

CITY OF CENTRAL POINT

Oregon

City Council Meeting Minutes
Thursday, December 16, 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	Present	
Neil Olsen	Ward I	Remote	
Kelley Johnson	Ward II	Remote	
Melody Thueson	Ward III	Remote	
Taneea Browning	Ward IV	Present	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

Staff members present: City Manager Chris Clayton; City Attorney Sydnee Dreyer (Virtual); Finance Director Steve Weber; Police Captain Scott Logue; Parks and Public Works Director Matt Samitore; Planning Director Stephanie Holtey (Virtual); Human Resource Director Elizabeth Simas; Accounting Business Services Coordinator Rachel Neuenschwander, and City Recorder Deanna Casey.

Special Guest Commissioner Dotterrer.

IV. PUBLIC COMMENTS - None

V. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Taneea Browning, Ward IV
SECONDER:	Michael Parsons, At Large
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

- A. Approval of November 18, 2021 City Council Minutes
- B. 2022 Re-appointments to Committees and Commissions
- C. Parks Commission Report December 2021

VI. ITEMS REMOVED FROM CONSENT AGENDA

VII. PUBLIC HEARING

- A. Public Hearing - Resolution No. _____, A Resolution Annexing 1.086 Acres, Located at 4461 Hamrick Road and Identified on the Jackson County

Assessor's Map as 37 2W 01CB, Tax Lot 1000. Applicant Edward A. Leon Guerrero

City Manager Chris Clayton read the public hearing statement. There were no conflicts of interest declared.

Planning Director Stephanie Holtey presented the staff report for the annexation of property located at 4461 Hamrick Road. The property owner submitted the application. This property is planned for high-density residential land use and pre-zoned to Medium Mix Residential (MMR) in the Eastside Transit Oriented Development Overlay. The proposed resolution includes a portion of Hamrick Road right-of-way. The property satisfies all the ORS requirements for annexation without requiring election or hearing. The property is 100% consent for annexation.

This item is a public hearing. Staff recommends opening the public hearing and consider the resolution declaring the annexation.

Mayor Williams opened the public hearing.

Edward Guerrero, applicant

Mr. Guerrero stated they are asking for annexation because they are paying for city water at a higher rate. They plan to make improvements to the property in the future.

No one else came forward and the public hearing was closed.

Melody Thueson moved to approve Resolution 1690, A Resolution Annexing 1.086 Acres, Located at 4461 Hamrick Road and Identified on the Jackson County Assessor's Map as 372W01CB, TL 1000. Applicant Edward A Leon Guerrero.

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

VIII. ORDINANCES, AND RESOLUTIONS

A. Resolution No. , A Resolution approving the Revised Management Compensation Plan and January 1, 2022 - June 30, 2022 Classification Pay Plan

Human Resources Director Elizabeth Simas presented to the Council a Resolution approving the Revised Management Compensation Plan and January 1, 2022 - June 30, 2022 Classification Pay Plan. A comprehensive market survey was completed, and presented to the City Council at the November 18, 2021 meeting. The recommendation from council was to bring the salary ranges and monetary benefits up to the average/median but not more than 5% above the comparative market. In making the recommended changes to the compensation plan for management will stay competitive with other jurisdictions.

Michael Parsons moved to approve Resolution No. 1691, A Resolution

approving the Revised Management Compensation Plan and January 1, 2022 - June 30, 2022 Classification Pay Plan.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Parsons, At Large
SECONDER:	Taneea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

B. Resolution No. _____, Granting an Electric Utility Franchise and General Utility Easement to Pacificorp

City Attorney Sydnee Dreyer explained the current electric utility franchise agreement expired December 7, 2021. The City and Pacificorp have been negotiating a franchise agreement which contains a number of revised terms. The most notable changes 1) the franchise fee increases from 6% of gross revenues to 7% of gross revenues; and 2) language has been added to clarify when a project is a private development versus a city project to better determine responsibility for costs of relocating utilities in the event of a conflict.

There was discussion about the increase to citizens. Council understands that most utilities did not do annual increases due to the pandemic but after two years, it is becoming necessary in order to keep up with costs. They asked if there would be a way to increase in steps over the ten-year agreement.

Mr. Clayton explained that other cities in the valley are 7% except for talent who is higher. Jackson County does not have franchise agreements. The franchise funds go directly into the general fund. He also explained that the city has a discount program for people who are having problems paying bills, he is pretty sure that Pacificorp does also.

Mike Parsons moved to approve Resolution 1692 Granting an Electric Utility Franchise and General Utility Easement to Pacificorp.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Parsons, At Large
SECONDER:	Melody Thueson, Ward III
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

C. Resolution No. _____, Resolution Amending Resolution No. 1657 Authorizing a Full Faith & Credit Borrowing Financing Agreement

Finance Director Steve Weber explained the proposed resolution amends Resolution No. 1657, was adopted by Council authorizing a full faith and credit borrowing to provide for a new public works corporation yard/operations center. The amount needed to complete the project has increased and additional funds are needed. The proposed resolution tonight authorizes an increase in the financing amount to \$6,551,300. The original agreement with Banner Bank includes all closing costs at 2.50%. Banner Bank is proposing a blended rate of 2.54% for the increased borrowing amount. Debt service payments will be included in future budgets. The recommended resolution was prepared by City of Central Point's Bond Counsel, Hawkins Delafield and Wood LLP.

Mr. Clayton reminded Council about a previous discussion directing staff to move forward with additional financing. Staff feels the rate is very good considering what the FED has said to expect in the coming year.

