

**CITY OF CENTRAL POINT
City Council Meeting Minutes
January 11, 2018**

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. Bruce Dingler, Tanea Browning, Rob
Hernandez, and Mike Quilty were present Brandon
Thueson was excused

Allen Broderick resigned from the Council on December 15, 2017

City Manager Chris Clayton, City Attorney Sydnee Dreyer,
Police Chief Kris Allison, Community Development Director
Tom Humphrey, Parks and Public Works Director Matt
Samitore, and City Recorder Deanna Casey were also
present

IV. PUBLIC APPEARANCES - None

V. CONSENT AGENDA

- A Approval of December 14, 2017 City Council Minutes

Rob Hernandez pointed out a grammatical error on page 9.

Mike Quilty moved to approve the Consent Agenda with the recommended correction. Tanea Browning seconded Roll call Hank Williams, yes, Bruce Dingler, yes, Tanea Browning, yes, Rob Hernandez, yes, and Mike Quilty, yes Motion approved

VI. ITEMS REMOVED FROM CONSENT AGENDA - None

VII. PUBLIC HEARINGS

- A. Public Hearing – Resolution No. 1523, Declaring Certain Real Property at 75 Bush Street/466 South First Street Surplus and Authorizing the Sale of Such Property.**

Finance Director Steven Weber explained that the residential property at 466 S First Street and related commercial business at 75 Bush Street was purchased by the City in order to clean a chronic nuisance property The City purchased the property at a foreclosure sale for \$50,000 and has expended significant funds in cleaning up the property and demolishing the buildings

Staff recommends the city obtain an appraisal of the property and/or use a comparative market analysis conducted by a licensed realtor to determine fair market value The value for similar property is \$9 to \$12 per square foot, with an

estimated fair market value of \$70,875 to \$94,500 Jackson County currently lists the real market value at \$102,630, but that included the buildings which we assume had not been seen by the appraiser in years

Staff feels we need at least \$80,000 to recoup our costs Any money acquired from the conveyance of this property would go into the general fund

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

Mike Quilty moved to approve Resolution No. 1523, Declaring Certain Real property at 75 Bush Street and 466 S. 1st Street Surplus and Authorizing the Sale of Such Property. Rob Hernandez seconded Roll call Hank Williams, yes, Bruce Dingler, yes; Tanea Browning, yes, Rob Hernandez, yes, and Mike Quilty, yes Motion approved

VIII. ORDINANCES AND RESOLUTIONS

A. Ordinance No. 2042, An Ordinance Amending the Central Point Municipal Code Section 17.05.600(H) Regarding City Council Review Provisions

Community Development Director Tom Humphrey explained that this is the second reading of an Ordinance revising City Council Review Provisions. There were no recommended changes at the first reading of this ordinance

There was discussion regarding the process and if there would be enough time for the Council to review the project and submit a request for call up to the Council Mr Humphrey and City Attorney Sydnee Dreyer explained the process The Council would get the same summary report that the applicant receives Council is usually aware of big projects and should have some back ground before the Planning Commission has made a decision

Tanea Browning moved to approve Ordinance No. 2042, An Ordinance Amending the Central Point Municipal Code Section 17.05600(H) Regarding City Council Review Provisions. Mike Quilty seconded Roll call Hank Williams, yes, Bruce Dingler, yes, Tanea Browning, yes; Rob Hernandez, yes, and Mike Quilty, yes Motion approved

B. Resolution No. 1524, Approving the 2018 City Council Rules

City Attorney Sydnee Dreyer explained that the Council discussed and reviewed recommended Council Rules by the LOC at the November Study Session The recommendations made during the Study Session have been incorporated. The City Recorder made additional recommendations in regards to how the city currently conducts meetings and other processes Those recommendations are also incorporated in the document tonight

We are including in the Council Rules how the presiding officer will handle someone who is disruptive at a public meeting There will also be changes to the

Municipal Code to include the penalties when a person is removed for disorderly conduct. That ordinance will be brought to Council in the near future.

Rob Hernandez moved to approve Resolution No. 1524, Approving the 2018 City Council Rules. Mike Quilty seconded. Roll call: Hank Williams, yes, Bruce Dingler, yes, Tanea Browning, yes, Rob Hernandez, yes, and Mike Quilty, yes. Motion approved.

