

CITY OF CENTRAL POINT

Oregon

City Council Meeting Minutes Thursday, March 11, 2021

I. REGULAR MEETING CALLED TO ORDER

The meeting was called to order at 7:00 PM by Mayor Hank Williams

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Remote	
Neil Olsen	Ward I	Remote	
Kelley Johnson	Ward II	Remote	
Melody Thueson	Ward III	Remote	
Tanea Browning	Ward IV	Remote	
Rob Hernandez	At Large	Excused	
Michael Parsons	At Large	Remote	

Staff members present: City Manager Chris Clayton; City Attorney Sydnee Dreyer; Finance Director Steve Weber; Police Chief Kris Allison; Police Captain Dave Croft; Parks and Public Works Director Matt Samitore; Community Development Director Tom Humphrey; Planning Director Stephanie Holtey; and City Recorder Deanna Casey.

This was a virtual meeting. All attendees added via Zoom. The City Recorder was locked in the Council Chamber for citizen participation.

IV. PUBLIC COMMENTS - None

V. CONSENT AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Tanea Browning, Ward IV
SECONDER: Melody Thueson, Ward III
AYES: Williams, Olsen, Johnson, Thueson, Browning, Parsons
EXCUSED: Rob Hernandez

A. Approval of February 11, 2021 City Council Minutes

VI. PUBLIC HEARING

A. First Reading - Ordinance Amending Comp Plan to expand Urban Growth Boundary

City Attorney Sydnee Dreyer had each of the Council members declare if they had a conflict of interest on this land use item. No member declared a conflict of interest.

Planning Director Stephanie Holtey presented the finding of fact and background information regarding the Urban Growth Boundary expansion. The city has been working on the regional process in order to expand our boundary by 444 acres. She presented the Comprehensive Plan Map and the Urban Growth Boundary Management Agreement (UGBMA) Text. This amendment also transfers four roads from Jackson County to the City of Central Point upon annexation of property in that area.

The City is not requiring anyone to rezone their property if they are not interested in becoming part of the city. She explained proposed city land use designations and pointed out open space currently in our city limits and areas that could be included soon such as the Greenway and Cemetery. She explained approval criteria and demonstrated the land need and land selection that reflects state and local priorities and criteria.

The city did receive three letters in support of the proposed amendment. These letters have been included in the official record. The Planning Commission unanimously voted for approval by the City Council.

Mayor Williams opened the public hearing.

Larry Martin, Taylor Road resident.

He is in favor of the proposal and part of the group of property owners in CP-6A that have submitted a letter of support to the city. He thanked city staff for all the work they have done to get this before the council. It has been a long process and they are eager for the ordinance to be approved.

Katy Mallams - Heritage Road resident.

She thanked the city staff and Planning Commission for soliciting feedback and listening to the people in the proposed expansion areas. Jackson County has not made an effort to hear from the citizens regarding annexation or zoning in regards to the UGB amendment. All the livability surveys are for people who don't live here at this time. She would like to make sure the city includes all the citizens when approving master plans. She would like to see noise abatement addressed for surrounding properties, and she is concerned about water tables as construction begins. The state wants to protect wildlife and she would like to see the city protect wildlife in areas being annexed.

Dan O'Conner - representative for home owners in CP-6A

There is a group of property owners in CP-6A in favor of the UGB amendment. He is excited to be part of bringing new development opportunities to Central Point.

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

Kelley Johnson moved to second reading An Ordinance Amending the Comprehensive Plan Map (Major) and Text Amendment to the Regional Plan Element Urban Growth Boundary Management Agreement to Add and Maintain a Buildable Land Supply of Approximately 444 Acres to the Central Point Urban Growth Boundary for Residential, Non-Industrial Employment, Parks and Open Space for the 2019-2039 Planning Period.

