

CITY COUNCIL MINUTES

OCTOBER 25, 1994

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The City Council, for the City of Junction City, met in recessed session at 7:30 p.m. on Tuesday, October 25, 1994, in the Council Chambers of City Hall, 680 Greenwood Street, Junction City.

PRESENT WERE: Mayor John Peterson; Councilors Corky Wilde, Mike Johnson, Rob Stott, Bill Barrong, and Winn Wendell; City Administrator, Bert Likens; City Attorney, Russell Poppe; Public Works Director, Bob Fountain; Leisure Services Director, David Renshaw; Police Chief, Mike Cahill; Fire Chief, Dave Harlacher; and City Recorder, Barbara Scott.

I. AGENDA ADDITIONS, CHANGES, AND/OR DELETIONS

None

II. JOINT MEETING - LANE COUNTY BOARD OF COMMISSIONERS

The Lane County Board of Commissioners were present to have general discussion on Lane County's financial plan and implications; alternative revenue options; and police services. Chair, Jerry Rust, introduced Commissioner Ellie Dumdi and asked her to introduce the other attending County Commissioners to the Council. Present were Commissioners Steve Cornacchia and Marie Frazier. Accompanying the Commissioners were County Administrator, Bill VanVactor; Sheriff McManus; and Lieutenant, Del Hackett.

Chairman Rust asked Mr. VanVactor to present the County's financial plan and explain the implications. Mr. VanVactor explained they have a fairly accurate financial plan with more detail than in the past; however, in fiscal year 1995-96, they project a deficit in the General Fund of \$2.5M. There is a significant need to fill that deficit. Besides their tax base, they have a law enforcement levy; however, the law enforcement levy only goes one more year, through 1996.

Mr. VanVactor described some of the funding alternatives and asked for input from the Council. Alternatives discussed were:

- ▶ 1-Year Operating Levy - Property Taxes
- ▶ Longer Term Serial Levy
- ▶ Differential Tax Rate

- Inside City Tax Rate for General County Services
- Outside City Tax Rate for Additional Level of Law Enforcement Services
- ▶ Special Levy in Smaller Cities
- ▶ County-wide Gambling Device Tax
- ▶ Utility Tax Based on Consumption
- ▶ Possible Capital Bond
 - Future needs in technology and downsizing County computer system
 - Deferred maintenance
 - Possible development of Health and Human Resources building
 - Enhancement to corrections facilities
 - Have existing debt financed through Certificates of Participation; may need general obligation bonds to pay this off

Commissioner Rust noted that the final alternative would be to absorb the \$2.5M deficit one more time. Their service level could not stay as it is today; their employment level is already down about 550 since 1980.

Mayor Peterson stated that Junction City is also affected by County government, and Junction City has made some decisions on how it will do business based on what is happening at the County level. However, "taxes" are not popular with the citizens. He did feel that a levy having to do with police or fire services has had and will have the best chance of passing. He stated that the Council's policy is to neither support nor campaign against issues outside of the City, even if they have opinions. They restrict their involvement to management of the City's business.

Councilor Wilde stated he used to live outside of Junction City and moved into the City both for the services and police and fire protection. He has talked with many rural residents who would like to have more police protection and would be willing to pay for it.

Councilor Wendell felt that the differential tax may be a very viable solution. Mayor Peterson stated that the County would be looking for support from the communities.

Commissioner Dumdi noted that Oregon has under three million population, yet it tries to provide the same services as states with a larger population. Oregon ranks number 4 in the nation in income tax and number 12 in property taxes; but the population at under three million poses the higher per capita rate.

Also discussed was the possibility of implementing system development fees. Attorney Poppe asked if the County had considered SDC's to help fund jail cells. Commissioner Rust said they would look into it.

Mayor Peterson expressed his frustration with the lack of law enforcement with regard to drugs and gangs. Lieutenant Hackett stated that he agreed; however, they simply do not have the staff to perform the service. The national average for officers is 2 per 1,000 of population. He stated their average is .43 per 1,000 counting court enforcement and the law enforcement service function; without them, their average drops to about .24 per 1,000 population.

Mayor Peterson stated that those are the kinds of figures that the citizens need to see and hear.

