

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, April 10, 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 Superintendent, Jeremy Tracer; Finance Director, Mike Crocker; 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.**

None.

**3. Approval of Minutes – February 27 and March 13, and 27, 2018**

**MOTION:** Councilor DiMarco made a motion to approve the February 27, March 13, and March 27, 2018 Council Minutes. The motion was seconded by Councilor Stott 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. There were none.

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

Mr. Corey Walker, 1694 W. 6<sup>th</sup> Avenue, Junction City, read a letter regarding abatement on his properties at 287 W. 5<sup>th</sup> Avenue and 290 W. 7<sup>th</sup> Avenue and asked that the Council allow an extension of the abatement, so he would not have to kick any tenants out. Mayor Crenshaw responded that the Council would discuss this later in the meeting.

Ms. Florence Murkin, 245 Thor Place, Junction City, expressed concerns that the City would not be filling the Senior Center Coordinator position, after Marcia Scalise's retirement. She felt the position was needed, even if only part time.

Ms. Sandie Thomas, 1225 Kalmia Street, Junction City, suggested that the Council go back to budgeting where extra funds would go into an overall General Fund pot, to help pay for needed things.

Mayor Crenshaw invited Ms. Murkin and Ms. Thomas to attend and share their thoughts at the upcoming Budget Committee meetings.

**6. Proclamation – Child Abuse Prevention Month**

Mayor Crenshaw read the proclamation, which proclaimed the month of April 2018 as Child Abuse Prevention Month, and he urged all residents, governmental agencies, public and private institutions, businesses, and schools in Junction City to engage in activities whose purpose was to strengthen families and communities to provide the optimal environment for healthy child development.

**7. Resource Development Coordinator**

Administrator Knope presented the resolution to create the position of Resource Development Coordinator. The position would be dedicated to grant writing and developing additional revenue sources for the Community Services Department. After creation of the position, the next step would be to receive funding approval in the budget process.

A. Resolution No. 1 – A Resolution to Create the Position of Resource Development Coordinator Pursuant to Personnel Policy Section 4.2 and Assigning a Range Within the City's Compensation Schedule.

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

**8. Garbage/Recycling Tote Purchase**

Public Works Superintendent Jeremy Tracer reviewed the request to purchase garbage, recycling, and yard debris totes. Due to the recent changes in recycling, many customers had

traded in their 35 gallon garbage cans for 65 or 95 gallon cans, which has depleted the City's stock. Staff followed the City's Intermediate Procurement rules and only two quotes were required. Three contractors were contacted and two bids provided. The Public Works Committee reviewed on April 2, 2018 and recommended purchase from General Equipment.

**MOTION:** Councilor Stott made a motion to approve the purchase of the garbage, recycling, and yard debris totes from General Equipment Company in the amount of \$11,680.00 and authorize the Public Works Director to sign the necessary documents. The motion was seconded by Councilor Sumner and passed by unanimous vote of the Council.

#### 9. Meter Reading Equipment

Superintendent Tracer presented the request to purchase MXUs/meter reading equipment. The City purchased the automated meter reading system 18 years ago, but a replacement program was not set up at that time. It was a good system, but was well beyond the end of its useful life; approximately 1300 meters were not functioning and had to be read by hand. \$100,000 had been set aside in this year's budget to replace as many of the meters as possible, and staff was developing a plan for future replacement. Staff contacted the vendor and 632 MXUs could be replaced, leaving 764 that would need to be replaced in the future. This was a sole source procurement process, as only one vendor sold the equipment that was compatible with the City's existing equipment.

**MOTION:** Councilor Rowe made a motion to approve the purchase of the MXU's in the 2018-19 budget year from Ferguson in the amount of \$99,940.00 and authorize the Public Works Director to sign the necessary documents. The motion was seconded by Councilor Stott and passed by unanimous vote of the Council.

Mayor Crenshaw added the Boarding House Abatement discussion as Agenda Item 10.

#### 10. Boarding House Abatement Discussion

Administrator Knope distributed memos, which included the background and abatement letters for 267 W. 5<sup>th</sup> Avenue and 290 W. 7<sup>th</sup> Avenue. The deadline for the abatements was April 6<sup>th</sup>, and Mr. Walker had emailed a request to staff to extend the abatement deadline.

