

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, May 14, 2024 in the Council Chambers of City Hall, 680 Greenwood Street, Junction City, Oregon and in a virtual meeting format via internet and phone.

PRESENT: Mayor, Kenneth Wells; Council President, Karen Leach; Councilors Sandie Thomas, Sidney Washburne (left at 9:09 p.m.), Andrea Ceniga, John P. Gambia; and Ken Hancock; City Administrator, Jason Knope; City Attorney, Carrie Connelly; Police Chief, Mark Waddell; Public Works Director, Gary Kaping; Public Works Superintendent, Jeremy Tracer; Finance Director, Mike Crocker; City Planner, Chloe Trifilio; and City Recorder, Kitty Vodrup.

1. Call to Order and Pledge of Allegiance

Mayor Wells opened the meeting at 6:30 p.m., led the Pledge of Allegiance, and took roll call.

2. Changes to the Agenda. None.

3. Representative Charlie Conrad – Legislative Session Overview

Representative Conrad reviewed: He helped secure one million dollars to Junction City for the water capital funding project; there were water infrastructure issues in many communities; former Junction City representative Julie Fahey was voted in as speaker of the House; House Bill 4002 recriminalized small amounts of illicit drugs, and a companion bill provided funding for treating mental and behavioral health; he submitted House Bill 4056 for counties to return equity monies to property owners after foreclosure and discussion would continue; Senate Bill 1576 temporarily restored recreational immunity for one year; and transportation would be a big topic in the long session, and he would love to talk with Junction City about its transportation needs to take advantage of opportunities for funding.

4. Introduction of New Staff Members

Chief Waddell introduced Dispatcher Jody Kister and Police Administrative Assistant Isaac Cox. Director Crocker introduced Accounting Technician Jordan Baird and Court Clerk Tiffany McGarvey.

5. Approval of Minutes – April 9, 2024

MOTION: Councilor Leach made a motion to approve the April 9, 2024 minutes. The motion was seconded by Councilor Thomas and passed by unanimous vote of the Council.

6. Public Comment on Items not Listed on the Agenda

- A. Follow-up from Staff on Previous Comments. None.
- B. New Comments from Public.

Jackie Pendergrass, 1246 Breckenridge Drive, Junction City and Chris Miles, 1214 Cloudmont Drive, Junction City, said they were representing the first 97 houses in the Reserve HOA. They expressed safety concerns in not having a streetlight at 15th Street and Oaklea Drive and asked if the City could assist, as the HOA did not have funding for a streetlight.

7. Public Hearing: Map Amendments to the Comprehensive Plan Designation and Zoning Maps (CPA-24-08/RZ-24-07)

A. Public Hearing

Mayor Wells opened the public hearing at 7:04 p.m. He asked if there were any exparte contacts or conflicts of interest. There were none. Mayor Wells read the required statements for the public hearing.

Staff Report

Planner Trifilio reviewed that this was a Type IV rezone and plan designation amendment for property at the northeast corner of W. 10th and Juniper. The property was comprised of three separate tax lots (2.6 acres), was an undeveloped parking lot that served the Dairy Queen and had an address of 474 W. 10th as there had been a former dwelling on the property. It was currently zoned commercial/residential and designated by the Junction City Comprehensive Plan as commercial/residential. The proposal was to change the zoning from Commercial/Residential to General Commercial and to change the plan designation from Commercial/Residential to Commercial. The property was under the same ownership as the Dairy Queen and there was an active alley between the subject property and the Dairy Queen. Dairy Queen to the east was zoned General Commercial. The surrounding properties to the north, south, and west were all the commercial/residential zoning. Notice of the hearing was posted, and no written public comments were received. The commercial/residential zone

allowed lower intensity commercial and medium to high residential uses. Rezoning to General Commercial would restrict any ground floor residential and allow higher intensity commercial use.

Planner Trifilio continued that the proposal was consistent with applicable statewide goals, Junction City Comprehensive Plan Goals, and JCMC Title 17. Per the City's Comprehensive Plan, the goal of Chapter 4 Economic Development was to continue to provide more commercial opportunities that could potentially offer employment opportunities to sustain the population in Junction City, which the proposed designation would provide. The Planning Commission held a public hearing on April 16, 2024 and unanimously recommended approval. The owner of the property directly north spoke at the hearing, but commented on development rather than zoning, which was not being reviewed currently. If development were proposed in the future, it would have to meet current standards and go through the application process.