RESULT:	1ST READING [UNANIMOUS]
	Next: 3/25/2021 7:00 PM
MOVER:	Kelley Johnson, Ward II
SECONDER:	Tanea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

VII. ORDINANCES, AND RESOLUTIONS

A. Resolution No. _____, A Resolution Authorizing a Full faith and Credit Borrowing and Related Matters

Finance Director Steve Weber stated that Council authorized staff to seek debt financing that would refinance the new Parks and Public Works Corporation Yard. In working with the City's financial advisors, a request for proposal was distributed to financial institutions for a \$5.35 million bank placement financing on February 2, 2021. The City received bids from five banks by the proposal due date. Staff participated on a conference call to review the proposals and give their recommendation of the Banner Bank 15 year amortization proposal due to interest rate, annualized debt service payments and more flexible prepayment options.

Melody Thueson moved to approve Resolution No. 1657, A Resolution Authorizing a Full Faith and Credit Borrowing and Related Matters.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Melody Thueson, Ward III
SECONDER:	Tanea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Parsons
EXCUSED:	Rob Hernandez

VIII. BUSINESS

A. Acceptance of Park Commission Report

Matt presented the Parks Commission report for February 18, 2021:

- Reviewed the White Hawk Subdivision and the current park design which includes two U-11 soccer fields, a playground and a restroom. The preliminary concern is the lack of parking which could be an issue if both fields are in use. The commission suggested adding parking to the west side of the facility.
- Cemetery Municipal Code and Rules and Regulations: Staff presented a draft cemetery municipal code establishing ownership of the facility, management structure, and guidance for cemetery operations. Changes to the rules and regulations would be reviewed and approved by the Park and recreation Commission with final approval by the City Council.
- Forest Glen Park playground equipment is over twenty years old and has reached the end of its life cycle. The Parks Department will remove the old equipment in the fall of 2021 and install the new equipment in the winter of 2022. project range will be between \$126,000 and \$167,000 depending on the equipment selected. Design options will be presented at the May 20th Commission meeting.

RESULT: FOR DISCUSSION ONLY

B. Planning Commission Report

Community Development Director Tom Humphrey presented the Planning Commission report for the March 2, 2021:

- The Commission held a public hearing to consider a Conditional Use Permit application to allow the Parks and Public Works Department to operate a Public Facility at 235 S. Haskell Street. The site is within the General Commercial zoning district in the TOD Corridor. Staff explained that a CUP is being pursued due to the nature of the public facility and to ensure it will be compatible with surrounding neighborhoods. The public concern was in regards to traffic generation and impacts on the school at Pine and Haskell. Improvements will be made to street frontages, and also include landscaping and perimeter fencing. The Commission determined that the new use would be compatible with neighborhoods in the immediate area and approved the proposal as presented.
- The Commission held a public hearing to consider site plan and architectural review application for the construction of a public facility. The Commission determined that the proposal was in compliance with application with conditions recommended by staff including amendments. There is a Pacific Power easement that would need to be vacated prior to final inspection and certificate of occupancy instead of at the time building permit issuance. The rationale for this allowance is that there are no utilities in the easement and COVID has extended the review time for Pacific Power from a couple weeks to 5 months.
- Staff reviewed various development activities occurring throughout the city and the disposition of previously approved development plans. There was a brief discussion about adding food truck/food court issues as a discussion item in April.

RESULT: FOR DISCUSSION ONLY

C. Budget Committee Appointment 2021

Mayor Williams stated that we have two vacancies on the Budget Commission, there are two positions currently that either need to be renewed or filled. Mr. Walton and Mr. Stults have been on the Budget Committee for a number of years. In past years staff has advertised for applicants and have not received any interest until this year. We currently have two applicants interested in the vacancies.