Jill Case, Director of the Junction City/Harrisburg Chamber of Commerce, commented that she would like to see a climate of increased "peace" officers. These officers need to create a rapport with today's youth so they have someone other than gang members to look up to. She would like to see the youth identify with the "peace" officers. She has seen this with Junction City's Police Chief, Mike Cahill, and the County Sheriff. They take an interest in the youth and try to get to know them.

Commissioner Rust asked the Council what they would think of paying a pro-rata cost to the County for assessing, collecting, and distributing taxes. Mayor Peterson said that he would like to see the dollar effect if that were implemented. Mr. VanVactor will research those figures and send that information to the Mayor.

As there was no further business at this time, Mayor Peterson announced that there would be a 15 minute break with the Council reconvening to continue with the Council's agenda.

III. COMMITTEE REPORTS

Mayor Peterson asked the Councilors if they had anything specific to report that would not be covered in the ordinances and resolutions to be read later in the meeting. As there were none, no reports were given.

IV. INTERGOVERNMENTAL AGREEMENT WITH LANE COUNTY REGARDING GILMORE PROPERTY AT 18TH/ROSE

Administrator Likens explained that the Council approved a 190 Agreement in March 1992 which went to the County Commissioners. This agreement allowed the City to establish the zoning and issue the building permits on Gilmore's property. The County had approved the agreement with a change, but that change never got back to the Council. The change was in a termination clause being added stating, "...the agreement would become effective upon its execution and continue for a period of 5 years beginning April 22, 1992. In the event approved development has occurred on the subject property during that five-year period, the agreement shall continue in perpetuity unless terminated by either party upon 12 months advance written notification provided to the other party. When the subject property is annexed, the agreement shall terminate. In any event, item 2 under the City's duties shall continue in perpetuity and may only be revised or eliminated by mutual consent of the parties." She stated that was the only change in the agreement; the City is looking at a land use action on this property in November, and she would like to have the agreement approved with the change.

Councilor Wendell made a motion to approve the agreement as changed and authorize the Mayor to sign it. The motion was seconded by Councilor Wilde and passed by unanimous vote of the Council.

V. RESOLUTIONS

- ▶ Resolution No. 603, entitled, "A RESOLUTION AMENDING RESOLUTION NO. 539, THE EMPLOYEE HANDBOOK, AS AMENDED." was read by title only by Administrator Likens. Councilor Stott made a motion to adopt the resolution. The motion was seconded by Councilor Johnson and passed by unanimous vote of the Council.
- ▶ Resolution No. 604, entitled, "A RESOLUTION AMENDING RESOLUTION 575, SECTION 4, SYSTEMS DEVELOPMENT CHARGES FOR PARKS," was read by title only by Administrator Likens. Leisure Services Director Renshaw explained that system development fees for the Parks Department are set by resolution rather than ordinance and this resolution addresses fees the Committee determined needed to be changed. Councilor Johnson made a motion to adopt the

resolution. The motion was seconded by Councilor Stott and passed by unanimous vote of the Council.

- ▶ Ordinance No. 991, entitled, "AN ORDINANCE ESTABLISHING FEES FOR CERTAIN SERVICES PROVIDED BY THE PARKS AND RECREATION DEPARTMENT, AND DECLARING AN EMERGENCY," was read in full by Administrator Likens. Leisure Services Director Renshaw noted that the title and text of the ordinance should be changed by replacing Parks and Recreation Department with Leisure Services. It was the consensus of the Council to make that change. Councilor Stott made a motion to read the ordinance by title only, with the correction, for its second reading. Motion was seconded by Councilor Wendell and passed by unanimous vote of the Council. Ordinance No. 991, entitled, "AN ORDINANCE ESTABLISHING FEES FOR CERTAIN SERVICES PROVIDED BY THE LEISURE SERVICES DEPARTMENT, AND DECLARING AN EMERGENCY," was read by title only by Administrator Likens. Councilor Wilde made a motion to adopt the ordinance as corrected. The motion was seconded by Councilor Johnson and passed by unanimous vote of the Council.
- ▶ Ordinance No. 992, entitled, "AN ORDINANCE ESTABLISHING FEES FOR CERTAIN SERVICES PROVIDED BY THE POLICE DEPARTMENT; AND DECLARING AN EMERGENCY," was read in full by Administrator Likens. Motion was made by Councilor Stott to read the ordinance by title only for its second reading. Councilor Wendell seconded the motion which passed by unanimous vote of the Council. Administrator Likens read the ordinance by title only. Motion was made by Councilor Johnson to adopt the ordinance. The motion was seconded by Councilor Wilde and passed by unanimous vote of the Council.
- ▶ Ordinance No. 993, entitled, "AN ORDINANCE AMENDING ORDINANCE NO. 686, AS AMENDED, PROVIDING FOR THE CONTROL OF ANIMALS, AND DECLARING AN EMERGENCY," was read in full by Administrator Likens. Councilor Stott made a motion to read the ordinance by title only for its second reading. Councilor Wendell seconded the motion which passed by unanimous vote of the Council. Administrator Likens read the ordinance by title only. Motion was made by Councilor Johnson to adopt the ordinance. The motion was seconded by Councilor Wilde and passed by unanimous vote of the Council.

