

**CITY OF CENTRAL POINT  
City Council Meeting Minutes  
November 12, 2015**

**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, Brandon Thueson, Tanea Browning, Rick Samuelson, and Mike Quilty were present. Allen Broderick was absent.

City Manager Chris Clayton; City Attorney Sydnee Dreyer; Police Chief Kris Allison; Community Development Director Tom Humphrey; Finance Director Bev Adams; Human Resource Director Elizabeth Simas; Parks and Public Works Director Matt Samitore; and City Recorder Deanna Casey were also present.

**IV. PUBLIC APPEARANCES - None**

**V. SPECIAL PRESENTATION**

Mayor Williams presented a Proclamation to the Crater Comet Football team captains recognizing their 2015 Football Season.

**VI. CONSENT AGENDA**

- A. Approval of October 22, 2015 City Council Minutes
- B. Appointment of Multicultural Committee Member Dolores Cadwaller
- C. Acceptance of Quarterly Financial Statement
- D. Proclamation in Recognition of Crater Comet Football

**Brandon Thueson moved to approve the consent agenda as presented.** Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**VII. ITEMS REMOVED FROM CONSENT AGENDA - None**

**VIII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS**

- A. **Public Hearing – First Reading of an Ordinance Amending the Transportation System Plan (TSP) of the Central Point Comprehensive Plan Refining the Southerly Extension of Gebhard Road to East Pine Street**

Planning Manager Don Burt explained that the Development Commission contracted with JRH Engineering to assist with the evaluation of route alternatives for the southerly extension of Gebhard Road to East Pine Street. The Development Commission wishes to pre-define and adopt a route that will be applied to the general area's development proposals, assuring completion of a north/south collector extension from Gebhard Road to East Pine. There will be a traffic signal on E. Pine Street which is located between the Hamrick signal and the Penninger Lane signal. Identifying a route prior to a site plan ensures proper road alignment with other developments. The Gebhard extension is necessary for future development along Gebhard Road.

Several public meetings were held with stake holders and concerned citizens. They started with 14 alternative route ideas. Each route was compared and consolidated into four basic options. The Planning Commission recommends alternative "C" for the alignment. The purpose of the TSP amendment is to provide a more definitive alignment of Gebhard Road to be applied as a condition of development.

There was discussion regarding the current structures that the extension must take into consideration. They tried to choose an option with the least amount of impact to surrounding property owners. This project will be phased in over the next several years depending on the development along Gebhard Road.

Mayor Williams opened the Public Hearing.

Ernest Mingus, Beebe Road resident.

Mr. Mingus stated he was in attendance at all the public meetings. One of the property owners affected by this option does not want the diagonal curve to cut across his property. They have been working for days to come up with other options for the Council to choose. The concern is that the Walmart property will develop before Beebe Farms and then the owner will have no options available to him. He would like staff and Council to review the options again and come up with a design that does not dissect Beebe Farms.

John Whiting, Hidden Grove Association representative.

Mr. Whiting said the Hidden Grove Association is not in favor of the round-a-bout options. They would like to see a clean extension of Gebhard Road so that is it easier for them to get into the subdivision without the round-a-bouts.

No more citizens came forward. Mayor Williams closed the public hearing.

It was explained that the round-a-bouts are a traffic calming device. There needs to be traffic calming measures taken so speed will not be a problem. This extension is not to get traffic to their designation as fast as possible. Tonight the Council is amending the TSP to show a connection of Gebhard Road. The only thing that would not be changed is the location of the traffic signal on Pine Street.

There was discussion that the current residents would like to see the plan firmed up in case the Walmart Property develops before them. It was explained that

any development would need to go before the Planning Commission. When a plan is submitted the City would include surrounding property owners in public hearings.

**Mike Quilty moved to second reading an Ordinance a Amending the Transportation System Plan (TSP) of the Central Point Comprehensive Plan Refining the Southerly Extension of Gebhard Road to East Pine Street.** Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Rick Samuelson, no; and Mike Quilty, yes. Motion passes.

## **IX. BUSINESS**

### **A. Audit Presentation – This item was heard under Special Presentations**

Finance Director Bev Adams introduced Paul Neilson, CPA from Isler CPA, LLC. Mrs. Adams explained that electronic copies of the Comprehensive Annual Financial Report (CAFR) will be provided to the Council before the end of December.

Mr. Neilson provided the Comprehensive Annual Financial Report for the year ended June 30, 2015. Mr. Neilson explained the audit preparation and their responsibilities under the law. There were no errors to mention in the report. There was nothing of significance to report to the Council. He explained about GASB 68 which was implemented this year to track pension obligations for the city. There was an early budget transfer intended for 2016/2017 which made that line item over budget. This was not significant because it was budgeted, it just came out early. There isn't a penalty for the extra payment; a comment was included in the report.

No action was taken at this time. Staff will return when the document is complete.

