

**CITY OF CENTRAL POINT**  
**City Council Meeting Minutes**  
**January 22, 2015**

**I. REGULAR MEETING CALLED TO ORDER**

Mayor Williams called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

- III. ROLL CALL:** Mayor: Hank Williams  
Council Members: Allen Broderick, Bruce Dingler, Brandon Thueson, Rick Samuelson, and Mike Quilty were present.

City Manager Chris Clayton; City Attorney Sydnee Dreyer; Police Chief Kris Allison; Community Development Director Tom Humphrey; Finance Director Bev Adams; Human Resource Director Barb Robson; Parks and Public Works Director Matt Samitore; and City Recorder Deanna Casey were also present.

**IV. PUBLIC APPEARANCES**

Bill Walton – Central Point Citizen

Mr. Walton explained that his wife was attacked recently by a dog in Central Point. The recently adopted Ordinance does not explain who is clearly responsible for damages that happen during an attack like what happened to his wife. It is unclear if a person staying with the dog owner could be held responsible for the actions of the dog if the animal attacks and causes harm. The ordinance doesn't put the responsibility on the dog owner, it puts it on any person who happens to be around the dog. In his situation an 80 year old woman was cited for the actions of her son-in-laws dog. At the time of the attack an 80 year old and a 15 year old were at home.

Chief Allison explained that two people were cited. She explained the process and stated that it will be up to the judge to determine who will be at fault and what the outcome will be. City Attorney Dryer will research the Ordinance to see if any changes should to be made.

Caleb LaPlante, Outreach Coordinator for Abolish Child Trafficking (ACT)

Mr. LaPlante explained that with approval of the Proclamation tonight all of the cities along the I-5 Corridor in the Rogue Valley will be on board to abolish child trafficking. ACT teaches sex trafficking awareness classes 101 throughout the state. This is a big problem along I-5. He shared some of their success stories.

**V. CONSENT AGENDA**

- A. Approval of January 8, 2015 City Council Minutes
- B. Approval of Child Trafficking Proclamation
- C. Acceptance of 2<sup>nd</sup> Quarter Financial Report

**Mike Quilty moved to approve the Consent Agenda as presented.** Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**VI. ITEMS REMOVED FROM CONSENT AGENDA - None**

**VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

- A. Ordinance No. 2000, An Ordinance Amending the Comprehensive Plan Map (Minor) to Add Approximately 48 Acres to the Central Point Urban Growth Boundary East of Interstate 5, North of Upton Road to the Seven Oaks Interchange (Exit 35) Including Dean Creek Road**

Community Development Director Tom Humphrey explained that this was the second reading of an Ordinance to amend the Comprehensive Plan Map. There were no recommended changes at the first reading and public hearing on January 8, 2015. This is one more step towards expanding the Urban Growth Boundary towards the Tolo area.

**Mike Quilty moved to approve Ordinance No. 2000, An Ordinance Amending the Comprehensive Plan Map (Minor) to Add Approximately 48 Acres to the Central Point Urban Growth Boundary East of Interstate 5, North of Upton Road to the Seven Oaks Interchange (Exit 35) Including Dean Creek Road.** Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

- B. Ordinance No. 2001, An Ordinance Amending an Agreement Between the City of Central Point, Oregon and Jackson County, Oregon for the Joint Management of the Central Point Urban Growth Boundary**

Mr. Humphrey explained that this is the second reading of an Ordinance to revise the Urban Growth Boundary Management Agreement between the City and Jackson County to improve consistency with the Greater Bear Creek Valley Regional Plan and the City's Regional Plan Element. Principal revisions add Forrest/Gibbon Acres and Jackson County Expo and Fairgrounds as areas of mutual planning concern. This will help with coordinated land use preservation and development. There were no recommended changes at the first reading on January 8, 2015.

