

CITY OF CENTRAL POINT

Oregon

City Council Meeting Minutes Thursday, February 28, 2019

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	Present	
Kelley Johnson	Ward II	Present	
Brandon Thueson	Ward III	Present	
Taneea Browning	Ward IV	Present	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

Also in attendance: City Manager Chris Clayton, Parks and Public Works Director Matt Samitore; Community Development Directory Tom Humphrey; City Attorney Dan O'Conner; Principle Planner Stephanie Hotley; Community Planner II Justin Gindlesperger; Finance Director Steve Weber; and City Recorder Deanna Casey.

IV. SPECIAL PRESENTATIONS

Police Department Accreditation - Rescheduled

V. PUBLIC COMMENTS - None

VI. CONSENT AGENDA

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

A. Approval of February 14, 2019 City Council Minutes

VII. PUBLIC HEARING

A. Public Hearing and First Reading - Ordinance to consider a Minor Zone Map Amendment on 1.76 acres located at 1909 Scenic Avenue on property

identified on the Jackson County Assessor's Map as 37S 2W 03AB, Tax Lots 4400, 4500 & 4600. Applicant: Fire District 3. (File No. ZC-18007)

City Manager Chris Clayton read the Quasi-judicial hearing statement. There were no conflicts of interest or bias declared. Council member Rob Hernandez stated that he has spoken with Chief Patterson regarding the sight and building options.

Community Planner II Justin Gindlesperger explained that this is the first reading and public hearing for a minor zone map amendment at 1909 Scenic Avenue for a new Fire District station. The Planning Commission conducted a public hearing in February to consider the request changing the zone from R-1-8 to Civic. He explained compatibility to the Comprehensive Plan and surrounding land use zones. A transportation impact analysis was conducted and indicates that the traffic generated by the land use change will not alter the functional classification for current or planned infrastructure. The proposed zone change can be accommodated by the transportation network and is consistent with the State Transportation Planning Rule.

The Planning Commission and Council both agree that the intersection of Upton/10th should be watched and will need improvements in the near future. There is an error on page 17 of the Council Packet. It shows property adjacent to this lot as R-1-8, but was recently changed to R-3.

Mayor Williams opened the public hearing.

Fire District No. 3 Chief Paterson stated that they are excited about moving their temporary Table Rock Station to help serve Central Point better.

Mayor Williams closed the public hearing.

Rob Hernandez moved to second reading An Ordinance Amending the Central Point Zoning Map from R-1-8 (Residential Single Family) to Civic Zoning on 1.76 Acres Located at 1909 Scenic Avenue.

RESULT:	1ST READING [6 TO 1]
	Next: 3/14/2019 7:00 PM
MOVER:	Rob Hernandez, At Large
SECONDER:	Michael Parsons, At Large
AYES:	Williams, Olsen, Thueson, Browning, Hernandez, Parsons
NAYS:	Kelley Johnson

B. Second Reading - Ordinance to Consider Update and Adoption of the Central Point Comprehensive Plan Population Element (2019-2039)

Mr. Clayton read the legislative statement. There were no conflict of interests, bias or exparte communications declarations with the council members.

Principal Planner Stephanie Holtey introduced an Ordinance that would update the Population Element of the Comprehensive Plan. She explained the background and why we need to update the elements in the Comprehensive Plan before we can

submit our Urban Growth Boundary Amendment application to the State. The Population Element reflects the recently updated population forecast for Central Point's Urban Area. The city is obligated to utilize the Portland State University Population Research Center (PRC) published on June 30, 2018. The proposed update is consistent with ORS and documents forecast growth over a 20 year period. The goals and policies remain unchanged, the update includes tables and text. The most significant finding is the increase in the City's Average Annual Growth Rate which went from 1.1% to 1.5% over the next 20 years. The population forecast impacts our housing and residential land needs.

The 2019-2039 Population Element update aligns with the City Council Goal to provide managed growth and infrastructure by continually ensuring that planning and zoning review and regulations are consistent with comprehensive plans and our vision for the city. The PSU numbers reveal that we have a steady growth in aging population.