### **B. Medford Water Commission Fee Increase Options**

Parks and Public Works Director Matt Samitore explained that the Medford Water Commission (MWC) will be increasing their rates after a recently completed cost of service study. The newly adopted rate structure includes two primary components. 1) a 17% increase to the winter consumptive rate and a 13% increase to the summer consumptive rate. 2) base rates have increased to the Other Cities customer group by 13%.

Staff has prepared several options for the Council to consider for covering the cost of the MWC increase. In addition staff has included a 1% inflationary increase, which is recommended in our five year rate analysis. If approved by Council the MWC rate offset would go into effect January 1, 2016 and the City's inflationary rate would be implemented in April when our normal rate increase would occur.

The Water Commission has stated that a 13% annual increase will be necessary for the next five consecutive years in order to fund their projected budgetary needs. With this in mind, staff is anticipating that similar increases should occur each year through 2020.

Mr. Samitore presented four options that will cover the increase.

Option A: Base Rate Only. The base rate option includes an additional \$1.35 to the base rate to cover the MWC increase, the City water portion is \$0.15 or 1%.

Option B: Tier Rates Only. Tier Rates would increase by 5%. Each of the tiers would increase by \$0.01 to cover the City of Central Point's inflationary increase.

Option C: Hybrid Option – Base and Tier Rates. This option increases the base rate by \$0.50 and the tiered rates by 3%. The Central Point 1% increase will be \$0.15 on the base rate.

Option D: Hybrid Option with creation of Tier 4. This option includes a creation of Tier 4 and would target the top 5% of the residential customer base. The creation of a new tier would apply to residential users consuming over 7,000 cubic feet of water per month. The remaining portion of this option would include a \$0.50 increase to the base rate, a 1% increase to the existing tiers, and a \$0.15 increase to the base rate for the Central Point inflationary increase.

There was discussion that it is financially sound to put the entire increase on the base rate. That would be a guaranteed amount every month to help with the MWC increase.

**Mike Quilty moved that City Staff return with a Resolution to implement Option C for a Water Rate Increase.** Tanea Browning seconded. Roll call: Hank Williams, yes; Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

### **C. Planning Commission Report**

Community Development Director Tom Humphrey presented the Planning Commission report for November 3, 2015.

- The Commission reviewed findings of fact and conclusions of law to support the Planning Commission's October 6, 2015 decision to approve White Hawk Estates Transit Oriented Development (TOD) Master Plan. The 18.91 acre project site is in the eastside TOD district east of Gebhard Road and north of Beebe Road. The project site is within the LMR-Low Mix Residential and MMR-Medium Mix zoning districts. The commission affirmed their decision from October during which they determined the applicant satisfactorily addressed the criteria for the master plan and

major issues including; 1) the Gebhard Road alignment; 2) Soil contamination in the proposed park site; 3) shallow well impact and mitigation and 4) traffic control improvements.

- The Commission affirmed their decision from the October 6, 2015 meeting during which they determined that the applicant satisfactorily addressed the criteria for tentative plan approval which are now satisfactory to property owners who were originally concerned with the proposal. They reviewed findings of fact and conclusions of law to support their decision approving a tentative partition plan to create three parcels in the LMR-Low Mix Residential and MMR-Medium Mix Residential zoning districts within the Eastside TOD District.
- The Commission considered the Coordinated Population Forecast prepared by Portland State University for Jackson County. Population forecasts are a necessary comprehensive planning tool and serve as the basis for identifying long term land and infrastructure needs. These numbers will be important for projecting the City's housing and consequently the land use needs when adjusting the UGB later next year. After discussion, the Commission directed staff to initiate the process for amending the population element.
- The Commission was informed of the Council's direction for staff to initiate a UGB Amendment for CP-3. Commission members were asked to provide input for the Conceptual Plan that is being created as part of the amendment process. Members offered their opinions about employment-based zoning, open space and access to the area other than Peninger Road. Their input will be used to create the Conceptual Plan draft document.
- There was a discussion with the City Attorney regarding protocol for meetings, conflicts of interest, ex parte contact and bias. These items were all discussed in preparation for the December meeting.

## **X. MAYOR'S REPORT**

Mayor Williams reported that he attended:

- the Central Point Study Session.
- the Fair Board Study Session.
- a Medford Water Commission meeting. Mr. Clayton provided a letter explaining the views of Central Point regarding their rate study.
- the Central Point Chamber mixer and the Medford Chamber Forum where Central Point was able to highlight city attractions.
- the Veterans Day Celebration at Don Jones Memorial Park.

## **XI. CITY MANAGER'S REPORT**

City Manager reported that:

- Crater High School would like to upgrade their score board, but what they have planned does not meet our sign requirements.
- He received a lot of positive feedback on the Veterans Day Celebration event. The Parks and Recreation Department always does a great job.