- ▶ Ordinance No. 994, entitled, "AN ORDINANCE ESTABLISHING FEES FOR SERVICES AND DECLARING AN EMERGENCY," was read in full by Administrator Likens. Motion was made by Councilor Stott to read the ordinance by title only for its second reading. Councilor Wendell seconded the motion which passed by unanimous vote of the Council. The ordinance was read by title only by Administrator Likens. Motion to adopt was made by Councilor Wilde, seconded by Councilor Johnson, and passed by unanimous vote of the Council.
- ▶ Ordinance No. 995, entitled, "AN ORDINANCE AMENDING ORDINANCE NO. 265, AS AMENDED, DEFINING GARBAGE; PROVIDING REGULATIONS FOR THE MANNER OF DISPOSAL; FIXING PRICES TO BE CHARGED; REQUIRING LICENSE; AND GENERALLY REGULATING THE COLLECTION AND REMOVAL OF GARBAGE; AND DECLARING AN EMERGENCY," was read in full by Administrator Likens. Councilor Stott made a motion to read the ordinance by title only. The motion was seconded by Councilor Johnson and passed by unanimous vote of the Council. Administrator Likens read the ordinance by title only. Motion to adopt the ordinance was made by Councilor Johnson, seconded by Councilor Wendell, and passed by unanimous vote of the Council.
- ▶ Ordinance No. 996, entitled, "AN ORDINANCE AMENDING ORDINANCE NOS. 289 AND 709, AS AMENDED, AND AMENDING ORDINANCE 989, FIXING WATER RATES FOR THE MUNICIPAL WATER SYSTEM OF JUNCTION CITY; AND DECLARING AN EMERGENCY," was read in full by Administrator Likens. Councilor Johnson made a motion to read the ordinance by title only for its second reading. The motion was seconded by Councilor Stott and passed by unanimous vote of the Council. Administrator Likens read the ordinance by title only. Motion to adopt was made by Councilor Stott. The motion was seconded by Councilor Wendell and passed by unanimous vote of the Council.
- ▶ Ordinance No. 997, entitled, "AN ORDINANCE AMENDING ORDINANCE NO. 297, AS AMENDED, RELATING TO THE INSTALLATION, SUPERVISION AND CONTROL OF SEWERS AND SEWER BUILDING CONNECTIONS; AND DECLARING AN EMERGENCY," was read in full by Administrator Likens. Councilor Stott made a motion to read the ordinance by title only for its second reading. The motion was seconded by Councilor Wilde and passed by unanimous vote of the Council. Administrator Likens read the ordinance by title

only. Councilor Wendell made a motion to adopt the ordinance. The motion was seconded by Councilor Johnson and passed by unanimous vote of the Council.

