

CITY OF CENTRAL POINT
City Council Meeting Minutes
April 20, 2017

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, Brandon Thueson, Tanea Browning, Rob Hernandez, and Mike Quilty were present. Bruce Dingler was excused.

City Manager Chris Clayton; City Attorney Sydnee Dreyer; Police Chief Kris Allison; Community Development Director Tom Humphrey; Parks and Public Works Director Matt Samitore; Finance Director Steven Weber; and City Recorder Deanna Casey were also present.

IV. PUBLIC APPEARANCES - None

V. CONSENT AGENDA

Council Member Tanea Browning stated that she has a potential conflict of interest with item B and would like to remove that item from the consent agenda so that she may vote on the other two items.

- A. Approval of March 23, 2017 City Council Minutes
- C. Approval of OLCC Application for Unreal Cycles

Allen Broderick moved to approve items A and C on the Consent Agenda. Mike Quilty seconded. Roll call: Hank Williams, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

VI. ITEMS REMOVED FROM CONSENT AGENDA

- B. Approval of Alley Closure DIRT-Come and Play

Parks and Public Works Director Matt Samitore presented a brief overview of the Come and Play in our Alleyway Event. This would be a temporary closure of the alley between Pine and Oaks Streets and between 5th and 6th Streets on June 11, 2017.

Rob Hernandez moved to approve Item B of the Consent Agenda. Mike Quilty seconded. Roll call: Hank Williams, yes; Tanea Browning, abstain;

Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

A. Resolution No. 1496, A Resolution to Commence Foreclosure Proceedings for 466 S. First Street

Finance Director Steven Weber explained that the residential property at 466 S. First Street and related commercial business at 75 Bush Street have a long history of criminal activity as well as being a chronic nuisance property. Attempts have been made to work with the property owners to clean up the illegal activity and accumulation of junk without success. Jackson County Circuit Court has issued multiple judgments against the property owner and/or occupants and these judgements remain unpaid.

The City entered a judgment against Jacob Taylor pursuant to Central Point Municipal Code 3.40.030 into the City's lien docket in November 2016 and judgments against Bud Taylor in February 2017. The city may now proceed with the foreclosure process according to ORS. The liens in the amount of \$113,167.33 have remained unpaid for more than 60 days. The recommended resolution begins the process of foreclosure which is estimated to take five to six months.

Police Chief Kris Allison explained the process. They have tried to help the property owners on several occasions but have been unsuccessful to create long term compliance. She feels this action will help the people living on the property move on to better living conditions. The Police Department will continue to assist them through this process.

Brandon Thueson moved to approve Resolution No. 1496, A Resolution to Commence Foreclosure Proceedings for 466 S. First Street. Tanea Browning seconded. Roll call: Hank Williams, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

B. First Reading – An Ordinance Rescinding Medical Marijuana Dispensaries Chapter 5.40 Following 2016 Election Results in Which Central Point Citizens Voted to Prohibit Marijuana Dispensaries in the City

Community Development Director Tom Humphrey explained that the proposed Ordinance clears up language in the Central Point Municipal Code to comply with the wishes of our citizens who voted to prohibit recreational and medical producers, processors, wholesalers, retailers, and medical marijuana dispensaries. The proposed ordinance rescinds Chapter 5.40 Medical Marijuana Dispensaries in response to their wishes.

A public hearing is not required for this Ordinance because the voters have voiced their opinion during the election process.

Allen Broderick moved to second reading An Ordinance Rescinding Medical Marijuana Dispensaries Chapter 5.40 Following 2016 Election Results in Which Central Point Citizens Voted to Prohibit Marijuana Dispensaries in the City. Mike Quilty seconded. Roll call: Hank Williams, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

C. Resolution No. 1497, Declaring the City Council's Intent to Initiate an Amendment to the Central Point Urban Growth Boundary (UGB), and the Comprehensive Plan (Map) to add Land from the City's Urban Reserve Areas (URA) CP-6 for Residential Development in the City of Central Point

Mr. Humphrey stated that the City has received a letter requesting that the Council pursue a UGB amendment from Urban Reserve Area (URA) CP-6. Our agreement with Jackson County states that individuals and groups may petition the County or appropriate City to initiate major legislative amendments. The City is in the process of creating a concept plan and updating the Housing Element both will be used to determine the need for residential land.

If the Council is in support of the proposed changes this resolution of intent will begin the process and notice will be sent to the Department of Land Conservation and Development.

Mayor Williams opened the public hearing.

Larry Martin, property owner in CP-6 area.

