

The City Council for the City of Junction City, met for a work session at 6:30 p.m. on Tuesday, July 28, 2015, in the Council Chambers of City Hall, 680 Greenwood Street, Junction City, Oregon.

PRESENT: Mayor, Michael Cahill; Councilors Karen Leach, Bill DiMarco, Jim Leach, Randy Nelson, Steven Hitchcock and Herb Christensen. City Attorney, Ross Williamson; Administrator, Jason Knope; Public Works Director, Gary Kaping; City Planner, Jordan Cogburn; and City Recorder, Kitty Vodrup.

1. Call to Order and Pledge of Allegiance

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

2. Lane Workforce Partnership IGA

City Attorney Ross Williamson reviewed that he had worked on the Intergovernmental Agreement on behalf of Junction City, Florence, and Cottage Grove. The basic form of the agreement has been in place for over 30 years between Lane County, City of Eugene, and City of Springfield, and now the three smaller cities were being invited to have a say in how Lane Workforce spends federal dollars.

A question was asked on if the City would incur any fiduciary responsibilities or liabilities. Ms. Kristina Payne, Executive Director of Lane Workforce, responded that Junction City was being invited to be a Chief Elected Official and that board would appoint members to the Workforce Board, which makes the decisions on how the funds are spent. She continued that the liability would come with appointing board members, but Lane Workforce carried insurance and the City would be held harmless in the contracts. She added that they did not make investments that would create a debt for any of the parties involved.

Attorney Williamson added that the Junction City representative would be acting in their official capacity and would therefore be covered by the City's insurance for this or any other type of liability in making decisions for the City.

Ms. Payne noted that everyone had signed the agreement with the exception of Junction City. Their fiscal year began on July 1st and they were waiting to have the Chief Elected Official Board to make appointments.

The Council consensus was to consider the IGA at the August 11, 2015 regular Council meeting.

3. Medical Marijuana Ordinance Review

Administrator Knope and Attorney Williamson reviewed two ordinances, related to marijuana sales:

1. Ordinance No. 1 – Prohibits sales of recreational marijuana by medical marijuana facilities in Junction City.

- Senate Bill 460 allows medical marijuana facilities that are currently in business to sell dry leaf and unflowered recreational marijuana from October 1, 2015 through December 2016, as recreational sales from recreational facilities will not be allowed until late 2016. Passing Ordinance No. 1 would prohibit the temporary recreational sales from medical marijuana facilities.
- If the Council wanted to enact this option, the ordinance would need to take effect before October 1, 2015.

2. Ordinance No. 2 – Would prohibit the establishment of marijuana facilities within Junction City.

- If the ordinance is passed, the question on banning facilities would go before the Junction City voters in November 2016.
- The Council could choose to limit all or some of the six types of medical and recreational sales options. Attorney Williamson noted that most communities have limited all or nothing.

- Once the ordinance is passed, it would be sent to Oregon Liquor Control Commission and Oregon Health Authority and both of those agencies would not issue any medical or recreational sales licenses in Junction City from the date of ordinance receipt until after the outcome of the November 2016 election.
- Currently, there are no medical marijuana facilities in Junction City, and the City has not received any applications to date. The land use review process has a 120 day window and any facility would need to have approval to operate before the ordinance goes into effect.
- It was noted that if the voters decided to ban facilities in Junction City that would not prohibit the use of marijuana in town, as that was legal per the state. The legislature was just giving municipalities the option to ban facilities and/or types of sales within their jurisdictions.

Council members expressed their support to allow the voters to decide if they wanted the facilities in town or not. The Council consensus was to consider both ordinances at the August 11, 2015 Council meeting.

4. Vista Dale Subdivision

Director Kaping reviewed that Vista Dale Subdivision was annexed into the City by the county in 1998 or 1999, due to a health emergency of a failed water system and need to connect to the City's water system. Many discussions have been held over the years on bringing the subdivision up to City standards on their water, sewer, streets/stormwater. Options include forming a Local Improvement District (LID), which would allow the City to make improvements and establish costs for each property owner. Director Kaping and Mike Henry from HBH Engineering provided the Council with costs to do all improvements, which in total were approximately \$850,000; however, the individual costs for water, sewer, streets/stormwater were broken out, so the Council could also consider doing improvements in parts.

Discussion followed and included:

- The residents in Vista Dale share one water meter.
- This has remained an open issue over the years due to state changes in the LID process, budget/financial considerations, variable options, attorney delays, etc.
- If the Council decided to begin the LID process, it would involve public hearings and opportunities for residents in the affected area to express their opinions to the Council.
- There were no agreements found on annexation or other between the City and the Vista Dale residents.
- The Vista Dale residents have septic systems that would need to be disconnected when they hook up to the City's sewer system.
- Many of the residents' water service hookups are at the rear of the homes, which is also where their septic systems are located, and the state will not allow water connection that close to a septic drain field; thus, water and sewer improvements would need to be done at the same time.
- If the City put in a sewer main line in front of the homes and a resident's septic system failed, they would be required to hook up to the sewer main line because they would be within 300 feet; Lane County would not issue them a permit to redo their septic.
- The City would need to come up with funding to do the improvements up front. The cost estimates provided by staff included the City doing the work to hook residents up to services and this would require getting signed easements from residents and having a contractor go onto their property to do the hook ups.
- For residents that have their water connection at the rear of their home, it would cost around \$400 for them to hire a plumber to redo the water service line and bring to the

front of their homes. Residents would also be allowed to do the work themselves and the work would go through the permit process and be inspected.

