

**CITY OF CENTRAL POINT
City Council Meeting Minutes
December 10, 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: Allen Broderick, Bruce Dingler, Brandon Thueson, Tanea Browning, Rick Samuelson, and Mike Quilty were 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.

IV. PUBLIC APPEARANCES - None

V. CONSENT AGENDA

A. Approval of November 12, 2015 City Council Minutes

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

VI. ITEMS REMOVED FROM CONSENT AGENDA

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

A. Resolution No. 1438, A Resolution Amending the Financial Management Policy of the City of Central Point

City Manager Chris Clayton explained that the proposed resolution is to revise the City's Financial Policy. Changes are requested for the requirement of investments to mature within 18 months, ORS allows beyond this period for specific savings; we are removing the High Tech Crime Fund which is in the process of being closed and the Housing Fund which is already closed; and changing references from Annual Budget to Biennial Budget.

Mike Quilty moved to approve Resolution No. 1438, A Resolution Amending the Financial Management Policy of the City of Central Point, Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea

Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

B. Ordinance No. 2019, An Ordinance Amending Title 5 of the Central Point Municipal Code, by adding Chapter 5.41 Recreational Marijuana Retailers and Declaring an Emergency

Community Development Director Tom Humphrey stated that the proposed Ordinance will set the time place manner restrictions on the location and operation of recreational marijuana retailers. Staff is requesting that this ordinance be adopted with an emergency clause so that we can have the requirements in place prior January 4, 2016. At that time the State will begin accepting business license applications. Planning staff will follow up after the first of the year with Chapter 17 amendments which take longer due to land use notifications.

The proposed ordinance is consistent with previous efforts of the Council to create a disincentive to the establishment of licensed marijuana uses within the city and to minimize the potential adverse impacts resulting from them. This is a public hearing.

There was discussion regarding interest from retailers to open a marijuana retail store or medical dispensary in Central Point. Current land owners have not been interested in leasing for this type of business. There was discussion of the ability to ban marijuana outright in the city. Mr. Clayton stated if directed staff will return to council with options for referral to the voters regarding the sale of marijuana in city limits. There are several cities within the state that are taking this question to the voters in November 2016. There was consensus from the council that we should take the decision to the voters.

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

Bruce Dingler moved to approve Ordinance No. 2019, An Ordinance Amending Title 5 of the Central Point Municipal Code, by adding Chapter 5.41 Recreational Marijuana Retailers and Declaring an Emergency. Tanea Brown seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Brown, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

C. Resolution No. 1439, A Resolution of the City of Central Point Setting Water Rates as per Medford Water Rate Analysis

Parks and Public Works Director Matt Samitore presented an ordinance setting the water rate increase to cover the 13% Medford Water Commission increase according to their water rate analysis. This increase will be to the base and tier rates effective January 1, 2016.

Allen Broderick moved to approve Resolution No. 1439, A Resolution of the City of Central Point Setting Water Rates as per Medford Water Rate Analysis. Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

D. Resolution No. 1440, A Resolution of the City of Central Point Setting an Inflationary Water Rate Adjustment

Mr. Samitore stated that the proposed resolution is the annual 1% increase to the city water bills. The proposed increase will be effective for the April billing cycle. This increase was established as part of an annual inflationary adjustment.

Mike Quilty moved to approve Resolution No. 1440, A Resolution of the City of Central Point Setting an Inflationary Water Rate Adjustment. Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

E. Ordinance No. 2020, An Ordinance Amending the Transportation System Plan (TSP) of the Central Point Comprehensive Plan Refining the Southerly Extension of the Gebhard Road to East Pine Street

Mr. Humphrey explained that this is the second reading of an ordinance to amend the TSP for East Pine Street and the Gebhard Road extension. During the first reading of this ordinance the Council heard concerns regarding the Picollo property. Staff has worked with Mr. Picollo and prepared an alternative route for Gebhard across their property. Mr. Picollo is satisfied with this option. There will be time to make other adjustments regarding Gebhard Road within property lines. The only thing that would be stationary is the location of a traffic signal on East Pine Street, there are specifications from ODOT where the signal can be located.

There was discussion regarding the East Pine Street Study that was done several years ago showing alternative routes to East Pine Street. This study is still available but the cost to cross Bear Creek is extensive. Council expressed gratitude to staff for working with the property owners to come to a satisfactory conclusion.

Mike Quilty moved to approve Ordinance No. 2020, An Ordinance Amending the Transportation System Plan (TSP) of the Central Point Comprehensive Plan Refining the Southerly Extension of the Gebhard Road to East Pine Street. Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

F. First Reading – An Ordinance Annexing to the City of Central Point Property Described as Map No. 372W01BA, Tax Lot 900, 225 West Vilas Road

Mr. Clayton explained that the proposed ordinance is to annex 225 West Vilas Road into the city. This property and 185 West Vilas are islands within the city. These properties both use city services, except water, they drive on Central Point streets, have access to city facilities and are adjacent to a prominent city park. The City has sent notices of this public hearing regarding the annexation and the property owners are in the audience. When approving the ordinance the Council must set a date that is not closer than three years but not further than ten years away. If the property is sold any time before the date set it becomes annexed immediately.