Mayor Crenshaw recommended that the Council grant the extension until such time the Council was able to give a clear and definitive answer about its intention on allowing or disallowing boarding houses in the C2 (Central Commercial zone).

Councilor DiMarco expressed concerns about mixing two separate issues of the code text amendment discussion and the abatement for these properties.

Mr. Walker noted that he had received permits to make improvements to the property at 5<sup>th</sup> and Holly, but had not received a certificate of occupancy, as he could not apply for one until after the code text amendment was done that would allow boarding houses in the C2 zone.

Councilor Sumner stated that he did not think people should be living at 5<sup>th</sup> and Holly, since they did not have a certificate of occupancy.

Councilor Gambee stated that he had recused himself from past discussions, but would no longer be doing that, after learning more information from the City Attorney on conflicts of interest. He declared a potential conflict of interest, as Mr. Walker hired him to do construction work for some of his projects, and Councilor Gambee used Mr. Walker as a realtor. Councilor Gambee stated that he was not a co-owner on any of these properties

Attorney Connelly stated that in prior minutes, Councilor Gambee had indicated that he had a business partnership with Mr. Walker and now was stating that was not the case and that they were separate business entities and a decision to extend any abatement enforcement could maybe have a financial benefit or detriment for him. Councilor Gambee stated that was right.

Councilor Gambee stated that his heart was not to remove people from houses, but to provide needed places for people to live. He noted that the original boarding house was called a hotel at one point, and hotels were allowed in the C2 zone. He agreed with the Mayor on extending the abatement and also agreed that there were two separate issues.

It was noted that facilities like hotels were subject to other taxes and fees, such as transient lodging taxes.

Councilor Rowe stated that he thought they should delay the abatement for 90 days and work to allow these people to be able to remain in their homes.

Councilor Stott expressed his concerns that the original boarding house was only supposed to have 10 people, but now had over 20 and that people had been moved into the house on 5<sup>th</sup> and Holly before Mr. Walker had received permission to do that.

Councilor DiMarco did not think 90 days would be enough time to consider the code text amendment on if boarding houses should even be allowed in the C2 zone. He said that he could be in favor of a longer extension, if the legalities, liabilities, and safety for the tenants could be addressed. He added that he wanted to protect the innocent people living in these homes, but also wanted to protect the 6,000 people in the City who they were there to represent.

Mr. Walker stated that he had owned the boarding house at 7<sup>th</sup> and Holly for 5 years. When he bought it there were more than 10 people living there and he had not done any expansion. He noted that he had not tried to do anything illegal, wanted to do things right, and asked the Council to extend the abatement deadline.

Attorney Connelly asked for clarification that there were 19 units and no more than two adults in each at 290 W. 7<sup>th</sup> Avenue and there were 5 units and no more than two adults in each at 287 W. 5<sup>th</sup> Avenue. Mr. Walker responded that was correct.

In response to the current number of tenants, Mr. Walker stated that there were 6 adults and 2 children at the 5<sup>th</sup> and Holly, but he would need to look at the rent roll for how many were currently living at 7<sup>th</sup> and Holly. He added that there were three people living in the separate shed at the original boarding house, which is what the abatement letter had referenced.

Further discussion occurred on a potential motion.

**MOTION:** Councilor Gambie made a motion to approve an extension for abatement and associated city enforcement actions at 287 W. 5<sup>th</sup> Avenue and 290 W. 7<sup>th</sup> Avenue for 90 days, conditioned upon no additional units or tenants at either address. The motion was seconded by Councilor Rowe.

Deliberation occurred. Discussion included that the property owner had moved people into 5<sup>th</sup> and Holly without a certificate of occupancy, concerns were expressed for the tenants, safety concerns had been expressed by residents at 7<sup>th</sup> and Holly, could a safety inspection be done to ensure the buildings were safe, Mr. Walker had received permits from Clair Company to put in a new foundation and other renovations at 5<sup>th</sup> and Holly, the number of tenants that could be vacated would be eight at 5<sup>th</sup> and Holly and three at 7<sup>th</sup> and Holly.

