

The City Council for the City of Junction City, met in regular session at 6:30 p.m. on Tuesday, August 25, 2020, in a virtual meeting format via internet and phone.

PRESENT: Mayor, Mark Crenshaw; Councilors Sandie Thomas, Robert Stott, Andrea Ceniga, Dale Rowe, and Bill DiMarco; **Absent:** Councilor John Gambree; City Administrator, Jason Knope; Public Works Superintendent, Jeremy Tracer; and City Recorder, Kitty Vodrup.

1. Call to Order and Pledge of Allegiance

Mayor Crenshaw called the meeting to order at 6:31 p.m. and led the Pledge of Allegiance.

2. Changes to the Agenda

None.

3. Reserve Park Engineering

Superintendent Tracer presented the request for the Council to consider engineering of a proposed park in the Reserve Subdivision. Public Works staff met with Reserve HOA representatives to find out what they wanted in a park, and a conceptual parks plan was finalized. The next step would be to have HBH Engineering do the design and construction services in the amount of \$20,026, which would be paid from the Parks SDC (System Development Charge) Fund. Attached to the AIS (Agenda Item Summary) was the conceptual drawing, engineer's estimate on the cost of the park, and the scope of work for the engineer, which included engineering, surveying, and the bid process.

Councilor Thomas asked if this park was something that was promised to those residents when those houses were built. Administrator Knope responded that there was some confusion when the Reserve first went in on what was going in over there; there was a 15 acre parcel there for a much larger park at some point in the future. Building a smaller park was similar to what the City had done in Raintree where the bigger park development was on hold; the smaller park would serve the needs of residents and could then be incorporated into a larger park design in the future.

Mayor Crenshaw noted that citizens did come to meetings and say they were promised a park. He asked if this was something the HOA had promised citizens. Administrator Knope responded that he had not heard that the HOA had made any promises but was told that sales representatives had made statements when they were trying to sell lots.

Mayor Crenshaw stated that this definitely fit within the City's Parks Master Plan and having parks in the City was in the best interest of the City overall.

Councilor Rowe asked where the park would be located, in reference to streets. Superintendent Tracer responded that you would access the park by turning off of 15th Street onto Alderdale, and the park would be located at the north end of Alderdale.

Councilor Rowe asked if this would abut the Native American land that was part of this development. Superintendent Tracer responded that was correct.

Mayor Crenshaw asked if there were any public comments. There were none.

Mayor Crenshaw noted that the cost estimate for the completed park as drawn in the conceptual design was \$185,843. Superintendent Tracer responded that was correct.

Mayor Crenshaw noted that two of the largest expenses were Item 15 Playground Equipment and Item 18 Sidewalk and Basketball Court, and he asked if the citizens had wanted those. Administrator Knope responded that the HOA had communicated that they wanted those things, and there were currently a number of roll around hoops in that neighborhood. Mayor Crenshaw stated that he could see the value in getting those things off the street and encouraging use of a basketball court.

Superintendent Tracer stated that when staff met with the HOA, they expressed that they wanted lots of open space and a basketball court, but he would be happy to look at other options if the Council would like. Mayor Crenshaw responded that the basketball court looked like it took 40% of the open space, so he was not 100% sure that size would be in the best interest of the citizens there.

Councilor Ceniga noted that Item 9 Water Fountain would not be included in the parks design. Superintendent Tracer responded that was correct and the HOA had requested that be removed.

Councilor Ceniga asked if they could leave Number 7 Picnic Tables and Number 8 Park Benches out and then if community members wanted to donate those to the City, the items could be put in the park. Superintendent Tracer responded that this was something they definitely could consider. He added that Public Works had made a bench in front of the Community Center and it turned out nice and was substantially cheaper than \$800, so there were other options there for sure.

Mayor Crenshaw noted that his comment and Councilor Ceniga's suggestions could be communicated to the HBH Engineering to give them more specifics on what the Council would want to see in the park. He invited Council comments on other suggestions to consider.

Councilor Thomas asked if this should be sent back to Committee. Mayor Crenshaw responded that he did not think it needed to go there. He noted there was a sample motion in the AIS which directed staff to make the expenditure and he thought it would be nice to give staff some additional information on what the Council would want the engineers to do.

Councilor DiMarco noted that this was a small park and he hoped that there would be future development in that western area to include walking trails, a fairgrounds and parking lot concept, etc. He added that the Mayor had brought up the point about the basketball court and he wondered if the HOA representatives had talked to all the residents on what they wanted for this small park, including moms and dads of smaller kids who might want more of a grassy area and more picnic tables. Administrator Knope responded that the HOA representatives provided comments and kicked around ideas amongst themselves for a couple of months; they then came back to staff and shared what they wanted to see, which was the drawing before the Council.

Councilor Ceniga stated that when this first started, the feedback she heard from the HOA was they wanted to make this park area accommodate the needs of multiple ages, so that was why it included a playground structure for younger kids, a basketball court for older kids, a walking trail for those that wanted to walk, along with benches, picnic tables, and the potential for a dog park or frisbee/disk golf in the future. She asked if that had changed. Administrator Knope and Superintendent Tracer responded that it had not.