**Bruce Dingler moved to approve Ordinance No. 2001, An Ordinance Amending an Agreement between the City of Central Point, Oregon and Jackson County, Oregon for the Joint Management of the Central Point Urban Growth Boundary.** Allen Broderick seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

- C. Ordinance No. 2002, An Ordinance Amending the Central Point Zoning Ordinance, Chapter 17.08.010 Definitions; 17.64.040, Land Use – TOD District; 17.65.050 Zoning Regulations – TOD District; 17.65.070 Zoning Regulations – TOD Corridor**

Mr. Humphrey explained this is the second reading of an Ordinance to set up congregate housing in the TOD Corridor. This is a type of senior housing that is not defined currently. There were no recommended changes at the first reading on January 8, 2015.

**Allen Broderick moved to approve Ordinance No. 2002, An Ordinance Amending the Central Point Zoning Ordinance, Chapter 17.08.010 Definitions; 17.64.040, Land Use – TOD District; 17.65.050 Zoning Regulations – TOD District; 17.65.070 Zoning Regulations – TOD Corridor.** Bruce Dingler seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**D. First Reading of an Ordinance Amending the Central Point Comprehensive Plan (MAP) from Residential Low Density to Civic and the City Zoning Map from R-1-6 and Park to Civic for Approximately Five Acres Located East of South Fourth Street and Between Bush and Ash Streets**

Mr. Humphrey explained that during the course of evaluating properties owned by the city for a prospective Community Center and other possible uses, it came to our attention that the zoning does not allow that use. The current zoning and the current use are inconsistent with one another, and the Parks Maintenance yard is a legally non-conforming use in a residential zone. If these properties continue with their current use or the city wishes to develop them for use as a Community Center, the 'Civic' zoning would be more compatible and appropriate.

The Central Point Planning Commission has reviewed and discussed the issues and unanimously recommended approval of the zone change. This is a Public Hearing and notices were sent to surrounding property owners.

Mayor Williams opened the public hearing. No one came forward and the public hearing was closed.

**Mike Quilty moved to second reading an Ordinance Amending the Central Point Comprehensive Plan (MAP) from Residential Low Density to Civic and the City Zoning Map from R-1-6 and Park to Civic for Approximately Five Acres Located East of South Fourth Street and Between Bush and Ash Streets.** Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

## **VIII. BUSINESS**

### **A. Water Rate Increase – Medford Water Commission**

Parks and Public Works Director Matt Samitore explained that the Medford Water Commission (MWC) recently updated their rate model which will have an impact on the City of Central Point rates. According to our current rate plan, the city also needs to increase rates to accommodate for recent construction related to inflation. Inflationary

cost increases of both construction materials and labor are now impacting the City's adopted Capital Improvement Plan (CIP).

The MWC sent notice that they will be increasing the bulk water rates to other cities, including Central Point, by 5%. The winter rate will increase from \$0.46 to \$0.48 and the summer rate from \$0.64 to \$0.67. This increase will equate to an additional \$30,000 in costs. In order to cover these costs we will need to increase our costs by \$0.38 per customer per month. This increase would only cover the MWC increase and does not take into consideration the scheduled increase that the Council had already discussed at previous meetings to help cover CIP inflation costs.

He presented five options: A) increase to adjust for the MWC increase only by \$0.38 to the base rate of the Central Point water bill. B) MWC increase and Central Point increase split evenly would be \$0.50 increase to the base rate and a \$0.01 increase to the three top tier rates. C) MWC and Central Point Increases base charges only would be the \$0.80 increase to the base rate only and the tier rates would stay the same. D) the MWC increase to the base rate, with \$0.02, \$0.03, and \$0.04 increase to the top tier rates. E) MWC increase and three years' worth of Central Point increases spread over the base rate and the top three tiers for a total of \$0.91.

Mr. Samitore explained that we are still very competitive with other cities around the state and the valley for water rates. We cannot compare to Medford because they refuse to raise the rates on their customers and prefer to pass the rates onto the outside customers and cities.

There was discussion of the importance of conservation in mind when we discuss rate increases. We shouldn't just put increases on the base rate and not the tier rates. However if we only put the increase on the tier rates and customers don't use the water the city still pays the increase to the MWC. There was also discussion regarding a back flow fee being added to the water bills. A recent survey about the new back flow billing option indicates citizens would be willing to have a monthly fee and have the city manage the program.

Council directed staff to bring back a structure that includes the back-flow fee option.