**VOTE:** The motion failed by a vote of 2 to 4, with Councilor Gambie and Rowe voting in favor and Councilors McDaniel, Stott, Sumner, and DiMarco voting against.

#### 11. Council Agenda Forecaster

Administrator Knope presented the forecaster. Councilor DiMarco asked if the discussion on water source improvements for JCA (Junction City Athletics) had been put on an agenda forecaster. Administrator Knope responded that he would double check to make sure it was on the Public Works Committee agenda forecaster.

#### 12. Staff Reports

Chief Morris: ODOT (Oregon Department of Transportation) would be installing the reflective back plates and changing the signal designs at 6<sup>th</sup> and 10<sup>th</sup> this month. The department would be making presentations on the Crippled Wisdom Project. The Human Traffic Conference would be in June. The pink themed car design would soon be replaced with the combined themes of Child Abuse Prevention, Bullying, and Adolescent Suicide Prevention.

Superintendent Tracer: Public Works was flushing the water system, finishing winter maintenance, and gearing up for spring and summer projects. Clean Sweep would be held on May 12<sup>th</sup>.

Director Crocker: Budget Committee meeting on April 12, 2018 at 6:30 p.m. Administrator Knope did a good job on the Budget Message and they would be happy to answer any questions.

Director Boldon: He thanked Chief Morris for sharing a Crime Prevention presentation at Viking Sal Senior Center a few weeks ago. The Community Center hosted the Annual Prom Dress Giveaway, with 50 dresses taken. The AARP Tax Aide Program assisted 450 local citizens with their taxes for free. An appreciation luncheon would be held on April 26<sup>th</sup> for Senior Center Coordinator Marcia Scalise, who would be retiring. Director Boldon was in process of moving his office from the Community Center to the Senior Center.

Administrator Knope: Junction City had hired Mr. Stuart Holderby as the City's new Building Official. The City of Coburg was interested in contracting with Junction City for Building Official services, and he distributed a waiver of conflict letter, as the City's legal counsel also represented the City of Coburg.

### 13. Councilor Comments/Questions

Councilor Sumner complimented Public Works on the equipment they had built to assist with flushing lines and thanked them for their work.

Councilor Gambee complimented Public Works on planning for and saving meter funds and said good job to Chief Morris on a recent newspaper article. He expressed appreciation for the extended library hours and increasing service with less resources. He noted that he ran for office not to seek power or authority but for freedom and liberty. He did not feel that the City should micromanage citizens and do inspections on older buildings, but let freedom reign by letting the people make decisions for themselves. He expressed frustration with the way the boarding house issue had been dealt with and how it had been delayed over the last 10 months.

Councilor Rowe thanked staff for all their hard work and tireless hours. He looked forward to starting the budget Thursday night and thanked Administrator Knope and Director Crocker for their work on the budget.

Councilor DiMarco noted that when taking office, Council members swear an oath to uphold the federal, state, and local ordinance rules and agree to work within the system and uphold those rules, until those rules are changed through a process. He noted that the system may be slow at times, but was the best system to promote freedom and liberty. He noted that he had no doubt that given the time to do it the right way, they could come up with solutions that across the board would be attractive to Councilor Gambee and Mr. Walker as developers.

### 14. Mayor's Comments

Mayor Crenshaw thanked all the citizens who attended and participated in the meeting. He applauded citizens for exercising their right to be part of the process. He noted that going through a process and getting things done could take a long time; however, they would never get every question answered and a whole list of questions that created more questions could cause the Council to be guilty of inaction. He noted that the citizens deserved better than that and the Council did need to get it right, but at the same time, their job was to make decisions for the community and not defer them on to the next administration. He thought 10 months was a long time to work on the boarding house issue and they were not done yet. He hoped that they could more expeditiously address similar future issues.

### 15. Other Business

None.

### 16. Adjournment

As there was no further business, the meeting was adjourned at 8:47 p.m.

ATTEST:

APPROVED:

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Kitty Vodrup, City Recorder

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Mark Crenshaw, Mayor