- ▶ Ordinance No. 998, entitled, "AN ORDINANCE AMENDING ORDINANCE NO. 546, PROVIDING FOR SIDEWALK CONSTRUCTION; AND DECLARING AN EMERGENCY," was read in full by Administrator Likens. Councilor Stott made a motion to read the ordinance by title only for its second reading. The motion was seconded by Councilor Wendell and passed by unanimous vote of the Council. Administrator Likens read the ordinance by title only. Motion to adopt was made by Councilor Wilde. Councilor Wendell seconded the motion which passed by unanimous vote of the Council.
- ▶ Ordinance No. 999, entitled, "AN ORDINANCE AMENDING ORDINANCE NO. 222, REGULATING THE CONSTRUCTION OF DRIVEWAYS OVER OR ACROSS SIDEWALKS AND CURBS; AND DECLARING AN EMERGENCY," was read in full by Administrator Likens. Motion was made by Councilor Stott to read the ordinance by title only for its second reading. Councilor Johnson seconded the motion which passed by unanimous vote of the Council. Administrator Likens read the ordinance by title only. Motion to adopt the ordinance was made by Councilor Wendell. Councilor Johnson seconded the motion which passed by unanimous vote of the Council.
- ▶ Ordinance No. 1000, entitled, "AN ORDINANCE ESTABLISHING FEES FOR PERMITS AND SERVICES PROVIDED BY THE PUBLIC WORKS DEPARTMENT; AND DECLARING AN EMERGENCY," was read in full by Administrator Likens. Councilor Stott made a motion to read the ordinance by title only. The motion was seconded by Councilor Johnson and passed by unanimous vote of the Council. Administrator Likens read the ordinance by title only. Motion to adopt was made by Councilor Wilde. The motion was seconded by Councilor Wendell and passed by unanimous vote of the Council.
- ▶ Ordinance No. 1001, entitled, "AN ORDINANCE PROVIDING FOR A ZONE OF BENEFIT AND FUTURE CHARGES FOR LOCAL IMPROVEMENTS IN THE CITY OF JUNCTION CITY; AND DECLARING AN EMERGENCY," was read in full by Administrator Likens.

Administrator Likens gave a brief explanation for this ordinance, stating that the process had been started under the previous administration. The Committee met in June 1993, but no action was taken. She was recommending the adoption of the ordinance tonight to enable the City to pursue a zone of benefit for the construction of the 18th Street waterline.

Councilor Stott made a motion to read the ordinance by title only for its second reading. Councilor Johnson seconded the motion which passed by unanimous vote of the Council. Administrator Likens read the ordinance by title only. Councilor Wendell made a motion to adopt the ordinance. The motion was seconded by Councilor Wilde and passed by unanimous vote of the Council.

VII. EXECUTIVE SESSION PER ORS. 192.660 (1)(F) TO CONSIDER RECORDS THAT ARE EXEMPT FROM PUBLIC INSPECTION.

Mayor Peterson asked members of the audience, other than the press, to please leave the Council Chambers, announcing that the Council would be returning to regular session.

Mayor Peterson re-opened the City Council Meeting to public session..

VIII. COUNCILOR COMMENTS

- ▶ Councilor Wendell noted that the ordinance increasing the water meter installation fee was greatly needed. It was increased to \$350 from \$150. The parts needed to install the meter cost the City \$141, not counting labor and the use of equipment.
- ▶ Councilors Barrong, Wilde, Johnson, and Stott had no business to discuss.

IX. MAYOR'S COMMENTS

Mayor Peterson noted that the L-COG meeting would be in Veneta this week and invited any interested councilors to attend. He stated he is seeking the Chairman position this year.

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X. OTHER BUSINESS

- ▶ Administrator Likens received notice that the City is the recipient of an RCIC grant for approximately \$7,500. She also received notice today that the City has been awarded a \$10,000 technical assistance (TA) grant from the State SPWF. She will now continue to pursue the \$35,000 grant from the Forest Service to accomplish the TA grant..
- ▶ Public Works Director Fountain, and the staff in attendance, thanked the Council for their efforts and concern with regard to Ballot Measure No. 8.
- ▶ Administrator Likens noted that the Council needed to appoint an attendee at the L-COG Annual Convention to be the voting delegate for the City. It was the consensus of the Council to appoint Mayor Peterson.
- ▶ In order to comply with a notice of public hearing to be published regarding Ordinance No. 1001 which was passed this evening, the next Council Meeting will be held at **6:00 p.m. on Monday, November 7, 1994.**

As there was no further business, the meeting was adjourned at 9:55 p.m.

Barbara Scott, City Recorder

John W. Peterson, III, Mayor