Mayor Williams opened the public hearing, no one came forward and the public hearing was closed.

Brandon Thueson moved to second reading An Ordinance Updating and Adopting the Central Point Comprehensive Plan Population Element (2019-2039).

RESULT:	1ST READING [UNANIMOUS]
	Next: 3/14/2019 7:00 PM
MOVER:	Brandon Thueson, Ward III
SECONDER:	Kelley Johnson, Ward II
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

C. Second Reading of an Ordinance to Update and Adopting the Residential Buildable Lands Inventory (2019-2039), Central Point Comprehensive Plan Land Use Element

Mr. Clayton asked if there were any conflict of interest, bias or exparte communications. Council members responded that they had none.

Mrs. Holtey explained that there were a few corrections to items in the City Council Agenda Packet. The changes were items recommended by the Planning Commission. These items will be corrected before the second reading of this ordinance.

Mrs. Holtey explained that the Planning Commission and Citizens Advisory Committee discussed changes to the working draft of the Buildable Lands Inventory (BLI) at meetings in January and February. Public testimony addressed the calculation of infill land likely to develop over the next 20 years. After listening to testimony the Planning Commission voted to approve the 2019-2039 Residential BLI recommending 20% infill. This document tracks the availability of buildable lands within the city's urban area that is likely to be redeveloped. The City tracks the

availability of buildable lands as building permits are issued. The city calculates acreage for vacant land, infill land, and redevelopment land that is over half an acre. The city has 260 gross acres of infill land representing 66% of the buildable land supply. During the 1996-2016 BLI we saw 8% of the infill lands develop. Planning Commission and staff recommendation is to apply a 20% infill rate. The city will continue to work on incentives to help with infill projects.

Mayor Williams opened the public hearing.

Katy Mallams, Heritage Road, Central Point

Mrs. Mallams read a statement into the record and presented the City Recorder with a written copy. She does not agree with the amount of infill of 20%. The city should strive to make that 50% so that the city is working on infill and not expanding the UGB as much. Less expansion equals a more compact city, reducing the cost of infrastructure borne by the taxpayers. She does not agree with the assumptions used to calculate the number of acres that could be redeveloped due to demolition. Focusing on infill would help with the potential of blight in the older parts of town. The city should focus on revitalizing and increase the residential and commercial appeal and economic viability of the older part of the city and not expand the boundaries as far.

Larry Martin, Taylor Road, Central Point - Representing Taylor West Group

The Taylor West Group supports the BLI proposal. The Planning Commission has researched the infill numbers and the amount the city needs for the UGB expansion. They also support the Population Element. City staff has done a good job with the updates in order to propose a UGB amendment.

Mayor Williams closed the public hearing.

There was additional discussion regarding the infill amount of 20% and the facts that support that number. We have offered several incentives to help with infill or redevelopment of lots in town. The city will continue to be creative where we can for lots that are challenging.

Tanea Browning moved to second reading An Ordinance Updating and Adopting the Residential Buildable Lands Inventory (2019-2039), Central Point Comprehensive Plan Land Use Element.

RESULT:	1ST READING [UNANIMOUS]
	Next: 3/14/2019 7:00 PM
MOVER:	Tanea Browning, Ward IV
SECONDER:	Rob Hernandez, At Large
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

D. Public Hearing and First Reading of an Ordinance Updating and Adopting the Central Point Comprehensive Plan Urbanization Element (2019-2039)

Mr. Clayton asked if there were any conflicts of interest, bias, or exparte

communications for this item. There were no conflicts for the council members.

Community Development Director Tom Humphrey presented the staff report for the Public Hearing and First reading of an Ordinance Updating and Adopting the Central Point Comprehensive Plan Urbanization Element (2018-2038). This Element was last acknowledged in 1983 and is in need of updating to account for over 30 years of incremental changes that have occurred in the City of Central Point. The Urbanization Element is modeled after Statewide Planning Goal 14 which emphasizes the need for all communities to provide for an orderly and efficient transition from rural to urban land use; accommodate urban population and urban employment inside urban growth boundaries; ensure efficient use of land; and provide for livable communities.

