

**CITY OF CENTRAL POINT
City Council Meeting Minutes
August 24, 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: Bruce Dingler, Brandon Thueson, Tanea Browning, and Rob Hernandez were present. Allen Broderick and Mike Quilty were excused.

City Manager Chris Clayton; City Attorney Dan O'Conner; Police Chief Kris Allison; Community Development Director Tom Humphrey; Recreation Program Coordinator Dave Jacobs; Finance Director Steven Weber; and City Recorder Deanna Casey were also present.

IV. PUBLIC APPEARANCES - None

V. CONSENT AGENDA

- A. Approval of July 27, 2017 City Council Minutes
B. Approval of Change of Ownership OLCC Application for 7-Eleven

Brandon Thueson 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; and Rob Hernandez, yes. Motion approved.

VI. ITEMS REMOVED FROM CONSENT AGENDA - None

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

- A. Resolution No. 1515, Approving an Intergovernmental Agreement for the Facility Lease between the City of Central Point and the Douglas Education Service District**

Recreation Program Coordinator Dave Jacobs presented an agreement between the city of Central Point and Douglas Education Service District. The Douglas Education Service District (DESD) intends to utilize the city facility located at 405 S. 4th Street to operate a preschool for Jackson County Early Intervention/Early Childhood Special Education Program.

The proposed agreement is for five years in order to provide the preschool program with a consistent location. The program serves a maximum of twelve special needs students who will be primarily from the Central Point area. The use

of the facility will not conflict with Parks and Recreation programs and the facility will still be available for evening and weekend recreation classes. DESD is aware of the discussions for a community center at this location, if the community center is approved the agreement may be terminated with six months' notice.

Tanea Browning moved to approve Resolution No. 1515, Approving an Intergovernmental Agreement for the Facility Lease between the City of Central Point and the Douglas Education Service District. Rob Hernandez seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; and Rob Hernandez, yes. Motion approved.

B. Resolution No. 1516, A Resolution Authorizing the Finance Director to Represent the City of Central Point as a Bidder at the Foreclosure Sale of 466 South First Street in a Range of \$27,000 to \$50,000.

Finance Director Steve Weber explained that the chronic nuisance property located at 466 S. First Street and related commercial business at 75 Bush Street has a long history of criminal activity and accumulation of junk. At a previous meeting the Council directed staff to start the foreclosure proceedings on this property because there are over \$100,000 in liens owed to the City by the current property owners.

While preparing the noticing process for foreclosure the city realized there are other lien holders, one of which had already started the process. In order to ensure the property does not remain in the same state of disrepair we are asking permission to attend the foreclosure auction scheduled for September 6, 2017 and attempt to acquire the property. Staff feels it is in the best interest of the City to make sure the property is cleaned up and an environmental study is conducted.

There was discussion regarding the various liens on the property and how much each would cost to pay off. Council would prefer that once the property is sold the other lien holders are paid.

Bruce Dingler moved to approve Resolution No. 1516 A Resolution Authorizing the Finance Director to Represent the City of Central Point as a Bidder at the Foreclosure Sale of 466 South First Street in a Range of \$27,000 to \$50,000. Rob Hernandez seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; and Rob Hernandez, yes. Motion approved.

C. Public Hearing/First Reading of an Ordinance Amending CPMC Chapter 15.04, Building Code to Comply with Updates and References to New State Code.

Community Development Director Tom Humphrey stated it is time to update our Building Section in our Municipal Code. Every few years the state will update or adopt new building codes. All of the changes update and correct numerical code

references to the Residential Specialty Code, the Electrical Specialty Code and the Plumbing Specialty Code.

The proposed changes are being advocated by the City's Building Official, Derek Zwagerman who has compared the City's Code with recent updates to the Oregon Building Code.

Mayor Williams opened the Public Hearing, no one came forward and the Public Hearing was closed.

Brandon Thueson moved to second reading an Ordinance Amending CPMC Chapter 15.04, Building Code to Comply with Updates and References to New State Code. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; and Rob Hernandez, yes. Motion approved.