Kelley Johnson moved to appoint Kathleen Flanagan-Clark and Eden Foster to the Budget Committee with terms of 4 years.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kelley Johnson, Ward II
SECONDER: Michael Parsons, At Large
AYES: Williams, Olsen, Johnson, Thueson, Browning, Parsons
EXCUSED: Rob Hernandez

IX. MAYOR'S REPORT

Mayor Williams reported that he tried to attend the Mayor's United Virtual event, but was unable to log into the zoom event. He did attend a TRADCO Committee meeting where they reviewed the transportation projects in the area.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- The stimulus bill was signed by President Biden today. In addition to checks to citizens there will be funds available for local cities and counties. We are unsure when or how many funds will be available for local jurisdictions.
- There will be a Study Session on Monday night for Part 2 of the Utility Fee Discussion.
- Staff met with the Medford Water Commission regarding the Elk City Water District. The Oregon Department of Health has been putting pressure on smaller private districts to become public water systems. They will be having more discussions with the Elk City Water District to encourage them to come into the city.
- The Upton Road property the city sold last year has had some major updates to the property and facility increasing the amount of the property.
- The State is discussing prevailing wage legislation and it is expected to pass. The legislation is not good news for the City, it will drive up the cost of projects.
- There is a lot of legislation regarding homelessness and camping on public property at the state level. This is something that we will be discussing at a study session in the near future. If the legislation passes it will be hard for the city to enforce no camping on public lands.
- There will be an executive session tonight to receive legal advice.

XI. COUNCIL REPORTS

Council Member Mike Parsons reported that:

- He attended the Parks and Recreation Committee meeting.
- He attended the Study Session meeting.
- He attended the Planning Commission meeting.
- Central Point lost a long time resident last week at the age of 100 years old. He was a member in the meadows and was an active resident in the community in his younger days.

Council Member Tanea Browning reported that:

- She attended multiple Medford Water Commission meetings. There were several conversations about wild fire prevention.
- She attended the Study Session.

- She wanted to thank Mrs. Holtey for a great report on the UGB and the way she presented it tonight.

Council Member Melody Thueson reported that Walt Davenport is our new School Superintendent.

Council Member Kelley Johnson reported that she attended the Study Session and attended the Chamber Board meeting.

Council Member Neil Olsen reported that he attended the Study Session and Planning Commission meeting.

XII. DEPARTMENT REPORTS

Police Chief Kris Allison reported that:

- they are receiving a variety of calls lately including DUII, and Mental Health Services. She is going to review the different types of calls and return with the trends.
- Two weeks ago in Eagle Point a Deputy was shot in the chest but the vest saved his life. Chad Prins was a Central Point Officer a few years ago.

Parks and Public Works Director Matt Samitore:

- The City will be spraying the greenway for weeds and working with FEMA. The gazebo and benches are moving forward.
- The temporary fencing around the skate park will be coming down before spring break.

Finance Director Steve Weber has been working on the 2021/23 budget.

Community Development Director Tom Humphrey reported that:

- Dusty's Transmission is doing some upgrades to their building.
- We have received an application for another mixed use project in Twin Creeks just south of the Park.

IT Director Jason Richmond said that the issues in Florida with their water system was because of hackers. They were using the same password for each person accessing the system. We don't allow that in Central Point but will keep an eye on our software.

XIII. EXECUTIVE SESSION - ORS 192.660 (2) (h) Legal Counsel

Taneed Browning moved to adjourn to Executive Session under ORS 192.660(2)(h) Legal Counsel. All said aye and the meeting was adjourned to executive session at 8:20 p.m.

XIV. ADJOURNMENT

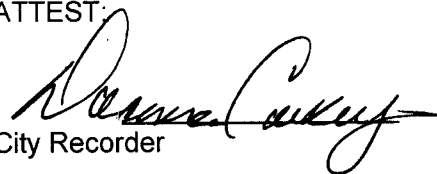
No additional action was taken after the Executive Session. The meeting was adjourned at 8:28 p.m.

The foregoing minutes of the March 11, 2021, Council meeting were approved by the City Council at its meeting of March 25, 2021.

Dated: 3/26/21


Mayor Hank Williams

ATTEST:


City Recorder