C. Resolution No. 1525, Authorizing Staff to Enter into an Agreement Between the City of Central Point and the Rogue Valley Council of Governments (RVCOG) to Participate in the Brownfields Assessment Coalition

Mr. Humphrey explained that RVCOG has been awarded a Brownfield Communitywide Assessment Grant and as part of that award EPA requested that all members of the coalition sign a Memorandum of Agreement. Staff attended a meeting in December to kick off the Brownfield assessment project and to discuss what the region would accomplish in the application. We developed a general schedule and talked about our priorities. RVCOG will host a webpage with updates on the project.

Several Council Members expressed their interest in the final results regarding Central Point Properties.

Rob Hernandez moved to approve Resolution No. 1525, Authorizing Staff to Enter into an Agreement Between the City of Central Point and the Rogue Valley Council of Governments (RVCOG) to Participate in the Brownfields Assessment Coalition. Tanea Browning seconded. Roll call: Hank Williams, yes, Bruce Dingler, yes, Tanea Browning, yes, Rob Hernandez, yes, and Mike Quilty, yes. Motion approved.

VIII. BUSINESS

A. Planning Commission Report

Community Development Director Tom Humphrey reported that the Planning Commission was presented with the draft Land Use Element which included text, mapping, goals and policies. The Planning Commission conducted a public hearing, proposed minor revisions by staff and recommended approval by the City Council.

B. 2018 Utility Rate Discussion

Parks and Public Works Director Matt Samitore stated that the Medford Water Commission recently completed an annual rate review/analysis and determined that the "other cities" water rate category should be increased by 11% beginning March 1, 2018. This adjustment equates to an additional \$77,000 in estimated cost for the purchase of bulk water during the course of 2018.

In analyzing the recommended rates, the city needs a 4.5% to offset the cost of inflation and the most recent increase from the MWC. He presented two options.

- 1 The entire increase would be on the base rate only This equals a \$0.60 increase on the base rate with no increase on the tier rates
- 2 The option splits the increase between the base rate and the tier rates

The Council decided not to increase the water rates last year because MWC decreased rates in March, 2017. If Council is not in favor of either option they can direct staff to return with alternative options.

Tanea Browning moved to direct staff to prepare a Resolution for a Water Rate Increase with Option 2 for Council Consideration. Rob Hernandez seconded. Roll call: Hank Williams, yes, Bruce Dingler, yes, Tanea Browning, yes, Rob Hernandez, yes, and Mike Quilty, yes. Motion approved.

IX. MAYOR'S REPORT

Mayor Williams reported that

- He attended the Medford Water Commission meeting where they talked about the water rate increases. He thinks their new Manager will be a benefit to the organization.
- He attended the Medford Chamber Forum
- He attended the fair board meeting
- He attended a TRADCO meeting, they were all impressed with the lack of major traffic issues with the Costco opening on Table Rock
- He attended the Central Point Greeters at City Hall

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that

- The other cities water group discussed the MWC SDC's. The new manager will be doing an SDC Study in the near future
- The January 26th Study Session will be a tour of the ESCO building. Please let the City Recorder know if you will be attending
- Staff has been involved in a few discussions regarding the Country Crossings Festival. The City will be requiring that a foot bridge be installed for the use of the Gebhard Property
- He wanted to give Kudos to Mr. Samitore and Mr. Humphrey for a well-run CAC meeting. It is great to get the citizens involved in projects like the intersection at Hamrick and Beebe
- IT Director Jason Richmond is still working on the Clock in the plaza
- Council Member Tanea Browning is now an LOC Board Member. Her biography and photo are in the recent Local Focus

XI. COUNCIL REPORTS

Council Member Mike Quilty reported that

- He knew the CHP Officer who was killed on Christmas Eve by an intoxicated driver. We need to remember how our officers put their lives on the line every day

- He attended an Aviation meeting in Salem this morning to talk about grant options in our area

Council Member Rob Hernandez reported that he attended the Medford Chamber Forum, and the School District meeting this week. He also asked when the Community Center Committee would start meeting. Mr. Samitore stated that they should be able to start planning those meetings anytime.