Questions from the Council

Councilor Ceniga asked if the alley would be removed. Planner Trifilio responded that the alley would stay, and it was just the tax lots that would be rezoned.

Applicant Testimony

Chris Bothland, 1939 Lakeview Drive, Eugene, Oregon, stated that he, his brother, and manager Tommy were the owners of the Dairy Queen and he and his brother owned the subject property. Their intent was to move the Dairy Queen off the main highway to the back lot and turn the front lot into the parking lot. They had owned the Dairy Queen for 16 years and before that, his sister and brother-in-law, Mark and Carla Bradley, owned it for about 13 years. It had always been the dream to get the drive through off the light and to build a new store. The current store had been around since the 1960s and was a bit outdated. They had purchased the subject property that included a dilapidated house and leveled the home a few years ago. At that time, they did not know they would need a zone change, so they were moving forward with that now. He added that they would appreciate approval so they could move forward and get a new Dairy Queen to feed Junction City and the outlying community.

Councilor Thomas noted that this sounded like a good idea, as she went down 10th Street many times a day and often held her breath when someone was trying to exit the drive through.

Councilor Ceniga thanked Mr. Bothland for attending the meeting and sharing information. She noted that as a former reserve officer in the City, she had been in that house and taking it down was the best thing that could have happened to it.

Kim O'Dea, Metro Planning, noted that she represented the applicant and could address any questions that might come up.

Public Testimony – Those in Favor

Thomas Lay, 1500 Norkenzie Road, Eugene, Oregon, 97401, stated that he was a partial owner of the Dairy Queen and had been the store manager for 10 years. He expressed his support for the proposal and noted that the store needed to be updated. He shared that the store provided a lot of employment for high school kids, and he had trained over 250 kids. He added that everyone was excited about updating, and he thought this would be a good opportunity for future generations.

Councilor Ceniga stated that she thought this was great, especially for the high school kids, as it was a local job close to home. The Dairy Queen had been an important restaurant in the community and the "go to" for many years.

Public Testimony – Neutral Testimony. None.

Public Testimony – Those Opposed. None.

Additional Staff Comments. None.

Applicant's Final Comments

Mr. Bothland noted that the Dairy Queen in Sisters was 5 years old, and the work environment in an updated store in terms of temperature, new health codes, etc. was significant, and he was excited for Tommy and the employees to have a brand new store.

Further Questions from the Council

Councilor Gambie asked how long they had been working on this application. Mr. Bothland responded that it was about eight months since they learned a zone/comp plan designation change was needed.

Mayor Wells closed the public hearing at 7:29 p.m.

Deliberation

Councilor Gambie thanked Mr. Bothland for making improvements and for going through the red tape. He had heard comments on the Dairy Queen drive through the entire time he had been on Council and noted he was in favor of what they were doing.

Councilor Hancock was thankful the owners thought this through carefully and came up with a way to resolve the safety issue. Dairy Queen had played a big role in most of their lives over the years. He was thankful to see this change and appreciated the thought, effort and money being put into this.

Mayor Wells noted that Council members seemed pleased that the applicants were doing the right thing for their business and for the City. He thanked staff for their efforts to make sure this was done correctly.

B. Ordinance No. 1 – An Ordinance Approving the Zone Map Amendment and Plan Designation Map Amendment of Tax Lots 2500, 2600, and 2700 of Lane County Assessor’s Map 15-04-32-23.

Attorney Connelly read Ordinance No. 1 in full. She noted that the City Recorder should remove the word “attached” in Section 3.

MOTION: Councilor Leach 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.

Attorney Connelly read Ordinance No. 1 by title only.

MOTION: Councilor Hancock made a motion to adopt Ordinance No. 1. The motion was seconded by Councilor Leach and passed by unanimous vote of the Council.

8. Public Hearing on Proposed Uses of State Shared Revenue

Mayor Wells opened the public hearing.

Staff Report

Director Crocker shared that this hearing was one of the eligibility requirements by the state for the City to receive State Shared Revenue and was governed by ORS 221.770, as outlined in the League of Oregon Cities report found in Attachment B. State Shared Revenue funds could be found in the budget schedules under the State Revenue Sharing Fund, in the Street Fund for gas taxes, and in the General Fund for liquor and cigarette taxes. A resolution would go to Council next month. The Budget Committee held a public hearing on April 18, 2024. The purpose of these hearings was to give the public a chance to comment on the proposed uses.

