

**CITY OF CENTRAL POINT
City Council Meeting Minutes
April 12, 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: Kelly Geiger, Bruce Dingler, and Mike Quilty were present. Brandon Thueson, Tanea Browning, Rob Hernandez were excused.

City Manager Chris Clayton; City Attorney Sydnee Dreyer; Police Lieutenant Greg Bruce; Community Development Director Tom Humphrey; Parks and Public Works Director Matt Samitore; and City Recorder Deanna Casey were also present.

IV. SPECIAL PRESENTATION

A. Fire District No. 3 Annual Report

Fire Chief Bob Horton presented the report and explained the Strategic Plan process and highlights. He updated the Council on the most recent structure fires in the city limits and the cause of those fires. They have implemented a robust smoke alarm program. The Pulse Point program is off to a great start with 1,089 people signed up to assist with a cardiac event near them. They plan to continue with their community involvement programs such as the Sparrow Club partnership with the Central Point Police Department. They will be enhancing their facilities with seismic upgrades during the next few years.

B. Central Point Police Sparrow Club Fundraising.

Central Point Police Detective Josh Abbott updated the Council on their Sparrow Club family. They are working with the Fire District and the School District to sponsor a Sparrow Family. He explained some of the fundraising events planned throughout the year to help a family in need.

V. PUBLIC APPEARANCES

VI. CONSENT AGENDA

- A. Approval of March 22, 2018 City Council Minutes
- B. Approval to Cancel May 10, 2018 Council Meeting

Mike Quilty moved to approve the Consent Agenda as presented. Kelly Geiger seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Kelly Geiger, yes; and Mike Quilty, yes. Motion approved.

VII. ITEMS REMOVED FROM CONSENT AGENDA - None

VIII. ORDINANCES AND RESOLUTIONS

A. **Second Reading – Ordinance No. 2044, An Ordinance Amending the Central Point Municipal Code Creating Chapter 2.05 Rules of Conduct at City Meetings**

City Attorney Sydnee Dreyer stated this was the second reading of an ordinance clarifying the rules of conduct for city meetings in regards to procedure if a decision is appealed regarding disruptive behavior of a citizen in attendance. If the Council votes to exclude someone from the meeting that person would have appeal rights. That appeal would need to go in front of someone other than the City Council. If the proposed ordinance is approved the City Manager will enter into a contract with someone for the position of hearings officer.

Mike Quilty moved to approve Ordinance No. 2044, An Ordinance Amending the Central Point Municipal Code Creating Chapter 2.05 Rules of Conduct at City Meetings. Bruce Dingler seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Kelly Geiger, yes; and Mike Quilty, yes. Motion approved.

VIII. PUBLIC HEARING

A. **Public Hearing – Resolution No. 1533, A Resolution approving the conceptual land use and transportation Plan for CP – 5/6, An Urban Area of the City of Central Point, Oregon**

Community Development Director Tom Humphrey presented a power point presentation explaining the Conceptual Land Use and Transportation Plan for CP-5/6. This is a concept only and nothing is written in stone. There will be several opportunities for citizen input for individual areas. He explained the proposed zoning, proposed areas for parks, and traffic circulation maps.

Public comment on this conceptual plan was received during the CAC meetings in October and November. A number of county residents interacted with staff at those meetings and some residents sketched their own ideas for conceptual land use plans. Those plans were presented to the Planning Commission in December and then revised for their meeting in February. The final plan for the concept is a combination of the original staff concept and various citizen alternatives.

He reminded the Council that the city is obligated to honor its commitment to the Regional Plan, and the Concept Plan is a general guide and the designations the city places on property in this plan do not change the county zoning or force county residents to come into the UGB.

This item is being introduced to the City Council after having received input from public agencies and private citizens. In order to comply with the Regional Plan, the city must assign an urban land use designation to all of the land in the URA using the categories and percentages to which the City and County agreed. The

average residential density must be 6.9 units per acre. City land use designations only become effective at the time of a UGB Amendment and annexation into the city limits. It has never been the practice of the City of Central Point or past Council to force annex property into the city.

Mayor Williams opened the Public Hearing.

Katy Mallams, Heritage Road, Central Point

Mrs. Mallams was concerned because there are two maps that show locations for parks but the locations are different. Which map would be approved with this Resolution? Mr. Humphrey explained that they are conceptual and vague. The indicators on the maps are approximate locations for parks and roads.

Anton Peterson, Grant Road, Central Point

Mr. Peterson asked what this will cost him, and when would he be part of the City. He is worried about who will be paying for the infrastructure and the impact more homes along Grant Road will do to their safety. He is against the proposal.

Louise Salvaida, Scenic Road, Central Point

Mrs. Salvaida congratulated the Planning Staff on a job well done, it was hard to keep everybody happy with the decisions they had to make. She is in favor of Grant Road going to the west side of CP-6A and being used as a buffer zone. They want to continue using their property for farm use and are not comfortable with high density zoning around their property.

Larry Martin, Taylor Road, Central Point

Mr. Martin is speaking on behalf of the Taylor West Group and referenced a letter he sent to the City Council in favor of this Plan. The concept plan is a general guide and is not binding to any of the properties. There are certain parameters which will need to be met at some time in the future. This is a 50 year plan and most of the issues brought forth tonight will not be an issue by that time. The Taylor West Group are in favor of approving the resolution with Attachment B.

Russell Cox, Grant Road, Central Point

Mr. Cox stated that he is favor of approving the plan and allowing people to do what they wish with their property.

Judy Booth, Newberry Road, Central Point

Mrs. Booth is concerned about losing their access to irrigation water and concerned about construction in the area that could devastate their wells and the ground water. The road that accesses their property is maintained by the property owners, not the county.