## **B. Main Street Revitalization Act Endorsement/Resolution**

City Manager Chris Clayton explained that the city has received information that could help with our downtown revitalization. Central Point could be eligible for funding to help improve some of the historical buildings in town. This would be one more tool that the Council could use to encourage business owners to repair buildings that qualify. He presented a map of buildings that may qualify for the program.

There was discussion regarding the options for Urban Renewal or the City in order to take advantage of this program. Mr. Clayton explained that the funds would be available in 2016. He asked the Council for a motion authorizing the Mayor to sign a letter encouraging State Representatives to support the Revitalize Main Street Act.

**Allen Broderick moved to direct the City Manager to prepare a letter for the Mayor's signature in support of the Revitalize Main Street Act.** Mike Quilty seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

## **IX. MAYOR'S REPORT**

Mayor Williams reported that:

- He attended the Medford Water Commission meeting.
- He attended the Medford Chamber forum.
- He received the letter of resignation from David Douglas. The City has posted the vacant position on the website and Facebook and will be accepting applications until February 28<sup>th</sup>.

## **X. CITY MANAGER'S REPORT**

City Manager Chris Clayton reported that:

- OLCC will be holding meetings throughout the state regarding Measure 91 rulemaking. Communities are welcome to attend these public meetings.
- The Council will be reviewing the Council Rules very soon. There are changes that need to be updated.
- There are two vacancies on the Budget Committee this year. Please spread the word to any citizens you think would be interested.
- There are some chronic nuisance properties around town that the Police Department is working on.
- Staff will be meeting with the developers for the Walmart property next week.
- The Study Session on Tuesday will be to discuss the Draft Long Term Financial Plan.

## **XI. COUNCIL REPORTS**

Council Member Allen Broderick reported that he attended the Parks and Recreation meeting on Tuesday where State Representative Esquivel was in attendance to get support for the Vietnam Memorial they would like to put in Don Jones Memorial Park.

Council Member Rick Samuelson went on a ride-a-long with Officer Grissom.

Council Member Mike Quilty reported that:

- He attended the RVACT meeting last week.
- RVTD is having problems keeping services available; they may have to cut routes.
- He will be attending an MPO Consortium in Albany to talk to legislators regarding street funds.

## **XII. DEPARTMENT REPORTS**

Parks and Public Works Director Matt Samitore reported that:

- There is some construction on Pine Street in front of Walgreens to remove some of old lines, it should be completed in a day or two depending on the weather.
- Preparation for the Twin Creeks rail crossing is coming along, they have been working in the flood way.

Police Chief Kris Allison reported that:

- The call volume at 966 Covington has increased to the point of putting this property on the Chronic Nuisance Property list. They will be contacting neighbors and bringing the issue before the Council in the near future.
- There is another Chronic Nuisance Property on Cherry Street that MADGE served a warrant on the other day.
- Rob Patridge will be in the area for Measure 91 discussions, staff will keep the Council informed of the rule making process.
- They will be partnering with United Way to dispose of stolen and abandoned bikes that are not claimed within a certain amount of time.

Finance Director Bev Adams reported that the Budget kick off is February 5<sup>th</sup> for staff. The Budget Committee meeting dates will be April 13th, 20th, and 27th.

Community Development Director Tom Humphrey reported that:

- The city has received plans for expansion of the FEDEX facility. This is a type 2 land use and can be approved in house.
- There will be an article in AARP magazine regarding Twin Creeks and Life Long Housing that they offer and encourage.

City Attorney Sydnee Dryer reported that the hearing date for RVSS verses the City of Phoenix is scheduled for February 4, 2015. We should know more about a franchise option with them after that hearing.

### **XIII. EXECUTIVE SESSION - None**

### **XIV. ADJOURNMENT**

**Bruce Dingle** moved to adjourn, Brandon Thueson seconded, all said "aye" and the Council Meeting was adjourned at 9:10 p.m.

The foregoing minutes of the January 22, 2015, Council meeting were approved by the City Council at its meeting of February 12, 2015.

Dated: 2/26/15

  
Mayor Hank Williams

ATTEST:

  
City Recorder