

**CITY OF CENTRAL POINT**  
**City Council Meeting Minutes**  
**July 16, 2015**

**I. REGULAR MEETING CALLED TO ORDER**

Council President Bruce Dingler called the meeting to order at 7:00 p.m.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL:** Mayor: Hank Williams, excused  
Council Members: Bruce Dingler, Brandon Thueson, Tanea  
Browning, Rick Samuelson, and Mike Quilty were present. Allen  
Broderick, 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; and  
City Recorder Deanna Casey were also present.

**IV. PUBLIC APPEARANCES**

Doreen Lewis, Manzanita Street Resident

Mrs. Lewis is concerned about the trash issues in the neighborhood and around town. She cited several alleys that are being used as a dumping location for mattresses and other household items. They have talked with the Community Service Officer but does not feel that he has the tools to take care of this issue. She also expressed concerns about the dog waste at Pfaff Park.

City Manager Chris Clayton stated that he will work with the CSO and Rogue Disposal to see if there is a solution for this area. Police Chief Kris Allison stated that they are planning to have a community meeting for this neighborhood. She is confident they will be able to solve some of the issues this area is currently facing.

Brett Morgan, Manzanita Street Resident

Mr. Morgan stated that it would be nice if Rogue Disposal does bring an extra bin for that area it should be locked for the residents in the apartments. He is concerned others will fill up the bin if it is not locked.

**V. SPECIAL PRESENTATION**

Mr. Clayton introduced Tammy Westergard the new Jackson County Library Manager. Ms. Westergard stated that the library is managed by a private company. She is excited to be working in the area and can see lots of potential for our library district. They are officially independent of Jackson County at this point and they will be working on a Strategic Plan. She also presented the book "Farm City" to the Council.

**VI. CONSENT AGENDA**

A. Approval of June 25, 2015 City Council Minutes

**Mike Quilty moved to approve the Consent Agenda as presented.** Tanea Browning seconded. Roll call: 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. **Resolution No. 1428, A Resolution of the City of Central Point Allowing the City Manager or his Designee to Execute the Revised Local Agency Agreement with ODOT for the Twin Creeks Crossing**

Parks and Public Works Director Matt Samitore explained this is the one more step towards completion of the rail crossing into Twin Creeks. The developer, Twin Creeks Development LLC, has completed several physical improvements that were associated with the grant project. Those commitments have been subtracted from the agreement. The revised grant match is \$787,515.

Previously, the City reached an agreement with Twin Creeks Development, LLC for \$500,000 cash for its share of the crossing. With both of these agreements in place the City's contribution will be a maximum of \$287,515, but could be substantially less depending on how much value is associated with the work that is currently underway and how much contingency is used in the project construction.

There may be an issue regarding connecting sidewalks across the creek to the high school. We may be obligated to build a pedestrian bridge over the creek which would increase the cost to the City.

Mr. Clayton added that Mr. Samitore has done a great job working on this agreement with the developer and making all the arrangements. He is comfortable with the projected cost to the city. He feels that ODOT over estimated on the cost of the project.

There was discussion regarding the requirement of rail replacement between Pine Street and Scenic. That is a subject that is still being worked on with the Rail Company. The reasoning behind the rail replacement would be for noise reduction and safety reasons. New tracks would allow them to coordinate the signals between the three crossings. We may be able to use Urban Renewal money for this requirement.

**Mike Quilty moved to approve Resolution No. 1428, A Resolution of the City of Central Point Allowing the City Manager or his Designee to Execute the Revised Local Agency Agreement with ODOT for the Twin Creeks Crossing.** Brandon Thueson seconded. Roll call: Bruce Dingler, yes; Tanea

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

**B. Resolution No. 1429, A Resolution Authorizing the City Manager to Enter into an Agreement for Purchase of Right-of-way with James Sutton of 4511 Hamrick Road in Lieu of Condemnation Proceedings**

Mr. Samitore provided a brief background regarding the need to improve the Beebe and Hamrick intersection. He has been negotiating with Mr. Sutton for well over a year regarding the need purchase 259 sq. ft of his property for a new right hand turn lane and future signal.