Public Testimony. None.

Questions or Comments from the Council. None.

Mayor Wells closed the public hearing.

9. Budget Contingency and Appropriations Transfer Resolution

Director Crocker presented the resolution to transfer contingency and other appropriations.

A. Resolution No. 1 – A Resolution Transferring Contingency and Other Appropriations for the Fiscal Year Commencing July 1, 2023 and Ending June 30, 2024, within the General and Water Funds.

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

10. Tri-County Chamber Report

Executive Director Rhonda Giles reported: Thanked the Council for the funding last month; Chamber added 12 new businesses (230 members in total); still having breakfast and lunch forums, which Council President Leach and Mayor Wells attended; and were requesting Taste of Tri-County Business Expo on July 17, 2024 in next agenda item.

11. Taste of Tri-County Business Expo

Superintendent Tracer presented the request from the Tri-County Chamber to close West 5th Avenue from Greenwood to Front and Greenwood Street from West 5th to West 4th Avenue for the Taste of Tri-County Business Expo. This was formerly known as the Community Showcase. The Community Services and Development Committee reviewed on May 1, 2024 and recommended approval.

MOTION: Councilor Ceniga made a motion to approve the street closure request for the Taste of Tri-County Business Expo on July 17, 2024, as conditioned in Attachment C, with the non-exclusive use of city streets for street closure from 12:00 p.m. to 8:30 p.m. The motion was seconded by Councilor Thomas and passed by unanimous vote of the Council.

12. Goodin Street Closure Request

Superintendent Tracer presented the street closure request from Carl and Kathryn Goodin for a block party on June 29, 2024. The Community Services and Development Committee reviewed on May 1, 2024 and recommended approval.

MOTION: Councilor Ceniga made a motion to approve the street closure request for the Goodin Street Closure on June 29, 2024, as conditioned in Attachment B, with the nonexclusive use of city streets for street closure from 12:00 p.m. to 8:00 p.m. The use of City streets will apply to the section of Kalmia Street between 8th and 9th Avenue. The motion was seconded by Councilor Leach and passed by unanimous vote of the Council.

13. Scandinavian Festival Association Street Closure Request

Councilor Gambee declared an actual conflict of interest, as he was a downtown business owner and recused himself. Councilor Hancock declared an actual conflict of interest and recused himself, as his wife owned a festival booth and his son-in-law made the request. Superintendent Tracer presented the street closure request from the Scandinavian Association to hold the annual Scandinavian Festival August 8 through August 11, 2024.

MOTION: Councilor Thomas made a motion to approve the street closure request for the Scandinavian Festival Association as conditioned in Attachment B with nonexclusive use of city streets. The motion was seconded by Councilor Washburne and passed by unanimous vote of the Councilors participating: Thomas, Washburne, Ceniga, and Leach.

Councilors Gambee and Hancock returned to the meeting.

14. Run 4 Roth 5K Fun Run Street Closure Request

Superintendent Tracer presented the street closure request from Junction City School District to hold the Run 4 Roth 5 K Fun Run, to show support and honor long time (40 years) School District Athletic Director, coach, and teacher Craig Rothenberger, who was diagnosed with stage 4 pancreatic cancer. Superintendent Tracer distributed updated Street Closure conditions, which included the closure being only on 6th Street from the High School at Timothy, to Alder Street, and back to the high school, as well as a certificate of insurance requirement. The Community Services and Development Committee reviewed on May 1, 2024 and recommended approval.

MOTION: Councilor Ceniga made a motion to approve the street closure request for the 1st annual Run 4 Roth 5K Fun Run on June 2, 2024, as conditioned in Attachment B, with the nonexclusive use of City streets for closure from 6:45 p.m. to 8:45 p.m. The motion was seconded by Councilor Leach and passed by unanimous vote of the Council.

15. Parks and Open Spaces Master Plan Update

Superintendent Tracer presented the request to update the Parks and Open Spaces Master Plan. The City's current Parks and Open Spaces Master Plan was updated in 2010 and with current and future growth, staff would like to update this plan. With the master plan updated, they could update the SDC fee. Under the City's current contract with HBH Engineering and under state law, the City did not have to go out for an RFP. The Community Services and

Development Committee reviewed on February 7, 2024 and recommended approval. It was noted this would take 6 to 8 months to complete.