The property will be designated as R-1-6 when annexed into the city. Staff has been considering changing that designation to R-2. The current zoning is county industrial and the house is non-conforming. When annexed into the city the house will be conforming but the business will be non-conforming. The current use would be allowed unless a building application is submitted to the city. Then they would need to become compliant with which ever designation is applicable.

Mayor Williams opened the public hearing.

Ardele Whitten, 225 West Vilas Road property owner.

Mrs. Whitten stated that they would like to know the long term impact for this property. She disagrees that they will not be impacted financially. They will be paying higher taxes. They have good renters, the business on the property is not currently active, but it has been in the past. They are concerned about the zone changes. A few years ago they hooked up to city water and currently pay the outside city limits fees. They try to keep the property in good shape and have not been a problem to the city. Council and staff explained the benefits they are receiving from the city even though they do not pay city taxes. They explained that the current use could continue but in the future they would pay city taxes. It was explained that there would be a savings in the future on the cost of water, but they would be required to pay the city fees. The savings to the property owners would be that they would not be required to pay the annexation fees, and their property would increase in value being inside the city limits.

She explained that the property owner for 185 West Vilas recently passed away. She did speak with family members and made them aware of the public hearing.

Mr. Samitore stated that he would like to keep the record open. If the property is hooked up to city water there may be an annexation agreement in place. City Attorney O'Conner stated that they Council could close the public hearing but keep the record open until a specific date to allow for additional information regarding the annexation agreement.

Mayor Williams closed the Public Hearing.

Allen Broderick moved to second reading An Ordinance Annexing to the City of Central Point Property Described as Map No. 372W01BA, Tax Lot 900, 225 West Vilas Road and keeping the record open until January 7, 2016 at 5:00 p.m. Mike Quilty seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

G. First Reading – An Ordinance Annexing to the City of Central Point Property Described as Map No. 372W01BA, Tax Lot 800, 185 West Vilas Road

Mr. Clayton explained the proposed ordinance to force annex property at 185 West Vilas Road. This property has been blighted property for several years. The city cannot enforce code violations because it is a county island. The property gets city benefits except for water. If there are emergency issues the Central Point Police would be the first to arrive. The property is also adjacent to a prominent city park. When approving the ordinance the Council must set a date that is not closer than three years but not further than ten years away for annexation. If the property is sold any time before the date set it becomes annexed immediately.

We have sent notices to the property owner on record but both notices were returned. Our city attorney has stated that we have done due diligence in notifying the property owner and can proceed. When annexed into the city the property will be designated as R-1-6, however staff has discussed changing the zoning for this area to R-2 zone which could increase the value of the property.

There was discussion that the city should attempt to contact the other agents listed on the tax rolls. There are several Gutches family members listed. The City should also research to see if property taxes have been paid.

Allen Broderick moved to continue the public hearing and first reading of An Ordinance Annexing to the City of Central Point Property Described as Map No. 372W01BA, Tax Lot 800, 185 West Vilas Road to January 14, 2016. Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

IX. MAYOR'S REPORT

Mayor Williams reported that he attended:

- The Foster Grandparents dinner hosted by the Rogue Valley Manor.
- An open house at SOREDI.
- The chamber mixer for Central Point Chamber.
- Attended the OLCC meeting on Marijuana and was told by representatives that Central Point is doing everything right in regards to rule setting.
- The City Attorney's open house.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- He is looking for Council direction regarding marijuana in city limits. We have concentrated on retail sales of marijuana but there are other avenues that the city can implement. He would like to know if Council is interested in a Study Session to discuss further options or bring back information in an Ordinance to refer the issue to the voters. The reason to do this sooner than later would be to implement a moratorium on grows and production or testing labs. The consensus of the Council is to refer the issue of marijuana to the voters. Staff will return in January with an Ordinance implementing a moratorium.
- He attended the Library District Strategic Planning Sessions. The district is planning some great things for the future.

XI. COUNCIL REPORTS

Council Member Allen Broderick reported that he attended the Parks and Recreation meeting. They are moving forward with the Parks Master Plan.

Council Member Tanea Browning reported that:

- She attended the City's Volunteer Thanksgiving lunch at City Hall.
- She attended the Central Point Chamber of Commerce Greeters at the high school and the Chamber Mixer at Ledger David. The chamber is working on the Community Awards and Auction Celebration to be held Saturday, February 6th.
- She attended November's Fire District #3 Board meeting where they recognized some incredible work done by their Prospect Station volunteers. She also attended their ribbon cutting ceremony for the Table Rock Location. The 4th and 5th grade student council from Jewett helped with the tradition of pushing the new engine into the station. They were excited and it was a pretty big deal.
- She attended the Travel Oregon seminar on Monday and was very excited about a large marketing campaign they will be conducting in the spring. The Central Point Chamber will be able to piggy back on their media investment, programs, and grant opportunities that will benefit the entire community.