Mr. Martin stated that he has addressed the Council on several occasions regarding this proposal. He is in favor of expanding a portion of the UGB to include URA CP-6. He is concerned with the Portland State University projection of only a 1.1% the average annual growth rate for Central Point over the next 20 years. He does not feel this is an adequate estimate and it will cause problems for Central Point in the future. If the state determines that we will not need an increase in housing because of this growth estimate they may not allow an expansion.

Tim Higginbotham, property owner in CP-6 area.

Mr. Higginbotham stated that he is in favor of adding CP-6 to the UGB. They have developers interested in the area once it is included in the UGB.

If the UGB is expanded to include the CP-6 area it could potentially add 570 single family homes. All of the property owners located in CP-6 are in favor of including this area into the City limits. There was additional discussion regarding the time line and a potential master plan for the entire area.

Mike Quilty moved to approve Resolution No. 1497, Declaring the City Council's Intent to Initiate an Amendment to the Central Point Urban Growth Boundary (UGB), and the Comprehensive Plan (Map) to add Land from the City's Urban Reserve Areas (URA) CP-6 for Residential Development in the City of Central Point. Tanea Browning seconded. Roll call: Hank Williams, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

D. Resolution No. 1498, Authorizing the City Manager to sign the Construction and Maintenance Agreement of New Grade Crossing with the Central Oregon and Pacific Rail Road for the Twin Creeks Crossing Project

Parks and Public Works Director Matt Samitore explained that the city has received the final construction and maintenance agreement from the Central Oregon and Pacific Railroad (CORP). The agreement details costs for the construction of the continuous welded rail for the project site and long term maintenance fee in lieu of an annual payment.

There has been an increase in the overall cost of the project because of increased cost for the rail and the Buy America Program. The funds for the signal at Hamrick and Beebe Roads will be transferred to this project. The City has worked hard to complete all the requirements for this project and it has not been easy because of all the jurisdictions involved. We must keep the project on schedule. Approval of the proposed agreement authorizes the rail group to move forward with their bid process and construction.

There was discussion regarding the long term maintenance fee and the costs for the rail crossing. This is a major project for Central Point and we don't want to do anything to hold up the process. There was some concern regarding the delay of the Beebe/Hamrick signal, but staff assured the Council it is still an important project, it will just be delayed.

Mike Quilty moved to approve Resolution No. 1498, Authorizing the City Manager to sign the Construction and Maintenance Agreement of New Grade Crossing with the Central Oregon and Pacific Rail Road for the Twin Creeks Crossing Project. Brandon Thueson seconded. Roll call: Hank Williams, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

E. Resolution No. 1499, Authorizing the City Manager or His Designee to Sign ODOT Crossing Numbers C-446.35 and C-447.70

Mr. Samitore stated that the proposed resolution authorizes two agreements, the first will open the Twin Creeks Crossing; the second agreement authorizes the closure of the Seven Oaks Crossing.

The city has received a proposed rail order from the Oregon Department of Transportation (ODOT) which is one of the final approval processes allowing for

the construction of the Twin Creeks Rail Crossing. The order details improvements that are required in the construction plans/documents. It also requires the City to coordinate with Jackson County on the closure of the Seven Oaks crossing once the Twin Creeks Rail Order is issued. We have already submitted the construction plans for the Seven Oaks crossing closure and will continue to coordinate with Jackson County and ODOT on project timing.

Construction for the Twin Creeks Crossing is scheduled for fall of 2017. It is anticipated that most of the work will be completed prior to winter 2017/18 with final paving and lane striping occurring in the spring of 2018. The City's match for this project is anticipated to be in the \$500,000 to \$600,000 range.

City Manager Clayton stated that the City and several jurisdictions received a letter from Barry Lee Hoffman at LA Farms, LLC on Seven Oaks Road. Mr. Hoffman farms property owned by Mr. Dunn and is asking the City to provide compensation to him regarding the closure of the rail crossing. He states that it will inconvenience him and his farming business. They will be required to travel an additional 704 miles per year in order to continue with his farm business. He states in the letter that closure of the Seven Oaks Crossing will be a financial burden on him and is asking for the City, County, Railroad and ODOT to revisit the necessity of closing the crossing.

In 2010 Mr. Dunn signed an agreement not to oppose the closing of the crossing. There will be no taking of property from Mr. Dunn or Mr. Hoffman. The crossing is outside of the Central Point City limits and ODOT is the jurisdiction requiring the closure. After speaking with the City Attorney and the Council it has been decided not to provide compensation to Mr. Hoffman.

Rob Hernandez moved to approve Resolution No. 1499, Authorizing the City Manager or His Designee to Sign ODOT Crossing Numbers C-446.35 and C-447.70. Mike Quilty seconded. Roll call: Hank Williams, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rob Hernandez, yes; and Mike Quilty, yes. Motion approved.