- The water main was installed a number of years ago and it was too late, per state requirements, to include this as part of the LID.
- The street, sidewalks, and curbs were something the residents accepted when purchasing their homes. Director Kaping added that the streets in that subdivision do not currently meet City standards, so they would have to be widened and extend into resident properties. It was also noted that there were many other streets in other areas of town that needed to be improved as well.
- A public hearing was held on this a few years ago, and most of the residents were well aware of this. Comments included residents wanting the ability to do the work themselves or to have other options, other than a city contractor coming onto their property. Mr. Henry added that when they recently went out to look at the subdivision, they received positive comments from most of the residents.
- There were no stormdrains in the subdivision, but there did not seem to be a concern with drainage problems.
- Mr. Henry shared that the Council could pass an ordinance to require residents to hook up to water and sewer at their own expense, after the City has installed the sewer line and stub outs. This would be less money that the City would need to come up with initially and could be less expensive for residents. Then if the Council did not want to go to the expense of expanding the roads and putting in curbs and sidewalks, the street could simply be overlaid. Another incentive could be to give residents a certain amount of time to hook up and if they hooked up within that timeframe, their SDC (System Development Charge) fees could be reduced or waived. Administrator Knope added that SDC fees for water and sewer were approximately \$8,000 and those were not factored into the cost estimates.
- If the Council decided to go with the water and sewer improvements, the LID would be initiated and include the costs for water meters and the sewer line and would then be collected from the property owners at some point.
- Administrator Knope noted that there were several options for funding of water and sewer improvements in the LID and those options could come back to the Council for discussion.

The Council consensus was to start the LID process to do water and sewer improvements, with the City extending everything to the property line. Then it would be the property owners' responsibility to bring their services to the City's service at the property line at their own expense, whether they do the work themselves or have it contracted out. The City could look at waiving SDCs for a period of time, as an incentive for property owners to connect. After that time period if they did not connect, they would have to pay the SDC fees and the City would follow through with the ordinance requirements to make sure they connect.

5. Old Water Tower

Administrator Knope reviewed that the Council had directed staff to send notice to T-Mobile and Unwiredonline to remove their equipment on the old Water Tower. After notice was sent to T-Mobile, the City was made aware that per contract, the City would need to provide an alternate location for T-Mobile's equipment, if taking down the tower before the lease expired.

To build a tower for the necessary height that T-Mobile needs, it could cost from \$100,000 to \$150,000; the annual lease revenue the City receives from T-Mobile is \$15,000. T-Mobile has other options if the lease were to expire, but Unwiredonline services would be greatly impacted with removal of their equipment from the tower; the City receives a backup T1 line and free internet at some remote City facilities, in lieu of lease payments from Unwiredonline. Both leases end in late 2016, so the water tower could be removed in the summer of 2017.

Administrator Knope continued that Public Works has talked about putting up a shorter tower (estimated costs around \$25,000) at the lagoons for emergency radio use. There is a possibility that Unwiredonline could also use this tower for their services. Public Works currently leases a local tower for radio use, but there were intermittent transmission problems because of the towers location.

The Council consensus was to let both leases expire and to have legal counsel follow contract instructions on notifying T-Mobile.

6. Chamber/School District Joint Meeting Follow-up

Administrator Knope reviewed that as follow-up from a Council goal setting session, the Council had held joint meetings with the Chamber of Commerce and with the School District. The Administrative Projects List had included reviewing the joint meeting minutes and seeing if the Council wanted any follow-up from these joint meetings.

Councilor K. Leach shared that the communication and relationship with the Chamber had been good since that meeting.

Councilor Nelson stated that he was still involved with the School District and would continue serving on the School's Facilities Steering Committee and being in communication with the School Board.

The Council consensus was that no additional follow up was needed from these joint meetings.

7. Other Business

Administrator Knope presented a revised Administrative Projects Tracking Report, which had projects in the Table of Contents (TOC) color coded as to completed, pending, or in progress. He also presented a spreadsheet that included all 64 projects and their current status.

The Council expressed appreciation for the information and new formats and asked that a legend be placed in the TOC on what the colors represent.

In response to whether conversations had been held with Junction City Athletics, Administrator Knope stated that Mr. Steinmetz would be meeting with his board first and then they would talk.

In response to the status of the water curtailment, Director Kaping stated that there were days that the storage tanks were full for a few hours and then days were they were not and the wells ran continually. So the situation was better than it was, but not where he would like to see it.

Director Kaping added that he has asked people to wash their cars only once a week. Administrator Knope noted that the City of Oakridge just enacted a moderate water curtailment. Councilor DiMarco added that the Governor ordered state agencies to cut back and write plans as well.

8. Adjournment

As there was no further business, the work session was adjourned at 8:12 p.m.

ATTEST:

APPROVED:

Kitty Vodrup, City Recorder

Michael J. Cahill, Mayor