Council Member Bruce Dingler had no report.

Council Member Rick Samuelson reported that:

- He attended the RVCOG meeting. They discussed marijuana dispensaries in the County, there are two operating illegally. The County is imposing a 1000 foot distance from an I-5 Interchange for location of dispensaries or marijuana sales.
- The Grants Pass sales tax election failed. The tax would have gone to help with law enforcement and keeping the jail open.
- He attended the Boot Camp Downtown meeting.
- He and his family enjoyed the Community Christmas Lights Parade and tree lighting on Saturday.

Council Member Brandon Thueson reported that:

- His family enjoyed riding with Santa and Mayor Williams in the Christmas Lights Parade. It seemed to be a great event.
- His office did training with the Medford Police Department. He would like to see the Council have an emergency training and active shooter practice with the Central Point Police. Chief Allison stated that she will work on training for Council.

Council Member Mike Quilty reported that:

- He attended the Annual Volunteer Recognition Lunch here at City Hall.
- He met with ODOT representatives in November regarding the I-5 Viaduct. This infrastructure needs some major earthquake overhaul. It is a lot of money to do, but if we had an earthquake that viaduct would come down and push I-5 traffic onto surrounding city streets.
- He attended an Airport Advisory meeting. Their LED lighting and solar panels are very impressive for a parking lot their size.
- He attended a meeting on December 8th regarding the Oregon Passenger Rail between Eugene and Portland.
- Congress passed a five year transportation bill to use on regional transportation issues like the Medford Viaduct.

XII. DEPARTMENT REPORTS

Parks and Public Works Director Matt Samitore:

- Apologized for not having the correct information regarding the West Vilas Road Property Annexation. If either properties have city water they would have been required to sign a Consent to Annex agreement. If the city has those in place we would not need to do the ordinances forcing the annexations. He should be able to get the information before the next meeting.
- Stated that they heard mixed messages regarding the Christmas Parade, it was either not long enough or just right. It is hard to please everyone. It was well attended this year and we hope it continues to be a successful City event.
- Reported that they have been making progress with drop off and pick up issues at Mae Richardson. They hope to have a solution completed the first part of January.
- Explained that we are negotiating with Jim Sutton again regarding the brick wall. Estimates came back way over budget and the City cannot afford to build that specific wall and install the turn lane. We will be looking for alternatives.

Police Chief Kris Allison reported that:

- The Community meetings have been moved to 6:00 pm the second Thursday of each month. They are expanding the meetings to the entire community, not just one area.
- We are seeing a lot of issues with the BelTone property and the old Flag Store. The City is going to try and work on a mediation plan for the two

property owners. Most of their issues are civil, the city is not seeing any criminal issues with the properties.

- She will be having Chiefs interviews next week for a new officer, there are some great applicants available.
- Several businesses have been asking for active shooter training. She will facilitate training for Council and the community.
- Officer Scott Logue addressed the Council. He will be moving to Hawaii and wanted to express his gratitude for the support that the City Council gives to the Police Department. It has been a great 14 year run for him here in Central Point.

Community Development Director Tom Humphrey reported that the City has accepted the Costco Application. There is a meeting scheduled for January 4th with the Planning Commission. They are currently working on a few transportation challenges regarding improvements to Table Rock Road in that area. All the jurisdictions have been very supportive of the application. There will be a Citizens Advisory Committee meeting in January.

XIII. EXECUTIVE SESSION – ORS 192.660 (2)(i) Employee Evaluation

Rick Samuelson moved to adjourn to Executive Session under ORS 192.660 (2)(i) to discuss the City Managers Employee Evaluation. Brandon Thueson seconded. All said “aye” and the meeting was adjourned to executive session at 8:45 p.m.

The Council returned to general session at 9:50 p.m.

Mike Quilty made a motion directing the Mayor work with the Human Resource Director and combine the City Manager Evaluation with a pay increase of 3.2%. Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

XIV. ADJOURNMENT

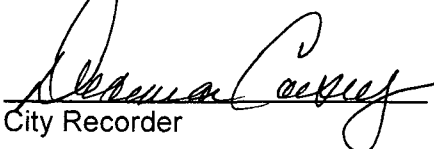
Mike Quilty moved to adjourn, Brandon Thueson seconded, all said “aye” and the Council Meeting was adjourned at 9:51 p.m.

The foregoing minutes of the December 10, 2015, Council meeting were approved by the City Council at its meeting of January 14, 2016.

Dated: 1/14/16


Mayor Hank Williams

ATTEST:


City Recorder