MOTION: Councilor Leach made a motion to approve the Parks and Open Spaces Master Plan update and award to HBH Engineering in the amount of \$82,500 and authorize the Public Works Superintendent to sign the necessary documents. The motion was seconded by Councilor Ceniga and passed by unanimous vote of the Council.

16. Bailey Park Upgrade Construction Document Scope and Fee

Superintendent Tracer presented the request to have HBH Engineering complete the construction documents for the Bailey Park upgrade and to administer the bid process. Plans included removing the tennis courts, installing 3 pickleball courts, installing a full basketball court, and lowering the hoop height at the original basketball court for younger kids. The Community Services and Development Committee reviewed on May 1, 2024 and recommended approval. Funding from Parks SDCs.

MOTION: Councilor Leach made a motion to approve the Bailey Park construction scope and fee and award to HBH Engineering in the amount of \$21,584 and authorize the Public Works Superintendent to sign the necessary documents. The motion was seconded by Councilor Thomas and passed by unanimous vote of the Council.

17. Solid Waste Licensing Fees Resolution

Director Kaping presented the resolution for Solid Waste licensing fees. For many years, the City had charged outside haulers a fee to provide certain garbage services that the City did not provide. The license specifications and fees were set by ordinance and included in the Junction City Municipal Code. In 2019, the Council adopted Ordinance No. 1258, which updated the Utility Code sections and updated the Solid Waste Chapter that the outside hauler license fees would be set by resolution. The two types of fees were Hauling and Disposal = \$40 per month and Paper Product Hauling Only = \$30.00.

A. Public Comment on Fees. None.

B. Resolution No. 2 – A Resolution Establishing Solid Waste Licensing Fees for the City of Junction City.

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

18. Garbage Truck Financing

Administrator Knope presented the request to finance the purchase of two garbage trucks. A few meetings ago, the Council provided direction for the City to externally fund these and to finance through Hollman Capital. The total to be financed was \$759,799.60 and would be financed for 7 years with a payment of \$131,515.32 a year. The interest rate was 6.119%. Staff worked with specialized legal counsel to create the necessary documents, including a resolution that needed to be passed by Council.

Mayor Wells asked if there was any public comment. There was none.

A. Resolution No. 3 – A Resolution of the City of Junction City, Oregon authorizing a Full Faith and Credit Borrowing and Related Matters.

MOTION: Councilor Ceniga made a motion to approve Resolution No. 3. The motion was seconded by Councilor Leach and passed by unanimous vote of the Council.

19. Garbage Trucks Purchase

Director Kaping presented the request to purchase two demo garbage trucks from General Equipment. Based on the Sanitation Analysis, it was time to purchase another automated truck. Because it was close to the next budget year where one more automated truck was scheduled to be replaced and because there were two almost identical demo trucks currently available, staff recommended buying both trucks to update the sanitation fleet. Currently the department was operating two trucks that were beyond their useful life and those trucks were now spending more time in the shop than on the road. The Public Works Committee reviewed on May 6, 2024 and recommended approval.

MOTION: Councilor Hancock made a motion to approve the purchase of the garbage trucks from General Equipment in the amount of \$759,799.60 and authorize the Public Works Director to sign the necessary documents. The motion was seconded by Councilor Ceniga and passed by unanimous vote of the Council.

20. School Resource Officer Contract Renewal

Chief Waddell presented the contract for the City to provide a School Resource Officer (SRO) for the School District. The School District offered a 4% increase to the amount of money they were paying for the service.

Discussion was held and support was expressed for having this position. It was the Council consensus to table this item, until the budget and union contracts had been approved.

21. Council Agenda Forecaster

Administrator Knope presented the forecaster. Discuss DEQ Mutual Agreement and Order (MAO), Well Follow-up, and CMI Bill Follow-up at the May 28th Work Session.

22. Committee Reports

Public Safety Committee met on May 7, 2024. Councilor Ceniga noted that she would let Chief Waddell share under his staff report.

Community Services and Development Committee met on May 1, 2024. Councilor Leach reviewed that the Committee discussed many of the items on this agenda.

Councilor Washburne left the meeting at 9:09 p.m.

Public Works Committee met May 6, 2024. Councilor Thomas reviewed that they discussed garbage trucks and wells.

23. Staff Reports

Chief Waddell reported: Close to hiring a lateral Sergeant, looking to hire a part time seasoned officer, and interviewing dispatchers; VIPS (Volunteers in Police Service) would start next week; the department continued to address parking issues and abandoned vehicles; and he had updated the Public Safety Committee on the status of the police fleet.