City Attorney Sydnee Dryer explained that this is a long term plan. It will be years before anyone will be building subdivisions. There are still several more steps that need to take place before any of the properties that are interested in being a part of the City will have the ability to annex.

Jim Booth, Newberry Road, Central Point

Mr. Booth explained that years ago they told the County and the City that they were not interested in being part of this process but they were ignored. He provided the City Recorder with a list of residents stating that they were not in favor of this action. This document was presented at the CAC meeting in November. He is concerned these people were not all notified of the meeting tonight.

Dean Finch, New Ray Road, Central Point

Mr. Finch is concerned about development happening and not being maintained. There are areas within Central Point that should be maintained before the city looks to increase in size. He is also concerned with how development would affect wells in the area. There are places East of Central Point that should be reviewed before this area is considered.

Tim Higginbotham, Taylor Road, Central Point

Mr. Higginbotham expressed support for the process. It has been a well thought out process and the City and County have done a good job taking comments and concerns from the citizens. He stated that the right type of development in the area could help with any of the concerns with the wells.

Mayor Williams closed the Public Hearing.

There was discussion regarding the next steps for a UGB expansion. Mr. Humphrey explained this is the fifth of eight concept plans that must be completed. Residents will need to approach the city regarding an expansion. There will be several public hearing and meeting with the City, County and State to review the concept plans and narrow plans to the area to be considered. Historically Central Point has not force annexed property unless there are extenuating circumstances. Even if an area is included in an Urban Growth Boundary it does not mean they would automatically be annexed into the city, it only means they would have the ability to annex.

Council Member Michael Quilty explained the years and meetings that went into the Urban Reserve Process. There are transportation committees who have been working on the Urban Reserve Areas in the valley.

Michael Quilty moved to approve Resolution No. 1533, A Resolution approving the conceptual land use and transportation Plan for CP – 5/6, An Urban Area of the City of Central Point, Oregon with Attachment B. Kelly Geiger seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Kelly Geiger, yes; and Mike Quilty, yes. Motion approved.

IX. BUSINESS

A. Planning Commission Report

Community Development Director Tom Humphrey reported that on April 3, 2018 the Planning Commission was introduced to the Parks and Recreation Element of the Central Point Comprehensive Plan. There was a lack of familiarity with the Master Plan so the number of questions revolved around the basis for

conclusions. The Commission directed staff to schedule a public hearing to receive comment on the Parks and Recreation Element for their May 1, 2018 meeting.

B. Update on Public Works Corporation Facility

Parks and Public Works Director Matt Samitore explained that the City has been looking at options to relocate the Public Works Corporation yard. The current location would be better served as a Community Center. With this in mind staff has been searching for property to purchase or lease and move the corporation yard to an alternative location. Recently the City has talked with the County Administration regarding property located near the airport. This property is the correct zoning and would provide enough space to accommodate long-term growth requirements.

The lease for the Upton Road property is up for renewal this year. Mr. Weidum would like to continue to lease or purchase the property from the city. However the current lease is approximately \$2,700 a year for 47 acres. Staff has recently been approached by a client who would like to lease the land to grow hemp and would be willing to pay \$1,000 per acre equaling \$40,000 annually which would cover the lease of the property proposed by the County for the corporation yard.

Staff is looking for direction from the council if we should pursue the lease with the airport or continue looking. There was discussion of the pros and cons of locating the corporation yard on Table Rock Road.

Council was in favor of researching the lease of the Upton property for a new tenant and leasing property from the County for a corporation yard.

IX. MAYOR'S REPORT

Mayor Williams reported that he attended a MWC meeting where they discussed the cost to produce water at the Duff Plant and the Medford Chamber Forum.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported:

- There are several new development concepts coming in for the east side of town along Biddle and Table Rock Roads.
- The Pilot Station is planning an expansion soon.
- There is a property located at 466 S. Front Street with a six foot fence with barbed wire on top. Staff will be sending a letter to remove the barbed wire because it is against the Municipal Code in Central Point.
- He has been working with Environmental Services Coordinator Stephanie Holtey on the citizen survey.
- We received a letter from the MWC and it looks like the SDC fees for Central Point will decrease a little next year.

XI. COUNCIL REPORTS

Council Member Michael Quilty reported that:

- He has had several discussions with the Planning Manager at RVCOC regarding transportation projects around the valley.
- He attended an MPO meeting on March 27th.
- He attended the fundraiser at Bobbios for our Sparrow Family.
- He has been out of town attending Oregon Freight Advisory Committee meetings and an LOC Transportation Committee meeting.

No other reports were given.

XII. DEPARTMENT REPORTS

Parks and Public Works Director Matt Samitore reported there is still a delay for the Twin Creeks Crossing. We are waiting for reports regarding Century Link lines and possibly our water line. TYLN did not complete their task and we are trying to catch up on several aspects of the project. It looks like construction will not begin until this fall because the other contractors have other projects to complete. Unfortunately we may need to get the courts involved to get satisfaction on this project.

Lieutenant Greg Bruce had no report.

Community Development Director Tom Humphrey reported that there will be a Planners network meeting in Central Point for local planners. City Attorney Dryer will be presenting a planners workshop on May 9th for anyone interested. There will be planning commission members from other cities in attendance.

XIII. EXECUTIVE SESSION - None


XIV. ADJOURNMENT

Mike Quilty moved to adjourn, Kelly Geiger seconded, all said "aye" and the Council Meeting was adjourned at 9:10 p.m.

The foregoing minutes of the April 12, 2018, Council meeting were approved by the City Council at its meeting of April 26, 2018.

Dated:

4/26/18


Mayor Hank Williams

ATTEST.


City Recorder