

**CITY OF CENTRAL POINT  
City Council Meeting Minutes  
April 14, 2016**

**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 Sydnee Dreyer; Police Lieutenant Brian Day; Community Development Director Tom Humphrey; 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**

Community Development Director Tom Humphrey and Mayor Williams presented a Certificate of Appreciation to Susan Szczesniak. Mrs. Szczesniak has been a Planning Commission member for the past four years. She resigned her position because she has moved out of the city limits.

**V. CONSENT AGENDA**

- A. Approval of March 24, 2016 City Council Minutes
- B. Approval to Cancel April 28, 2016 City Council Meeting

**Mike Quilty moved to approve the Consent Agenda as presented.** Tanea Browning 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. **First Reading – An Ordinance Amending Chapter 2.57 of the Central Point Municipal Code Pertaining to the Membership Requirements of the Multicultural Committee**

City Manager Chris Clayton presented the staff report explaining the background of the Multicultural Committee and the decline in membership over the last few years. The proposed amendment is intended to help with membership recruitment by allowing two members to live outside the city limits. In order to be considered these two members would have to show mutual interest in the purpose of the committee which helps promote the dreams and goals of Dr. Martin Luther King Jr. This Committee provides an annual scholarship for \$500 to a Crater High School Senior. There was discussion of the reasons to open up committee appointments to members who do not live within the Central Point Boundaries.

Mayor Williams opened discussion up to audience members.

Fran Cordeiro – Settel, previous Committee Chair

Mrs. Settel spoke on behalf of the committee. She moved out of the area about a year ago but continues to attend the meetings and participate in Central Point events. She is a strong supporter of the committee and continues to stay involved. This committee could be useful to the entire area and it would be nice to have outside members participating. She explained all the difference cultures located within the boundaries of Central Point and the Rogue Valley.

Council Member Tanea Browning feels there is a need for the committee in our area and the proposed amendment could help bring in more members. She explained the outreach potential to Central Point Schools to get students involved.

City Recorder Deanna Casey explained that the city has received two applications for the committee but wanted to wait for appointment until the Council had a chance to review these changes.

Council Member Allen Broderick would like to see this option for most of our committees, allowing them to live outside of the city. Community Development Director Tom Humphrey explained that the purpose of the committee should be taken into consideration before making this change. If the committee is to consider specific Central Point issues the committee should be limited to Central Point citizens.

**Brandon Thueson moved to second reading An Ordinance Amending 2.57 of the Central Point Municipal Code Pertaining to the Membership Requirements of the Multicultural Committee.** 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.

## VIII. BUSINESS

### A. Discussion of Local Improvement District Properties

Parks and Public Works Director Matt Samitore explained two local improvement districts (LID) in Central Point. These two groups approached the City regarding improvements in their specific areas.

The Meadows Community.

The Meadows asked for a public water system for 320 properties to replace their older private water system that was failing and required excessive maintenance. After approval of the Council the city formed the LID transforming the system to a public water system with individually metered service connections. Each property was assessed. All but one property has paid their assessment. There is one outstanding property that has not paid their assessment.

555 Freeman Road #86 – owes \$2,355.52

This house is inside the Meadows Community. The owner made payments until 2011. The property is currently a rental.

Snowy Butte Lane.

Snowy Butte Lane residents wanted the city to create a public street from Joseph to Beall Lane which was a county access road. At the time of the LID formation there was quite a bit of pressure from the development community to expand the street for development within the area. Each property was assessed based upon their approved development plans and what development could potentially occur on the lots. Five properties have not paid their assessment for this area.

884 Holley Way – owes \$16, 254.71

This property was created by the Snowy Butte Meadows PUD. No payment has been made on this parcel and it has two weed abatement liens associated with it. This property is adjacent to Griffin Creek and has limited development potential because of flood plain changes.

895 Holley Way – owes \$15, 754.71

No payments have been made on this account and there is one weed abatement lien against the property. There are several more liens against the property including a federal tax lien from 2008.

3303 Snowy Butte Lane – owes \$12,878.67

This property was an existing house that was created as part of the Snowy Butte Meadows PUD. It has direct frontage on Snowy Butte Lane. Payments were discontinued in 2009. The property is subject to two deeds of trust, over which the city liens take priority.

3336 Snowy Butte Lane – owes \$5,065.05

Payments were made from 2008 to 2011 then stopped. The property is currently a rental and is pending foreclosure from Wells Fargo Bank.

3268 Snowy Butte Lane – owes \$65,521.87

This property was one of the original properties on Snowy Butte Lane. It was assessed at \$44,242.05 because of the potential to develop 5 parcels. The property owner makes a \$200 - \$400 quarterly payment towards a \$1,490.69

quarterly bill. The property is currently a rental. This property has a perfected lien from 2002 in the amount of \$50,000 however the city lien takes priority. If the existing home is demolished five lots could be created.

Discussion regarding two options for the City regarding the above mentioned properties. The city could continue to budget the money to make the annual payments for these properties, the assessed penalties and liens will continue to grow. Another option is to proceed with foreclosures of the properties.