Councilor Thomas expressed appreciation for the monthly reports. Councilor Leach noted that the department Facebook post on parking regulations was professional and very well done.

Director Kaping reported: The 8th and Deal well rehab was done, and they were waiting for parts to put the well back together; the projects crew was ramping up to start the 3rd and Cedar project and after that would start addressing some of DEQ's requirements.

Director Crocker reported: Judge Wiese worked with staff to get the court schedule changed to meeting twice a month on the 2nd and 4th Thursdays, effective in June. That schedule could always be changed, if needed.

Superintendent Tracer reported: Doing a lot of maintenance and mowing in parks; staff was getting the pool ready for start up; the lifeguards would do training in a few weeks; and posted 3 street seasonal positions.

Attorney Connelly reported: It was planned that she would present her annual attorney report in July.

Recorder Vodrup reported: Three Councilors and the Mayor's position would be open on the November 5, 2024 General Election, and candidate packets would be available on June 5th. Filing date June 5 – August 27, with a recommendation that filing occur no later than mid-August to ensure time to file paperwork, gather signatures, and have signatures verified by the filing deadline.

Administrator Knope reported: Still meeting with AFSCME on union negotiations; heard from Department of Administrative Services that the City received the grant for the Alderdale Well; Raintree Well federal grant should be finalized by Friday; would start the building permit process next week for the Community Center, which was the last step before the bidding process; and close to finishing the new City Hall. Mayor Wells and Council President Leach toured the building, and he would be happy to give other Councilors a tour.

24. Previous Month's Expenditures.

Councilor Leach asked about the State Shared Revenue TBD \$19,834.50 expenditure to Brahams Construction. Staff responded that was the Projects to be Determined line that Council directed for the new City Hall.

25. Councilor Comments/Questions

Councilor Thomas stated that the City could save some money by reducing court to two days a week, and hopefully would be able to grow court back to every Thursday.

Councilor Ceniga asked what the City could do with the request for the streetlight at 15th and Oaklea. Director Kaping responded that he would follow up with EPUD to see what the cost would be and then see if the City wanted to bear that cost or not.

Councilor Ceniga referred to the SRO contract and noted that Chief Waddell said he had given a handshake on the agreement. She continued that Chief Waddell's handshake was as good as gold and his feeling good about the SRO contract went a long ways with her.

Councilor Gambie thanked Director Crocker for sharing about the court schedule and noted it was exciting that staff had figured out a way to be more efficient and save a little money. He added that he saw a lot of people trying to improve services and save money, which he thought the citizens really appreciated.

Councilor Leach noted that the new City Hall looked wonderful, and she was pleased with the way it was turning out. She expressed appreciation to Chief Waddell for patrol officers being seen in the community, to Director Kaping for providing great information to Committee and Council, to Director Crocker for his great work on the budget, to Superintendent Tracer's work at the Committee, to Administrator Knope for the great work he had done over the last six months; and to Recorder Vorup for always being there.

Councilor Hancock echoed the accolades and kudos that had been expressed. He expressed appreciation to Director Kaping and said he was thankful for new garbage trucks and that they were not expecting water curtailment to come into their lives this summer. He thanked Superintendent Tracer for the water parks and Chief Waddell for using an outside agency to do an audit of the department, which went a long way towards proving credibility. He encouraged everyone to shorten the number of Budget Committee meetings to 2 or 3 meetings in the future, as he was confident that the Budget Committee could adequately address and approve the budget in that number of meetings

26. Mayor's Comments

Mayor Wells thanked Administrator Knope for the tour of the new City Hall and noted that it looked bright and open, and he thought the citizens would be pleased. He wondered if it would be beneficial to get a hold of our county commissioner on the streetlight request at 15th and Oaklea. Director Kaping responded that he would start with EPUD.

Mayor Wells continued that he met with Administrator Knope on the DEQ Mutual Agreement and Order, and this would be a large project with some big numbers and tight constraints. The upcoming Work Session would help define the challenges and road ahead to the public. Mayor Wells thanked everybody for their good work on the budget and noted that he would not be at the May 28, 2024 Council meeting.

27. Adjournment

As there was no further business, the meeting was adjourned at 9:36 p.m.

ATTEST:

APPROVED:

Kitty Vodrup, City Recorder

Kenneth Wells, Mayor