The final offer to Mr. Sutton includes \$8,000 for the purchase of the property, free water for 6 years and the city will not force annex the property for a specific amount of years. In addition a new sound wall will be constructed parallel to Beebe and Hamrick associated with the actual construction

Upon completion of the agreement the city will have the necessary area needed for a designated right turn lane. This will help immediately with the issues associated with church related functions at the Catholic Church. Additionally, there will be enough land for a future signal. This agreement will avoid condemnation proceedings. If all goes as planned we could begin construction on the turn lane and sound wall in August.

**Brandon Thueson moved to approve Resolution No. 1429, A Resolution Authorizing the City Manager to Enter into an Agreement for Purchase of Right-of-way with James Sutton of 4511 Hamrick Road in Lieu of Condemnation Proceedings.** Rick Samuelson seconded. Roll call: Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

**C. Resolution No. 1430, A Resolution Directing the City Manager or His Designee to Enter into a Second Amendment to a Road Easement Agreement Between Central Oregon & Pacific Railroad, Inc., and the City of Central Point.**

Community Development Director Tom Humphrey explained the city entered into two previous agreements with the railroad beginning in June 2008. The Railroad Easement grants the right to construct, reconstruct, maintain and use a street or highway upon and across its right-of-way. Both parties expected to be under construction by the time the first 3-year agreement concluded. Unfortunately, the recession and revisions to the traffic signal layout at the crossing lead to an amendment of the agreement and year to year payments to the railroad. The proposed resolution includes the second and final amendment to the original agreement.

Both parties have mutually agreed to the recitals and substance of the agreement. Approval of the resolution directs staff to enact the agreement and to make one final payment to the railroad relative to a road easement for the Twin

Creeks Crossing. The payment will be made after the railroad signs and returns the amendment. The agreement and final payment will secure the city's right to the crossing location until such time as construction begins and a new crossing is completed.

**Tanea Browning moved to approve Resolution No. 1430, A Resolution Directing the City Manager or His Designee to Enter into a Second Amendment to a Road Easement Agreement Between Central Oregon & Pacific Railroad, Inc., and the City of Central Point.** Mike Quilty seconded. Roll call: Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

## IX. BUSINESS

### A. Consideration of a Letter from the City Manager Endorsing the Vietnam Veteran's Memorial Wall

Mr. Humphrey explained that the City has been approached by the Southern Oregon Veterans Benefit (SOVB) organization about bringing an 80% replica of the Vietnam Veterans Memorial Wall to Central Point. Members of the group made a presentation to the Council earlier this year and a land use pre-application has been submitted to the Community Development Department. They have asked the city to write a letter of endorsement for the project and its tentative location in Don Jones Memorial Park.

If the Council approves the letter of endorsement it will aid the organization with fund raising. The organization knows that they have to receive land use approval from the City for a Conditional Use Permit and they have started this process. The Council is very concerned with the limited amount of parking for Don Jones Park. There is not enough parking with the amenities that are in the park now.

**Mike Quilty moved to approve a Letter from the City Manager Endorsing the Vietnam Veteran's Memorial Wall.** Brandon Thueson seconded. Roll call: Bruce Dinger, yes; Tanea Browning, yes; Brandon Thueson, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

### B. Planning Commission Report

Community Development Director Tom Humphrey presented the Planning Commission Report for July 7, 2015:

- Unanimously recommended Option C to the City Council as the preferred route for Gebhard Road. There was considerable discussion regarding options for Gebhard Road to connect with East Pine Street. They reviewed the study and conducted a public hearing with affected parties and local residents.
- Continued a public hearing to consider a Transit Oriented Development (TOD) preliminary master plan on 18.91 acres in the Eastside TOD District. The project site is located 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.

- Continued the consideration of 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 conducted a public hearing and took testimony from the proponent and various property owners in the vicinity. This application was associated with and dependent upon the Master Plan approval.
- The Commission unanimously recommended forwarding various amendments to the Municipal Zoning Code. The amendments to the zoning code are for on-going maintenance to ensure clear standards and efficient development. There are eleven minor amendments which are administrative in nature and necessary for clear, concise and consistent use of the Zoning Code. The recommended changes will be reviewed by the City Attorney prior to bringing them forward to the City Council in August.
- The Commission was updated on the Interchange Area Management Plan (IAMP) for I-5 Exit 33 and a proposed schedule for IAMP 33 adoption and corresponding Transportation System Plan (TSP) Amendment. They expect to consider this at their August meeting.