City Attorney Sydnee Dryer explained the process of adopting a resolution, then noticing the owners on record. Once foreclosed on the city could then sell the properties.

Mr. Samitore stated that the city has been making the payments on these properties. There was discussion of using the properties along the creek for green space; the others could be sold for development in the area.

Council agreed to move forward with the resolutions of intent to foreclose. They are estimating a cost of \$1,500 per notice on each property. We would give the owners a 6 month notice to pay in full or our intent would be to foreclose on the property. When the 6 months are up we can review each property to see if we can recoup any money.

**Mike Quilty made a motion directing staff to prepare resolutions for each property along with notices that the liens are due and the City will proceed with foreclosure unless paid in full.** Rick 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. 3<sup>rd</sup> to 4<sup>th</sup> Street – E. Pine Alley Project**

Mr. Samitore explained that the Public Works Department would like to use a portion of the money scheduled for the 6<sup>th</sup> Street Pedestrian crossing to build the alley between 3<sup>rd</sup> and 4<sup>th</sup> Streets between East Pine Street and Manzanita Street.

The Development Commission hired Adkins Engineering for development of the Downtown Refinement Plan. The timing of the plan is expected to take 6 to 9 months and will miss this summer's construction window. Part of the plan was potentially to move forward with one project to be funded by the Street Fund for the Pedestrian crossing at 6<sup>th</sup> Street and East Pine.

Staff would like to use a portion of funds budgeted for the pedestrian crossing on Pine Street to install the alley behind the businesses on East Pine from 3<sup>rd</sup> to 4<sup>th</sup> Street. The project is already designed and construction could commence immediately. The estimated cost is \$35,000. Pilot Rock is ready to go on this project once direction is received from Council.

There was discussion of the time frame for the Pedestrian crossing. Mr. Samitore assured the Council that the Pedestrian Crossing is still a high priority. That

section of Pine Street is part of the Downtown Refinement Plan. He explained the proposed time line for the crossing at 6<sup>th</sup> Street. The Council will have the opportunity to vote and evaluate the priority of each project when the plan is complete.

Council Member Rick Samuelson stated that he has an actual conflict of interest and would be abstaining from voting on this item. His business is located along this alley.

**Mike Quilty made a motion directing staff to reallocate money to switch the projects for the Pine Street Pedestrian Crossing and the Alley between 3<sup>rd</sup> and 4<sup>th</sup> Street and begin the Alley improvements.** Brandon Thueson Seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, Abstain; and Mike Quilty, yes. Motion approved.

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

Community Development Director Tom Humphrey presented the Planning Commission report for April 5, 2016:

- The Commission reviewed a draft of the CP-3 Conceptual Plan which is a product of planning charrettes held previously by the Planning Commission and Citizens Advisory Committee (CAC). The Commission offered their advice for alternative circulation plans and two additional policies for the Council to consider. They directed staff to circulate the draft to affected agencies and the public and return in May for a recommendation to the City Council.
- The Commission was informed of the Council's motion to deny two appeals and uphold the Planning Commission's decision to approve. They were also made aware of the possibility of a pending appeal to LUBA.
- The Commission was informed about the selection of an engineering firm to prepare a streetscape design and engineering plans for East Pine Street. Interested members are invited to participate in stakeholder meetings.
- The Commission was informed about the decisions the Community Development Director has made to facilitate the development of a new veterinary clinic east of the freeway.

## **IX. MAYOR'S REPORT**

Mayor Williams reported that he attended:

- A meeting with staff and the Expo to roll Battle of the Bones BBQ competition into the Harvest Fair.
- The Medford Water Commission meeting.
- The Medford Chamber Forum where they talked about the growth of Bend and Medford. Bend has grown faster than Medford.

- A TRADCO meeting where they talked about the Rogue Valley Transit District Levy. There would be no increase in service levels for Central Point if this levy is approved by the voters.

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

City Manager Chris Clayton reported that:

- He attended the Medford Chamber Forum where Project A did a presentation. He will be scheduling Project A for a presentation at a future Study Session for the Council.
- He attended an MPO TAC meeting.
- He will be providing information in his weekly update about neighborhood problems around Crater High School.
- Jackson County is reviewing a mass gathering permit. The city will be involved in the planning stages of this future event.
- There will be an Executive Session tonight to discuss labor negotiations and property negotiations under ORS 192.660(2)(d) and (2)(e).

## **XI. COUNCIL REPORTS**

Council Member Michael Quilty reported that:

- He attended a legislative meeting in Salem regarding transportation.
- He met with Airport Director Bern Case regarding a .02 cent per gallon tax on aviation fuel. The proposed tax will help provide grants for airports. March was the 19<sup>th</sup> month in a row where airport travel has increased. They are up 11% for the year.

Council Member Brandon Thueson reported that:

- He attended a school board meeting, their revenues are up. They have closed the open enrollment period. The district is very concerned about the increase in PERS for next year.
- He attended the League of Oregon Cities regional meeting tonight. They updated the region on a public meeting ruling from the Circuit Court in Lane County.
- He met with a citizen who has had a couple of meetings with Officer Fulmer recently. They had good things to say about the Central Point Police and how they handle situations.