VIII. BUSINESS

A. Planning Commission Report

Mr. Humphrey presented the August 1, 2017 Planning Commission Report:

- The Commission held a public hearing to consider a Conditional Use Permit application to operate a preschool called "Imagination Station" in a residential neighborhood. The applicant proposes to use an existing 400 square foot accessory structure in the R-1-10 Zoning District. Preschools are designated Conditional Uses in the R-1, R-2, and R-3 zoning districts and are required special consideration with respect to objective in the zoning district and their effect on surrounding properties. The commission considered the impact that a group of preschool children would have in this neighborhood for three hours a day, three days a week. In response to neighbor concerns the proposal was limited to a maximum of six students, state Child Care Division authorization, a business license and building code compliance. The commission voted 4 to 1 to approve the CUP with seven conditions.
- Planning Commissioners were updated and invited to training called Building Successful Communities being offered on October 7, at the Rogue Valley COG Offices.
- The Commission was invited to attended a Joint Study Session with the City Council regarding Public Hearing protocols and Council Call-Up procedures.
- Planning Commissioner Elizabeth Powell has resigned from her position on the Commission and the City is currently advertising for interested citizens.

B. Community Center Ad Hoc Committee Appointments

Mayor Williams explained that the Central Point Community Center was the topic of discussion at the July Study Session. We have a cost estimate and conceptual design drawn up. The current estimate is 22 Million dollars. The Council decided it would be a good idea to create an AdHoc Committee of Council Members and citizens to assist staff in setting priorities for a future center. He recommended

Rob Hernandez, Tanea Browning and Michael Quilty be appointed to the committee.

Brandon Thueson moved to appoint Rob Hernandez, Tanea Browning and Michael Quilty to the Community Center Ad Hoc Committee. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; and Rob Hernandez, yes. Motion approved.

C. Discussion on the use of Municipal Water for Agricultural Purposes

City Manager Chris Clayton reported that both the Medford Water Commission (MWC) and the Jackson County Board of Commissioners have raised the issue of whether municipal water should be sold in bulk to commercial water haulers for the purposes of agriculture. Dramatic expansion of the marijuana industry in Jackson County is the reason for this discussion. As a customer agency of the MWC we are being encouraged to discuss future policy surrounding agricultural use of municipal water.

Our Water agreement with the MWC allows the city to provide water and services to customers within Central Point city limits or as approved by the MWC Agreement. Central Point may provide water and services outside of city limits but within its urban growth boundary, if the property requesting service has signed an irrevocable consent to annex agreement. Should the city be selling bulk water inside our service area knowing a portion of that water is being transported and used outside our boundary?

Mr. Clayton explained water rights issues in regards to selling municipal water for agricultural purposes outside our city boundaries. A case could be made that the use of filling stations is compatible with the city's water rights due to the fact that our filling station is located within our normal service area. Once the water is sold to a commercial water hauler, the city has no control where it might be delivered or the ability to monitor and control where it is delivered.

There was discussion regarding the 50-year source demand projections. In order to meet this demand, the Duff Water Treatment Plant will need to be expanded. The cost of increasing the plant will be paid by regional ratepayers and developers. Regional water providers are emphasizing the need for conservation in an effort to delay future expansion costs. The water being used for agricultural purposes by bulk is adding to the need for the next phase of the Duff Water Treatment Plant to be constructed.

An additional topic of discussion is that the water haulers are not required to pull a building permit like developers in order to help with infrastructure cost. By collecting SDC's the MWC and other city customers are acting responsibly for the future expansion of regional water facilities including the Duff Water Treatment Plant. When water is used for agricultural purposes outside of the MWC no water SDC is being collected. These agricultural properties are placing demand on infrastructure without contributing to the cost of future system expansion.

There was discussion regarding bulk water rates; the Medford Water Service agreement; and the Central Point bulk water sales revenue report. It has been said that the marijuana growers don't care if the rates go higher, they will still be willing to pay for the water. If the MWC and the other cities decide not to sell water to them they could find other ways to get water to their crops.

The next steps will be to have further conversations with the MWC and Jackson County Commissioners. We will speak with OLCC in regards to their rules and permit process when licensing these grows. He anticipates this will be a long term topic of discussion for the region.