Tanea Browning moved to approve Resolution No. 1693, Resolution Amending Resolution No. 1657 Authorizing a Full Faith & Credit Borrowing Financing Agreement.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tanea Browning, Ward IV
SECONDER:	Kelley Johnson, Ward II
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

IX. BUSINESS

A. Planning Commission Report

Planning Director Stephanie Holtey explained the December 6, 2021, Planning Commission report:

- The Planning Commission was introduced to the Bear Creek Greenway Fire Area Master Plan. The Commission expressed concern about some of the locations not being safe for younger kids, there suggest the pump track be located closer the parking area so that family members can observe. They are concerned about the illicit activity, especially the part of the park on the east side of Bear Creek.
- The Planning Commission continued discussions regarding code amendments addressing mobile food businesses. The proposed amendments aim to expand opportunity for this type of business in Central Point. There was discussion regarding permanent vs temporary structures and possible locations.

RESULT:	FOR DISCUSSION ONLY
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B. Hazel Street Stop Sign Discussion

Parks and Public Works Director Matt Samitore reported that the City conducted a volume and speed analysis with cameras at all the intersections along Hazel, except for 8th, this cameras didn't record data correctly. The overall study resulted in two intersections that meet at least one of the MUTCD guidelines. After conferring with our contract Traffic Engineer, City staff concurs that a four-way stop is justified for 5th Street and Hazel, and a three-way stop at 7th and Hazel are warranted. This recommendation is in regards to local control and not recommended by the State.

Mike Parsons moved to approve the installation of a four-way stop at the intersections of North 5th and North 7th at Hazel.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Parsons, At Large
SECONDER:	Taneeea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

X. MAYOR'S REPORT

Mayor Hank Williams reported that he attended:

- The Christmas Parade and Tree Lighting. It was an amazing turn out.
- A TRADCO meeting. There was much discussion about the Governors proposed transportation planning rule.
- A Fair Board Meeting. The Wild Rogue Pro Rodeo is scheduled for May 13/14, 2022.

XI. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- He is asking the Council to adjourn to Executive Session after the regular meeting adjourns under ORS 192.660 (2)(e) Real Property Transactions.
- City Attorney Sydnee Dreyer has received the paperwork for the cemetery.
- The hot topic at the TRADCO meeting was the new transportation planning rule from the Governors new Executive Order. We will be briefing the council on this after the first of the year. The Executive Order is trying to address climate change, and will make things more difficult and complex for future development.
- The Library District is working on their strategic planning, they are looking for participants if any of the Council Members are interested.
- This week the Police Department and Public Works Department attended a zoom meeting with Jackson County regarding evacuation maps.
- We have received notice regarding an environmental quality issue with McDonalds, Evidently their eco-friendly products are in short supply and they will have to revert to the old packaging.
- County Administrator Danny Jordon provided a spreadsheet on tax compression throughout the valley.

XII. COUNCIL REPORTS

Council Member Kelley Johnson reported that she attended the RVCOG meeting.

Council Member Melody Thueson reported that not much is happening at the School Board Meetings, the Crater Foundation fundraiser raised \$169,000, and her school did a Jog-a-thon and raised over \$60,000 from the community.

Council Member Neil Olson attended part of the Planning Commission meeting and participated in the Parade and tree lighting.

Council Member Tanea Browning reported that:

- She attended the Central Point Light Parade and tree lighting ceremony.
- She attended the LOC Board meeting on Friday.
- She attended the Medford Water meeting, they spoke about the big process.
- She attended the nomination committee meeting for LOC today. We now have all cities and all regions represented at the board level. She will be traveling all over Oregon to meet with member cities.
- She is super excited and proud of how we operate as a council. Everyone is respectful and kind and a true example of great leadership.

Council Member Rob Hernandez reported that:

- He attended the Crater Foundation dinner. It was a great event and they raised a lot of money for scholarships.
- He attended the Jackson County and the City Community Center zoom meetings.
- He would like to know more about the Executive Order when information is available.

Council Member Mike Parsons reported that:

- He attended the Parks and Rec foundation meeting where they talked about the daffodil project. He thanked Eden Foster for her organization of the event.
- He attended the Community Christmas parade and Tree Lighting.
- He attended the Planning Commission meeting.
- He attended the RVSS Lunch meeting.
- He attended a zoom meeting regarding the effects of illegal grows in the valley in regards to our lives and the impacts to water tables. These illegal grows have horrible living conditions, there were responsible for 58% of COVID cases in Jackson County during the summer months when these camps were in full operation.

XIII. DEPARTMENT REPORTS

Police Captain Scott Logue stated that the tree lighting and parade went off really well, they did have warning that it would be a larger crowd than last year. We received some threats regarding Crater last week. After some investigation a juvenile was taken into custody for evaluation.

County Commissioner Dave Dotterer reported that he is pleased with the special session on Monday where the Southern Oregon legislative group really pushed and advocated for the issues surrounding illegal marijuana operations. The Transportation Planning Rules is concerning

XIV. EXECUTIVE SESSION- ORS 192.660 (2) (e) Real Property Transactions

Motion to adjourn Tanea Browning under ORS 192.660(2)(e) Real Property Transactions. Seconded by Melody Thueson. The meeting was adjourned to executive session at 8:40 p.m.

No action was taken after the executive session.

XV. ADJOURNMENT

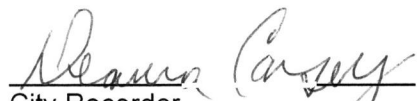
Tanea Browning moved to adjourn. All said aye and the meeting was adjourned at 8:58 p.m.

The foregoing minutes of the December 16, 2021, Council meeting were approved by the City Council at its meeting of January 13, 2022.

Dated: 1/13/2022


Mayor Hank Williams

ATTEST:


City Recorder