The Urbanization Element's primary responsibility is to establish criteria to manage the physical direction of the City's planned growth. It relies on other Comprehensive Plan elements. He presented livability principles, urbanization factors as established by other Comp Plan elements. In order to expand the UGB the city must specify the need for the land, location of utilities, water, and sewer. The city would concentrate on lands that have been master planned first, and grow in a concentric pattern from the center of Central Point.

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

Kelley Johnson moved to second reading An Ordinance Updating and Adopting the Central Point Comprehensive Plan Urbanization Element (2018-2038).

RESULT:	1ST READING [UNANIMOUS]
	Next: 3/14/2019 7:00 PM
MOVER:	Kelley Johnson, Ward II
SECONDER:	Taneea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

VIII. ORDINANCES, AND RESOLUTIONS

A. Resolution No. _____, Accepting the Annual Audit for Fiscal Year 2017-18

Finance Director Steve Weber explained that the accounting firm of Isler CPA's presented the Audit Report at the February 14, 2019 Council meeting. The City Council needs to accept the report with the proposed resolution.

Brandon Thueson moved to Approve Resolution No. 1569, Accepting the Annual Audit for Fiscal Year 2017-18.

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

B. First Reading of an Ordinance Amending in Part and Repealing In Part Central Point Municipal Code Chapter 8.05 Regarding Storm Drain Protection

Parks and Public Works Director Matt Samitore explained that as of March 1, 2019 the City will take over the management of the MS4 Phase II Permit through the Oregon Department of Environmental Quality for our storm drain management. The new permit has very prescriptive requirements about ordinances and regulatory mechanisms and how they need to be placed by a particular time. The requirements represent all the necessary changes for the City to manage storm water protection within the city. Changes largely focus on how to deal with illicit discharge into the city's storm drain system and for management of new construction site activities. These rules will be as restrictive as they were with RVSS when they were managing the program.

Kelley Johnson moved to second reading an Ordinance Amending in Part and Repealing in Part Central Point Municipal Code Chapter 8.05 Regarding Storm Drain Protection.

RESULT:	1ST READING [UNANIMOUS]
	Next: 3/14/2019 7:00 PM
MOVER:	Kelley Johnson, Ward II
SECONDER:	Michael Parsons, At Large
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

C. Resolution No. _____, A Resolution Accepting the Lowest Responsible Bidder for the Capital Improvement Project - ADA Ramps and Authorizing the City Manager to Execute a Contract with Roxy Ann Rock.

Mr. Samitore explained that the city conducted a formal bid process for ADA Ramp upgrades and improvements on 3rd Street, 10th Street and East Pine Street. The city reviewed five submittals. Staff recommends awarding the bid to Roxy Ann Rock in the amount of \$97,582.00 which was the lowest responsible bidder. The engineer's project estimate was \$112,000.

Rob Hernandez moved to approve Resolution No. 1570, A Resolution Accepting the Lowest Responsible Bidder for the Capital Improvement Project - ADA Ramps and Authorizing the City Manager to Execute a Contract with Roxy Ann Rock.

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

IX. MAYOR'S REPORT

Mayor Williams reported that he attended

- The Medford Water Commission meeting and goal setting session.
- The Study Session tour of the ABK Court.
- The Central Point Chamber Greeters here in the Council Chambers.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- SOREDI is requesting funding from cities in the region to help pay for a study. They have asked the City of Central Point for a letter of support so that they can send it to the state and apply for a grant. They have also asked the City to contribute \$53,000 towards the project. If the Council agrees to this contribution it would need to wait until after the budget process is approved.