- There is still a property dispute between the Beltone property and the neighboring property owners. The City is maintaining that this is a civil dispute and we will not be getting involved.
- There will be an Executive Session tonight to receive legal advice.

## **XII. COUNCIL REPORTS**

Council Member Mike Quilty reported that:

- He attended several transportation meetings. There are funds available for transportation infrastructure.
- He attended the Airport Advisory Committee meeting. They have reported that they have seen an increase in passenger seats filled. They are considering Newel Barber Field for the Vietnam Memorial Wall.
- He attended the Oregon MPO in Portland and saw their use of a street car for the downtown area.
- He has seen the initial report from ODOT and DLCD on air portion.

Council Member Brandon Thueson reported that:

- He attended the Study Session.
- He attended a School Board meeting where they discussed the Crater Hall of Fame, there is a joint effort to bring that back. They have an energy savings program that should help their electric bills.
- There will be a Holiday Hustle Race in Twin Creeks.

Council Member Rick Samuelson reported that:

- He attended an RVCOG meeting. The Jackson County Library District is working on a five year plan.
- He went on a tour of Emergency Communications of Southern Oregon facility. They have invited Elected Officials to tour the facility.
- He thought the Veterans Day Ceremony was very nice.

Council Member Bruce Dinger reported that he attended the Study Session.

Council Member Tanea Browning reported that:

- She was super excited about the opportunities presented at the main street revitalization with small-scale manufacturing working. She enjoyed it so much she went twice. The Central Point Chamber and Community Development Director Tom Humphrey will be working together on a plan to engage existing businesses and property owners on some of the opportunities.
- She attended the "Discover and Dream" community building session with the Central Point Library. It will be interesting to see the results of the data collected. We hope it will give an in-depth look at the demographics for the city and how the facilities are currently being used.
- She attended the Veterans Day celebration at Don Jones Memorial Park.
- She attended the Chamber Mixer at The Point. We were able to go into the new portion of the building that will soon be a sit down coffee shop.
- She attended the Medford Chamber Forum.

### **XIII. DEPARTMENT REPORTS**

Human Resource Director Elizabeth Simas explained that it is time for the City Manager evaluation. She provided each member with a copy of last year's evaluation and a form to use for this year. There will be an Executive Session at the December meeting to present the evaluation.

Parks and Public Works Director Matt Samitore:

- Thanked everyone who attended the Veterans Day Event.
- The contractor for Freeman Road was supposed to install trees not shrubs. The City has received several calls regarding the shrubs. These will be moved to a park and trees will be planted along Freeman Road.
- They are working on estimates for the wall at the corner of Beebe Road and Hamerick.

Police Chief Kris Allison reported that:

- They have launched the Crater SRO Facebook page. This page will help get information out to the parents and students.
- The Community meetings are going well. They have been meeting on Thursday evenings so it is hard for her to attend, but Captain Croft is doing a great job.
- They did PD Testing last weekend, they will be moving several good candidates on to the assessment phase.
- Last week Lt. Clark and several officers assisted in the Greenway Sweep. This was again a successful clean up.

Finance Director Bev Adams reported that:

- Staff will be holding their annual Volunteers in Police Service Awards Dinner on the 18<sup>th</sup> at 11:00. All the Council Members are invited.
- The Transient Room Tax Audit will begin next week. She can provide more information at the December Council meeting.

Community Development Director Tom Humphrey reported that:

- The City has received three applications from Costco, they are currently being routed to all the effected jurisdictions for comment before it goes to the Planning Commission.
- It looks like the Vietnam Wall Memorial discussion will be held at the January Planning Commission. They are in the process of reviewing other location options.

City Attorney Sydnee Dryer reported that the City Council could have a study session on the laws regarding marijuana. We can review what the cities can and cannot regulate.

**XIV. EXECUTIVE SESSION**

**Mike Quilty moved to adjourn to Executive Session under ORS 192.660(2)(h) Legal Counsel.** Tanea Browning seconded. All said "aye" and the meeting was adjourned to executive session at 8:57 p.m.

The meeting was returned to regular session at 9:17 p.m.

No action was taken.

**XV. ADJOURNMENT**

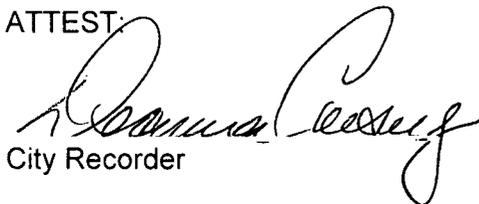
Rick Samuelson moved to adjourn, Brandon Thueson seconded, all said "aye" and the Council Meeting was adjourned at 9:18 p.m.

The foregoing minutes of the November 12, 2015 Council meeting were approved by the City Council at its meeting of December 10, 2015.

Dated: 12/11/15

  
Mayor Hank Williams

ATTEST:

  
City Recorder