Council Member Rick Samuelson reported that he has been working with the Central Point Police Department. It is great to see how they respond to citizens.

Council Member Bruce Dingler had no report.

Council Member Tanea Browning reported that:

- She attended the Eggstravaganza in Twin Creeks Park. She was pleased with the attendance considering the bad weather.
- The Central Point Chamber quarterly mixer was well attended at the Pacific Healthcare Training Center. The next mixer will be in May at

Quality Tire for their 25<sup>th</sup> Anniversary and celebration of moving to Central Point.

- She attended the Bliss Animal Eye Care open house and ribbon cutting ceremony on Wednesday. Dr. Bliss is the only animal ophthalmologist within 150 mile radius. Dr. Bliss recently performed cataract surgery on an eagle from Wild Life Images. The Eagle was at the open house, it was pretty cool. Channel 5 did a nice news piece on Doctor Bliss and the Central Point businesses.
- Channel 10 gave a shout out to Central Points upcoming Saturday Market which will begin in May and run through October. They will be the second Saturday of each month from 10 – 2 in Pfaff Park.
- The next Central Point Greeters will be held at Yo Twist the 19<sup>th</sup> of April from 8:30 a.m. to 9:30 a.m. She encouraged fellow councilors to attend to see what's happening with businesses in Central Point.

Council Member Allen Broderick reported that:

- He attended a SOREDI Board meeting this week. There was discussion about the cost of construction being so high. We are in a building frenzy right now.
- Rogue Community College hired a new College President.
- There have been discussions in the area about the need for large buildings to hold big events. There is a need for an events center in our valley.
- He would like to see the discussion brought back to the Council regarding excess right of ways in the core downtown areas. Property owners cannot build what the land could actually hold because of excess right of ways on some of the older streets in town. Mr. Clayton stated that a blanket fix could cause problems. This is an item that staff has been reviewing for several years.

## **XII. DEPARTMENT REPORTS**

Human Resource Director Elizabeth Simas had no report.

Parks and Public Works Director Matt Samitore reported that:

- The Cities Arbor Day event went very well. They planted trees along the old mill district.
- The student drop off/pick up lane at Mae Richardson will be opening next week.
- The Grange Coop will be fined for dumping fertilizer on the street for 6 blocks. The driver of the truck did not realize that the nozzle was open as he drove around town. This caused city crews to scramble to clean up the fertilizer that spilled.
- He will be meeting with the Expo Director regarding Battle of the Bones and Harvest Fair. The City will be sponsoring the BBQ competition.
- There was a kick off meeting for the Twin Creeks Crossing yesterday. They are making sure there are no endangered plants or animals in the area.

- We have started the RFP process for Skyrman Arboretum. The bid opening will be May 10, 2016 at 2:00 pm.

Police Lieutenant Brian Day stated that:

- Chief Allison is in Bend at the Oregon's Police Chiefs Conference.
- There was a Community meeting tonight in the Police Department. This is turning into a positive adventure for citizens and the Police Department.
- The Department is working on a policy to implement registration of surveillance cameras as a resource in case of crime in our area.

Community Development Director Tom Humphrey reported that:

- The MPO TAC Support for Central Point helped ODOT move the I-5 off ramp improvements up on their project list.
- OMPAC is coming to town and they have asked him to provide a tour of the Rogue Creamery and surrounding area during their conference.
- He will be giving a presentation to Fire District No. 3 regarding future growth in Central Point. He will be explaining the Urban Reserve areas as they would pertain to the Fire District.
- There is a couple looking to renovate the Merit Building and create a sit down coffee shop. They are hoping to be similar to a sit down Starbucks.

City Attorney Sydnee Dryer updated the Council on the Costco LUBA appeal. Costco will be submitting a brief to LUBA in support of the project. She will be attending the Oregon Attorney Conference in May and will be missing a meeting in May.

### **XIII. EXECUTIVE SESSION**

**Mike Quilty moved to adjourn to Executive Session under ORS 192.660 (2)(d) Labor Negotiations and 192.660 (2)(e) Property Negotiations.** Brandon Thueson seconded. All said "aye" and the Council Meeting was adjourned to Executive Session at 8:25 p.m.

Council returned to regular session at 9:45 pm.

**Mike Quilty moved to direct staff to negotiate with the property owners and bring back an Intergovernmental agreement for joint acquisition of a portion of parcel 372W12B, Tax Lot 901, 4279 Table Rock Road.** 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 9:48 p.m.

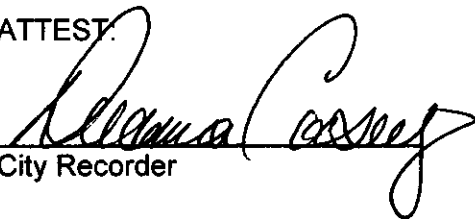


The foregoing minutes of the April 14, 2016, Council meeting were approved by the City Council at its meeting of May 12, 2016.

Dated: 5/12/16

  
Mayor Hank Williams

ATTEST:

  
City Recorder