Council would like to have more information regarding the project, and what happens if the state does not approve the grant. Will they be asking the cities for additional funds. Council would also like to have an annual report from SOREDI to explain what they have done for Central Point and the region specifically before they move forward with this request.

- The tour of the ABK Court was very interesting. He was surprised at how many people were in the facility. It definitely gave staff ideas of what can be accomplished here in Central Point for our Community Center.
- He attended a meeting for the Water Rights review being conducted by the Other Cities Water Group.
- He will send an email tomorrow with sample ordinances from Oregon cities who have implemented a single use bag ban.
- Urban Renewal can look at incentives to help with infill.
- He thanked Mr. Humphrey and Mrs. Holtey for all the hard work they have done getting the elements updated for the UGB expansion. It is a lot of data to define and support.

XI. COUNCIL REPORTS

Council Member Kelley Johnson reported that she attended the Central Point Chamber Greeters at City Hall on February 19, 2019.

Council Member Tanea Browning reported that:

- She attended Greeters here at City Hall. She was very pleased with the presentation city staff did to educate the business community on the workings of City Hall to help the businesses of Central Point.
- She attended a Fire District No. 3 meeting. They are working on a county bond to look at radio infrastructure. They installed 130 smoke detectors in homes during their last sweep. They are working on a new interface for education and engagement and saved \$400,000 on seismic upgrades.
- She attended the Study Session on Monday. She was impressed with The Court facility.
- She attended the Central Point Visitors Information Center meeting. They have started talking about 4th of July, and music at Pfaff Park this summer.
- She is will be attending the LOC Mid-year conference in Ashland. She is offering to car pool for any others who will be attending.

Council Member Mike Parsons reported that:

- He attended Greeters here at City Hall.
- He was able to tour the Makersspace with Mrs. Browning. He is very impressed with that facility.
- He attended the RVSS Board meeting, they are looking for a new board member but Central Point is well represented by Bill Stults and Kay Harrison.
- He attended the Study Session tour of The Court facility for ABK.
- He took the First aid/CPR class yesterday here at city hall for employees and volunteers.

Council Member Neil Olson reported that he attended the City of Ashland Parks and Recreation meeting where they discussed a recreation pool facility.

XII. DEPARTMENT REPORTS

Community Development Director Tom Humphrey reported that:

- The Planning Commission will be having a joint meeting with the Jackson County Planning Commission to discuss the UGB Amendment. There will be updated schedules in the Newsletter.
- The Cheese Festival will be March 17 - 18, 2019. As a Big Cheese Sponsor we have a few tickets to the Cheese Makers Dinner if any of the Council Members are interested.

Finance Director Steve Weber reported that they had over 130 applicants for the vacant clerk position. Those applicants have been narrowed down to seven for interviews. He has been busy working on the budget.

Police Chief Kris Allison reported that:

- Information Technology has been busy implementing a program to help the department comply with HB 2355. A mandate from the State to implement the STOP program requiring officers to report race, gender, age, during an officer initiated traffic stop.
- School Resource Officer Mannenbach is testing to be a High Risk Assessment Manager. He will be the first one in Southern Oregon.

Parks and Public Works Director Matt Samitore reported that he and the City Attorney are working with Department of Justice regarding the Twin Creeks Crossing issues. The deadline to provide the rest of the data needed for twin creeks is next week.

Principal Planner Stephanie Hotley has been working on UGB Amendment. There will be monthly updates in the City Newsletter.

XIII. ADJOURNMENT

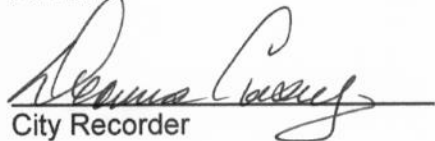
Rob Hernandez moved to adjourn, Neil Olsen seconded. All said aye and the meeting was adjourned at 9:11 p.m.

The foregoing minutes of the February 28, 2019, Council meeting were approved by the City Council at its meeting of March 14, 2019.

Dated: 3/14/19


Mayor Hank Williams

ATTEST:


City Recorder