

CITY OF CENTRAL POINT

Oregon

City Council Meeting Minutes Thursday, August 9, 2018

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. SWEARING IN CEREMONY

Mayor Williams swore in new At-Large Council Member Michael Parsons

IV. ROLL CALL

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Present	
Bruce Dingler	Ward I	Excused	
Michael Quilty	Ward II	Present	
Brandon Thueson	Ward III	Present	
Taneeea Browning	Ward IV	Present	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

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

V. PUBLIC COMMENTS

There were no public comments

VI. CONSENT AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Rob Hernandez, At Large
SECONDER: Michael Quilty, Ward II
AYES: Williams, Quilty, Thueson, Browning, Hernandez, Parsons
EXCUSED: Bruce Dingler

- 1 Approval of July 19, 2018 City Council Minutes
- 2 Cancellation of September 27, 2018 Council Meeting

City Manager Chris Clayton asked if any of the Council members had a conflict with attending the September 13, 2018 Council Member Michael Quilty stated that he will be out of town for the September 13th meeting

3 **Approval of OLCC Application for Parkhurst Wine and Provisions Co**

VII. **ORDINANCES, AND RESOLUTIONS**

1 **Second Reading Ordinance No. _____, an Ordinance to vacate a 6,145 square foot lot back to the developer (Applicant: City of Central Point)**

Parks and Public Works Director Matt Samitore explained that this is the second reading to vacate a small parcel of land back to the developer who owns the property immediately adjacent

The city received a small pocket park from the original developer of Snowy Butte station in 2003. It was going to be a "tot-lot" with a small playground and gazebo. The area around the property has primarily been built out as a senior living facility. The city also received a larger parcel that is planned for improvements in 2019-2021 to be incorporated into the City's active park system, and will be mostly open space. The city has determined that the smaller pocket parks of less than 1 acre are difficult and expensive to maintain for little use by citizens.

There will be no financial impact to the city other than lessening our future park maintenance obligations.

Motion to approve Ordinance No. 2046, An Ordinance approving the vacation of open space located in Snowy Butte Station, Phase 2, Central Point, Oregon and Accepting Reservation of Easement to City

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon Thueson, Ward III
SECONDER:	Michael Qulty, Ward II
AYES:	Williams, Qulty, Thueson, Browning, Hernandez, Parsons
EXCUSED:	Bruce Dingler

2 **Resolution No. _____, Consideration of a resolution setting a public hearing and initiating proceedings to vacate 400 feet of undeveloped alley right-of-way located between Front Street and the Central Oregon and Pacific Railroad adjacent to tax lots 2900 and 3000 located on Jackson County Assessor's map page 372W03DC. Applicant: Jackson County School District 6**

Community Development Director Tom Humphrey stated that Jackson County School District #6 acquired the old Crater Iron property late last year with the intentions of turning it into a "Makers Space". Buildings already on the property extend into undeveloped alley right-of-way parallel to the railroad tracks and the District would like the city to vacate this alley to eliminate land use conflicts. There have been several parts of this alley right-of-way that have been vacated to various property owners along this stretch of the railroad because the city had decided we

have no use for it. We may need easement agreements with the School District for various purposes.

At this time the City Council is merely considering whether or not to schedule a public hearing to consider the vacation. No other formal decision is necessary tonight. Staff is prepared to post the notices for a public hearing to be held on August 23, 2018.

Motion to approve Resolution 1547, Setting a Public Hearing and Initiating Proceedings to Vacate an Unimproved Alley Right-of-Way Between Front Street and Central Oregon and Pacific Railroad for August 23, 2018.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Quilty, Ward II
SECONDER:	Rob Hernandez, At Large
AYES:	Williams, Quilty, Thueson, Browning, Hernandez, Parsons
EXCUSED:	Bruce Dingler

VIII. BUSINESS

1 Planning Commission Report

Community Development Director Tom Humphrey presented the August 7, 2018 Planning Commission Report.

- A public hearing to consider a tentative plan for a 5 lot subdivision. The project site consists of 2.36 acres and is located in the Transit Oriented Development (TOD) District, Low Mix Residential (LMR) zone and is identified on the Jackson County Assessor's map as 37 2W 03BD, Tax Lot 600. The applicant is Paul Miller. The property is located at 4618 North Pacific Highway and will be subdivided into 5 single family residential lots and a 1.6 acre remainder. The remainder is in the floodplain and may be considered at a later date. The Commission voted to approve the tentative plan with two conditions associated with the reserve acreage and complying with local agency requirements.
- A public hearing to consider a zone (map) change application from residential multifamily (R-3) to tourist and office professional (C-4) for 0.43 acres located at 45, 63, and 77 Bigham Drive. The zone change would bring property into compliance with the comprehensive plan land use map and to prepare the site for future development. The applicant has acquired several lots zoned both commercial and residential and has been working with the planning staff to redevelop the area between Freeman Road and Bigham Drive. The Commission considered the application in light of the Comprehensive Plan and the State's Transportation Planning Rule in recommending approval to the City Council.
- A public hearing to consider a minor zone (map) change application from Residential Single Family (R-1-6) to Residential Multifamily (R-3) on 2.0 acres located at 1849 Scenic Avenue. The commission considered this zone change to bring property into compliance with the comprehensive plan land use map and to evaluate the site for future residential development. The Housing Authority acquired a two acre tax lot adjacent to its Scenic Heights development and has been working with staff to expand their housing to the west. The commission