Mayor Crenshaw stated that it sounded like staff had done their due diligence in investigating what the citizens desired in that area and the conceptual drawing touched on those elements, with the exception of the walking path or potential disk golf. He noted that there was not enough room for disk golf now but that could be expanded into the parks area at a later phase. The direction he was going was potentially asking the engineers to throw a couple of options in with the proposal.

Councilor Thomas asked if this was something they should go forward with now, since the pandemic was still occurring. Mayor Crenshaw responded that this was only one step in the process for the engineer to design the park and have drawings ready to go for the \$20,026 expenditure. The bigger expense would be considered by the Council at a later date for finally installing the park.

Councilor Thomas asked what the \$20,026 would include. Administrator Knope responded the engineer would put together the actual construction bid documents and drawings that a vendor would then bid on. Due to the type of improvement and dollar amount, this would go through the formal Request for Proposal (RFP) process according to the City's procurement rules. The \$20,026 would get the City through that process and then if the City decided to move forward with the project, it would also give the City some inspection services from HBH during the project.

MOTION: Councilor DiMarco made a motion to approve HBH Engineering to engineer the project and put the Reserve Park out to bid in the amount not to exceed \$20,026 and authorize the Public Works Director to sign any necessary documents. The motion was seconded by Councilor Ceniga.

Mayor Crenshaw noted that the motion included HBH Engineering designing the park and putting this out to bid. He wondered if that would prevent what he was hoping for that the engineer would come back with potential options like Councilor Ceniga had mentioned on omitting certain fixtures or Superintendent Tracer's idea on Public Works doing some work in house for cost savings. Administrator Knope responded that the next step would be to go out to bid as part of this approval; however, staff had heard all the requests and would direct the engineer to make those things additive alternatives to the bidding process, which would allow the Council to pick and choose what it wanted when it did go to award the project.

Mayor Crenshaw responded that was an excellent maneuver and in the best interest of their citizens in that this would be less delayed in moving forward. He hoped that at the time that the bids did come in and the Council saw the options, that they received plenty of public participation, especially from the residents of that area, to help the Council make its final decision.

VOTE: The motion passed by unanimous vote of the Council.

4. Property Purchase Discussion

Administrator Knope stated that at the last meeting, he had made the Council aware of a property that Councilor DiMarco had brought to his attention and this was before the Council to see if there was interest on the City's part in exploring the possibility of purchasing this property. He noted that the property was at 350 Holly Street and was the former MTM Communications building.

Councilor DiMarco noted that he was not advocating for purchase but wanted to bring it to the Council for discussion, as it was a unique opportunity. He provided the history of the property and noted that it was zoned commercial and included wiring with major bandwidths and fiber, office and classroom spaces, a backup generator, and potential for rental and leasing opportunities for the City and community. It could also serve as a backup server room/data service center for the City. The idea would be that rental or lease fees would cover the cost of the purchase.

Councilor DiMarco added that Bushnell University (formally Northwest Christian University) had expressed interest in a potential partnership with the City for classroom space and internships. Mr. Bushnell built the Pitney House, the first grain elevator and water tower, and the Opera House in Junction City. The Historical Society was currently partnering with Bushnell University on various projects.

Mayor Crenshaw stated that it was the onus of the Council to consider any possibilities that could potentially benefit the City. Discussion followed and comments included: Current asking price was \$250,000; what were the data service back up needs; that existing construction would not have to meet current earthquake code standards but new construction would; some polled citizens on social media were not in favor of this purchase; was not sure if the building was handicap accessible; the cart was before the horse as the City did not have a long range building expansion or facilities plan; this was a want versus a need; COVID budgetary concerns; the City could take an interfund loan from the City budget for purchase; the building only had 1600 square feet and might not be large enough to accommodate needs; the building was in a bad location being next to the railroad and in a petty crime area; would rather develop something on City owned property like where the Q Hut was; and would not be opposed to seeing options.

Mayor Crenshaw noted that after hearing comments, the majority of the Council would prefer to pass on this particular situation, but the one positive that came out of this discussion was the need to identify a short or long range facilities plan.

Councilor DiMarco noted that there could be a future potential for the City to lease space in that building. Mayor Crenshaw responded that if that opportunity came up, Administrator Knope would make the Council aware of that opportunity, just as he did with this item. Councilor DiMarco expressed his agreement.

Mayor Crenshaw stated that he wanted the Council to encourage Administrator Knope to spend a little bit of time over the next year to present what the needs of the City may be such as having an alternate data storage location and those types of things. That way when an opportunity came up in the future, they would be more prepared to act. Administrator

Knope responded that based on the conversation, he felt he already had the direction that he needed and would provide that information to the Council in the very near future.

Mayor Crenshaw asked for clarification that there were no Council objections to giving Administrator Knope direction to work on identifying the City's needs for its facilities and such improvements. There were none.

Councilor Rowe noted that the Public Works Committee would be meeting on Monday, August 31st, as their standing September meeting was on Labor Day.

Mayor Crenshaw thanked the citizens who listened in on the meeting. He noted that there was nothing to talk about from the public's point of view on item Number 4; however, after Administrator Knope presented the facilities improvement plan, public comments would be more valid at that time.

5. Adjournment

As there was no further business, the meeting was adjourned at 7:58 p.m.

ATTEST:

APPROVED:

Kitty Vodrup, City Recorder

Mark Crenshaw, Mayor