apologized to some of the newer Council members, as these things were difficult to work on at the Council level, without the vetting at the Committee level. He expressed appreciation to Ms. Sandie Thomas for expressing her concerns and suggested sending a Budget Committee application to former Councilor Steven Hitchcock.

Councilor Gambee provided comments on development cycles and the importance of promoting development when the iron was hot, as it was now.

Councilor Stott stated that he thought they did a disservice tonight to the Police Officers and especially the Chief. He continued that for as much time as Chief Morris puts in for the City, it was sad that they could not even allow him to have a car. He added that he would also like to see all the officers have a take home car.

Councilor McDaniel expressed thanks to all the staff. She noted that staff put in a lot of time and effort and a late night tonight and she appreciated all of their hard work.

16. Mayor's Comments

Mayor Crenshaw stated that he wanted to make sure that they recognize how valuable tonight's discussions were and the fact that they did not see eye to eye and took it to places because they disagreed. With many unanimous votes, it could look like the Council was rubber stamping things, and the citizens needed to see things like this happen and to know the Council was doing their job and looking out for the best interests of their constituency. He expressed his appreciation to staff and thought they were comparable to none. He added that staff gave and gave and were at the meeting very late tonight.

17. Other Business

None.

18. Adjournment

As there was no further business, the meeting was adjourned at 10:22 p.m.

ATTEST:

APPROVED:

Kitty Vodrup, City Recorder

Mark Crenshaw, Mayor