considered the application in light of the Comprehensive Plan and the State's Transportation Planning rule. A traffic analysis revealed a level of service deficiency at the Upton/Scenic intersection caused by existing traffic southbound on Upton and not by the expansion of Scenic Heights. Mitigation can be considered independent of the zone change. The Commission recommended approval of the zone change to the city Council but expressed their desire to have the Council and city staff investigate better traffic control at the intersection.

- A public hearing to consider amendments to the zoning and design standards in the TOD district in Sections 17.65.050, Table 2, and CPMC 17.60.070(D)(3)(a)(i). The purpose of the amendments is to correct setback standards that cause conflicts between structures and utility easements and building design standards, and to increase the maximum attached garage width for the front residential building façade. Local developers and contractors have brought the three issues to staff's attention in the hope that code amendments will result in a reasonable solution to existing conflicts between planning, building and utility standards. The Commission recommended approval of the amendments to the City Council.

2 2018 Run 4 Freedom Donation Request

Parks and Public Works Director Matt Samitore presented the Run 4 Freedom report. The event was an outstanding success. The City had more runners in all races this year than in past years. To help with the event we had volunteers from three Crater High School youth organizations, The Cross Country Team, Cheer leading, and Football Team. The event made approximately \$3,085 from the various runs. Each year we donate the funds for the volunteer organizations that help with the event. Staff is recommending donations of \$1,000 to each of the three groups for their assistance.

Motion to approve donation of \$1,000 to the Crater Cross Country Team, Cheer leading Team, and Crater Football Team.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Quilty, Ward II
SECONDER:	Michael Parsons, At Large
AYES:	Williams, Quilty, Thueson, Browning, Hernandez, Parsons
EXCUSED:	Bruce Dingle

3 Snowy Butte Station Transportation System Development Charge Update

Parks and Public Works Director Matt Samitore explained that the city entered into three SDC agreements with Chris Galpin in 2005/2006 regarding SDC credits for Parks, Streets, and Storm Drain infrastructure. A supplemental budget item can be created to refund the storm drain credits with an estimated total of less than \$10,000. The Parks SDC credits expired in 2015.

In reviewing the Street credits, it has been determined that there are two types of credits that were initially available to the developer. There was never a formal request to use the remaining street credits. He explained the history of the project and the possible reasons the credits were never used. In reviewing all potentially

eligible projects, there were 28 townhouses that would have been eligible for a maximum credit/refund amount of \$100 828 00

The City can budget for payment of the unused Street and Storm Drain SDC credits as part of a 2019 supplemental budget. After having outside counsel review this issue it has been determined that the city should refund at least part of the remaining amount to the developer. Staff recommends issuing a refund of 50% because they did build the development even though they did not make a formal request for the credits.

Moved to refund \$50,414 to the developer for the unused SDC's.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Parsons, At Large
SECONDER:	Brandon Thueson, Ward III
AYES:	Williams, Quilty, Thueson, Browning, Hernandez, Parsons
EXCUSED:	Bruce Dingler

4 Authorization for the City Manager/Building Official to Award the 2018 City Hall Roof Replacement Project Bid.

City Manager Chris Clayton explained that the existing roof for city hall and council chamber buildings is approaching fifteen years of life and has numerous leaks and repairs over the last few years.

The city received three bids for the 2018 City Hall Roof Replacement Project, which ranged from \$43,350 to \$141,080. The 2017- 2019 Internal Services Fund includes budget appropriation for facilities maintenance and as of May 2018 there was a remaining balance of \$93,570. The recommended bid of \$43,350 would be appropriated from the existing internal services/facilities maintenance capital line item. There are no planned facilities maintenance for the remainder of this budget cycle.

Motion to accept the Pressure Point Roofing Inc., bid for the 2018 City Hall Roof Replacement project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Quilty, Ward II
SECONDER:	Rob Hernandez, At Large
AYES:	Williams, Quilty, Thueson, Browning, Hernandez, Parsons
EXCUSED:	Bruce Dingler

5 Mon Desir Gazebo

Mr. Samitore reminded the Council of the history involved with the Mon Desir Gazebo. It was gifted to the City after a fire destroyed the historic building in 2011. At that time the city agreed to place the gazebo in Skyrman Arboretum. The decision being that the gazebo is composed of thin metal and therefore would not hold up to the level of use that we typically see in a busier park.