IX. MAYOR'S REPORT

Mayor Williams reported that he:

- Attended the Oregon Mayor's Conference.
- Was given a tour of the CxFest and how it is run from behind the scenes.
- Attended the Fair Board meeting. They discussed the Festival in regards to security and traffic issues.
- Attended a Water Commission meeting.
- Attended a Chamber meeting at Seven Oaks Farm
- Attended the Medford Chamber Forum.
- Attended the Crater Foundation Dinner.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- The City Attorney is drafting an ordinance to clarify the Council Call-up procedures.
- The Costco Project is coming along great. There is a web cam available to keep an eye on their progress.
- A child was hit by a car last Friday in the City. He is in critical condition and has been transported to a Portland hospital. There were no criminal actions by the driver.
- The LOC Annual Conference is at the end of September, if there are any other Council members interested in attending please contact the City Recorder right away. He will not be able to attend this year and someone is welcome to use his registration.
- Molly Bradley will be leaving the City to continue her education at University of Oregon in Eugene.
- The Medford Council will be eliminating their noon Council meeting and changing their evening meeting to 6:00 pm. He would like the Council to consider changing our meeting times to 6:00 pm.
- Lieutenant Bruce and SRO Monnenbach did a great job teaching the ALICE training to city employees this week. We are considering having them do a training session for the City Council and Planning Commission.

XI. COUNCIL REPORTS

Council Member Tanea Browning reported that she:

- Attended the CxFest. It was a great event but there are definitely things that could improve for next year.
- Attended a City Councilors workshop in Grants Pass presented by Joe Minicozzi to discuss the Value of Downtown: The Dollars and Sense of Development Patterns. It was a very interesting perspective in regards to tax increment, ROI, Community Engagement and Cultural trends and their cost to municipalities based on the infrastructure demands of suburbia.
- Attended the Moana movies in the park with Huai dancers. It was great to see the members of the multicultural committee in action. It was a great community event with lots of people enjoying the event and park.
- Attended the Solar Eclipse event with city hall employees in front of City Hall.
- attended an RVCOG meeting where they discussed the local census update. The Census estimates 21 hours to update a jurisdiction. A city the size of Eagle Point could take six to eight hours.
- attended the Study Session.
- attended the DARE Cruise
- attended a Fire District No. 3 Board meeting.
- Attended the Crater Foundation Wine Event.
- Has a potential meeting with Jon Isaacs the public affairs manager for Uber.

Council Member Bruce Dingler stated that he attended the Study Session.

Council Member Rob Hernandez reported that he attended the Crater Foundation meeting.

Council Member Brandon Thueson reported that he attended the DARE Show and Shine event.

XII. DEPARTMENT REPORTS

Police Chief Kris Allison reported that:

- She attended a CxFest debrief meeting with the County and other jurisdictions. CxFest organizers were not at this meeting. She will update the Council on changes for next year after they have met with the entire group.
- She will be meeting with RVCOG to help fill in the gaps in our community. They have great resources for our citizens and with help from the Police Department may be able to help citizens they don't know about.
- She had a meeting with Rogue Valley Shooters Association who have concerns about the Police Department taking business away from private businesses by providing concealed weapons classes in the Police Department. This may come to the Council as a Study Session item in the next few months.

Finance Director Steven Weber reported that:

- Audit preparation has begun. Staff has been getting documents together in anticipation of them returning.

- We will be including an audit for Super 8 Motel this year. They are under new ownership. It will be interesting to see how their Transient Room Tax is being calculated.

Community Development Director Tom Humphrey reported that:

- he is sorry to see Molly Bradley leave, but it this will be a good time for her to go to graduate school. We will be looking for a replacement for Ms. Bradley to continue working on our Elements and UGB expansion.
- Stephanie Holtey has been promoted to Principal Planner.

XIII. EXECUTIVE SESSION - None

XIV. ADJOURNMENT

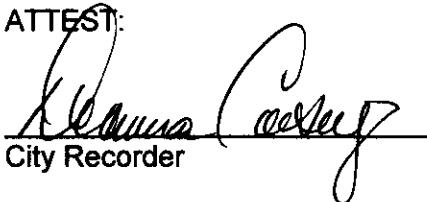
Rob Hernandez moved to adjourn, Tanea Browning seconded, all said "aye" and the Council Meeting was adjourned at 8:35 p.m.

The foregoing minutes of the August 24, 2017, Council meeting were approved by the City Council at its meeting of September 14, 2017.

Dated: 8-14-17


Mayor Hank Williams

ATTEST:


City Recorder

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