Council Member Bruce Dingler reported that he attended the Citizens Advisory Committee meeting. The Citizens were all very respectful of the process.

Council Member Tanea Browning reported that

- She attended the Fire District 3 Board meeting. Adroit Construction was awarded the contract for RCC Classrooms. Jacksonville has requested the district to provide a cost proposal of coverage for their jurisdiction on a contract basis.
- She is looking forward to the ESCO tour later this month.
- The Greeters at City Hall was very well attended. She wanted to thank the staff for being available to the business community. They were impressed with the thought and care put into the projects that were presented.
- She and City Manager Clayton met with LOC Representatives to discuss training for the City.
- She attended the Medford Chamber Forum Lunch.
- Pear Valley will host a Hard Hat Hello in February.
- The Chamber Banquet and Awards ceremony is in February. The City will be hosting two tables. If Council members are interested in attending please RSVP to the City Recorder.

XII. DEPARTMENT REPORTS

Parks and Public Works Director Matt Samitore reported that.

- He has had several conversations this week regarding Country Crossing issues. They have decided not to contract for GA Parking this year. They have been talking to the School District regarding their parking spaces in town. They have decided to move the Handicap and VIP Parking to the Gebhard location. This will not work for the City unless they install the pedestrian bridge.
- Pine Street Construction is moving along at a good pace now that the weather is not freezing. The signal lights at 4th Street will not be turned back on until the new signals are installed.
- Construction started on the Twin Creeks Rail Crossing this week.
- Mr. Humphrey did a great job at the CAC meeting. Once he explained the relaxed structure of the meeting everyone was at ease and ready to express their views on the intersection.

Police Chief Kris Allison reported that

- Explained that she is on the Executive Committee for the Oregon Police Chief Associations. She was invited to attend a meeting in Salem last week to discuss several law enforcement concerns with Governor Brown.

- The Police Department has been discussing the option to waive Record Request Fees for victims. As it is now victims have to pay for a police report even though the report is about them. If needed asset forfeiture funds can go to cover any loss in revenue from this decision.
- Central Point Police did not have DUI arrests or citations issued over the Christmas/New Year holidays. This is a rare event. Most jurisdictions in the valley had similar or lower than average issues with DUI.
- The City will be working with the US Marshals office in 2018 to increase sex offender registration compliance. We will be working to get all sex-offenders compliant in the valley.
- The Federal Government rescinding of the marijuana memo was a surprise to most in Law Enforcement. We are not sure yet how this will affect our State or our Cities.

Finance Director Steven Weber reported that

- This month's water bill statements will look different. We have a new vendor we decided to go with a new look.
- There will be an article in the newsletter this month with a breakdown of where Central Point taxes go.

Community Development Director Tom Humphrey reported that

- The Planning Commission will have a meeting in February to discuss the Conceptual plan for CP – 6. There will be some continued discussion if this process is necessary in order to submit for our UGB Expansion.
- He met with representatives from the Creamery this week to start planning the Cheese Festival. This will be Francis Plowman's last year planning the event. He plans to retire sometime in 2018.
- Fire District No. 3 and the Housing Authority are looking at property along Scenic. In each case the city would need to make adjustments to the zoning code.

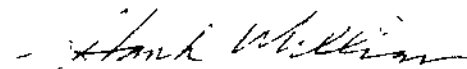
XIII. EXECUTIVE SESSION - None

XIV. ADJOURNMENT

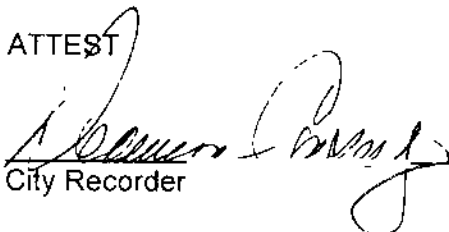
Mike Quilty moved to adjourn, Tanea Browning seconded, all said "aye" and the Council Meeting was adjourned at 8:21 p.m.

The foregoing minutes of the January 11, 2018, Council meeting were approved by the City Council at its meeting of January 25, 2018.

Dated 1/25/18


Mayor Hank Williams

ATTEST


City Recorder