There has been extensive discussion on social media regarding the future of the gazebo and why it has not been placed in Don Jones Memorial Park yet. The Point Restaurant is willing to accept the gazebo for use on their back patio if the city agrees to move forward with a new roof and associated plaque. Staff estimates it would cost between \$1,000 to \$1,500 for the new roof and historical plaque.

Council was in favor of donating the Mon Desir Gazebo with a new roof and plaque to The Point Restaurant with an indemnification agreement.

IX. MAYOR'S REPORT

Mayor Williams reported that

- He attended the Oregon Mayor's Conference in Florence. Next year the conference will be held in Medford.
- He attended a Medford Water Commission meeting.
- SOREDI is still trying to get all the Mayors in Jackson and Josephine Counties to work together on several projects.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that

- The Management Team is trying to decide when we should cancel city sponsored events because of poor air quality. He has reached out to the City of Medford for their guidelines and will work on a policy to bring back for Council approval.
- There will be a meeting tomorrow to talk with Jackson County regarding RVTD issues.
- This week Jackson County Commissioners decided to fund their portion of the Continuum of Care through ACCESS. He will bring forward a request to the Council to pay for the City of Central Point portion.
- The City will bring the new Personnel Manual to the Council in October for approval.
- He met with Larry Martin to discuss the next steps in the UGB Expansion.

XI. COUNCIL REPORTS

Council Member Mike Quilty reported that he attended an RVMPO meeting where they talked about the service transportation program with the Transit Districts, the responsibility for air quality may fall on the four cities in the valley to try and fix. He also attended an Oregon MPO meeting in Eugene.

Council Member Tanea Browning reported that she attended the Fire District No. 3 public meeting regarding their new station on Scenic, and she attended the Country Crossings Festival and was pleased with the security measures they took this year.

Council Member Mike Parsons reported that he

- Attended the Rec and Go event at Twin Creeks Park. this is going to be a great program
- The Meadows held a neighbors helping neighbors event to help with ADA issues and landscaping It was a great community event
- He attended the Makers Space introduction last weekend and was blown away by the opportunities that will be available through this program
- He will be attending the D A R E Show and Shine on Saturday

XII. DEPARTMENT REPORTS

Community Development Director Tom Humphrey stated that there will be an article in the next City Newsletter regarding the development projects in town

Police Chief Kris Allison reported that

- Social Media is reporting a cougar sighting on Rachel Drive over the last couple of days They have not contacted our Police Department so we cannot verify that there was actually a cougar in town
- She will be working on ordinances to help with fire suppression We will be bringing forward for Council review a couple of options regarding tilling the ground or using a disc for property larger than three acres They will work with Fire District No 3 on these ordinances
- She was in Portland yesterday to meet with the Director of the FBI in regards to local police They talked about community and cooperation.
- She has been talking with the State District Attorney and trying to get them to have a regional meeting down here in regards to marijuana issues
- They are looking at joining a DEA Task force to help with the influx of drugs in the area
- The August Study Session will be to introduce the new K-9 to the Council Her name is Sage
- She will be heading to Salem tomorrow for the graduation of our newest Police Officers
- Last week our Explorers completed their law enforcement challenge in Warrington Oregon
- The D A R E Show and Shine is this Saturday, with the cruise on Pine Street in the evening We are looking forward to using the new sound system downtown for this event
- The organizers of Country Crossings did a great job this year They did everything we asked in regards to security and the event went very smooth from the Central Point Police perspective

City Attorney Dan O'Conner reported that he had a nice conversation with Collin Grant regarding his concerns about Marijuana growing outside the city limits. These grows are outside the city limits of Central Point and we do not have any jurisdictions to enforce our municipal code restrictions. If Council receives phone calls or emails from citizens regarding this issue please forward them to the City Attorney's office.

Motion to: Authorization to close a portion of Pine Street for the Dair Cruise on August 11, 2018

Parks and Public Works Director Matt Samitore reported that

- The department inadvertently forgot to do a formal request to close Pine Street for the D A R E Cruise from 4.00 p m to 9.00 p m on Saturday night. He asked for a motion to allow them to close the street for the cruise.
- We should see work being done on the Twin Creeks Rail crossing next week. We are still hoping to get the project complete before the end of the year.

Motion to allow the closer of a portion of Pine Street on August 11, 2018 from 4:00 p.m. to 9:00 p.m.

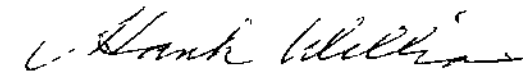
RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Quilty, Ward II
SECONDER:	Rob Hernandez, At Large
AYES:	Williams, Quilty, Thueson, Browning, Hernandez, Parsons
EXCUSED:	Bruce Dingler

XIII. ADJOURNMENT

The foregoing minutes of the August 9, 2018, Council meeting were approved by the City Council at its meeting of August 23, 2018.

Dated

8/23/18


Mayor Hank Williams

ATTEST


City Recorder