IX. MAYOR'S REPORT

Mayor Williams reported that:

- He attended two Medford Water Commission meetings. They discussed the formula for annual increases for outside jurisdictions. Central Point is satisfied with the 5.15% increase.
- He was a judge at the Medford Rod and Custom car show at the Expo.
- He attended the Chamber Greeters.
- He attended a Fair Board meeting this morning, there are lots of fun events coming to town. We have agreed to sponsor the Rodeo again for the 2017 year.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- He attended the Water Commission meeting. He is concerned they are looking at to build a reserve fund. The City should not be asked to pay more in order to build a reserve fund for future problems with their agency.
- Costco is continuing forward. There are several steps they need to take before pulling their building permits. We are expecting to see something in the next couple of weeks.
- The City has been receiving requests to allow various animals in the city limits. We have had people ask about raising turkeys, peacocks and now boa constrictors. We will be reviewing the code to clarify language.
- He spoke with Councilor Dingler, he seems to be on the mend and hopefully back to his council seat soon.
- SOREDI will be changing their fee structure to population based. The recommended increase sounds reasonable. They do a good job bringing new businesses to the valley.
- He has purchased a table at the Friends of the Fair Foundation. Please let him know if you would like to attend.
- There is momentum behind legislation to increase the fuel tax similar to the California model.

XI. COUNCIL REPORTS

Council Member Mike Quilty reported that:

- He attended an MPO meeting on March 28th. He was nominated as chair for the 13th time.
- He attended an Air Quality meeting, the fund distribution got very political this month.
- He met with representatives regarding funds for state parks to be provided from the clean cities program.
- He attended the Oregon Transportation Committee meeting today. They discussed the possibility of MPO's becoming a local taxing district.

Council Member Brandon Thueson had no report.

Council Member Rob Hernandez attended:

- The Friends of the Fair Board meeting.
- The School District No. 6 Board meeting.
- The Jackson County Fire District No. 3 Budget Meeting.

Council Member Tanea Browning reported that:

- The Branding survey results are in. She presented Central Point attributes from the survey.
- She attended Greeters.
- She attended a Mixer at the park.
- The Destination Boot Camp program is back. There were several new business owners involved in the first meeting.

- She has been working on the Saturday Market. There are lots of fun events scheduled for this summer.
- Planning for the Fourth of July Freedom Festival has started.

Council Member Allen Broderick reported that:

- He attended Realtor Day at the Capital. They had a lengthy discussion on HB 2007 regarding eviction without cause. This will not be good legislation for rental property owners and may have a side effect of having less rental properties in the state.
- He attended the SOREDI meeting where they talked about park connectivity plans. They are trying to find a location for an indoor sports facility at US Cellular fields in Medford.
- He attended the Bootcamp meeting.

XII. DEPARTMENT REPORTS

Parks and Public Works Director Matt Samitore reported that:

- The 2017 Eggstravaganza event at Twin Creeks Park was the biggest yet. There may be problems in the future with parking as the area develops.
- He has been attending meeting with the Westside Master Plan consultants for CP-6.
- He updated the Council on the construction plans for Micro Devices.

Police Chief Kris Allison reported that:

- A recent survey said that Central Point is considered the safest city in the Rogue Valley. This is the second time we have hit the top of the list.
- May 13th is Neighbors Helping Neighbors day. They are partnering with the School District to clean up alley ways in the down town area. They will be promoting the event through social media.
- She has a table at the ARC Fundraiser lunch on March 27th. The lunch is at the Commons in Medford. This is a very necessary organization for our area.
- D.A.R.E. Season is here. We will be sending out invitations to several events for the student's graduation.

Finance Director Steven Weber reported that:

- Central Point hosted the Rogue Valley Finance Group meeting last week.
- The debt finance consolidation closed officially on Tuesday. The rates are set and funds should be available soon.
- The budget binders have been delivered to the Budget Committee. The first meeting is Monday night at 6:00 p.m.

Community Development Director Tom Humphrey reported that he approved a 50 unit apartment complex for the Housing Authority, and there are other plans coming through the office regularly. Interest in Central Point has grown.


XIII. EXECUTIVE SESSION - None

XIV. ADJOURNMENT


Mike Quilty moved to adjourn, Tanea Browning seconded, all said "aye" and the Council Meeting was adjourned at 8:19 p.m.

The foregoing minutes of the April 20, 2017, Council meeting were approved by the City Council at its meeting of May 11, 2017.

Dated: May 11, 2017


Mayor Hank Williams

ATTEST:


City Recorder