**C. Discussion of Agreement with Jackson County Justice Court Building to Include a Central Point Police Department Sub-Station**

Mr Clayton stated that the City was notified by Jackson County in early July that bids for the proposed Jackson County Justice Court at 4173 Hamrick Road had been received. The bids exceeded preliminary cost estimates. Although estimates generated during the design process suggested a total project cost of \$1.5 million, the lowest bid received was 2.5 million.

With the northeastern portion of the city being targeted for future commercial and residential growth, an established police substation facility in this portion of the community is strategically desirable when anticipating future public safety needs. The city and county have agreed that a police substation located within the new county court facility would be mutually advantageous. However, with the significantly increased building costs, the county has proposed an increase in the lease cost for the city. The original amount of the annual lease payment would have been \$7,000 for a 10 year lease. The new proposal would be an annual payment of \$9,734 for 15 years. Staff is looking for direction from the Council if they would like to continue with this project

There was discussion regarding the advantage of having a substation in different areas of town. When officers are patrolling the east side of town they would be closer to the assigned area when doing their work. There would be faster response times if they are called out and had been in the substation rather than City Hall. Council was concerned that the lease does not have a clause stating that they cannot raise the annual cost for the substation. The east side of Central Point is growing very fast and having this community service available on the

east side would be nice but it is not imperative. It is a good opportunity, but we can also broach other development as it comes available.

Council was in favor of the substation idea, but would like to see a better lease option closer to the original amount. The City Manager is authorized to sign an agreement without bringing it back to Council.

**X. MAYOR'S REPORT – No Report**

**XI. CITY MANAGER'S REPORT**

City Manager Chris Clayton reported that:

- He has been working on the rate proposal for the Medford Water Commission. They will be submitting questions for the public hearings regarding the Water Rate Study. They have found some inconsistencies in the study that is being done.
- Mr. Samitore has done a great job working with Mr. Sutton who has been hauling water for his residence because of the water issue when work was done on Beebe Road several years ago. The MWC is considering limiting who will be able to haul water, they are thinking of only allowing Medford residents access. He is glad to see that the City will be able to provide Mr. Sutton water.
- The collection of the Excise Tax for the School District came in higher than projected this quarter.
- The Supreme Court Ruling for Rogue River Sewer Services came in today. The Courts ruled in favor of the City of Phoenix. The City of Central Point is now able to proceed with the Franchise Agreement with RVSS.
- The storm that came through last week knocked down several trees in City Parks. We are working with the residents to repair damaged fences.
- The Central Point Cemetery has a change in ownership. We are not sure if this will be a good change yet. There is an RV trailer parked on the cemetery property but we have been assured they are not living on the property. We have been trying to meet with the new owners.

**XII. COUNCIL REPORTS**

Council Member Mike Quilty reported that:

- He attended an RVACT meeting on Tuesday. There is a push from OTC to include tribes that have interest in the various ACTS. They may need to include tribes when discussing transportation in proposed areas.
- OREGO is a new way to charge for gas tax. There are currently several problems with the new program that have not been worked out yet. They are still looking for volunteers to try the program.
- Washington DC House of Representative is passing bills but have not put anything in place for funding the programs.

Council Member Brandon Thueson reported that he attended the School Board meeting. He updated the Council on their meals program for breakfast and lunch

for students. There is a big push to provide locally grown vegetables. They are providing free lunches in several of our parks.

Council Member Rick Samuelson reported that he attended the 4<sup>th</sup> of July Parade and Fun Run and a boxing event at the Expo. He was notified that someone from the State is going to all the businesses regarding any improvements to Pine Street downtown. This person is stating that any changes could take up to six years to get approved through the State. Mr. Clayton explained that there are a few sections of Pine Street that belong to the State and County, but the improvements that we have discussed in the past are not part of their jurisdiction.

Council Member Bruce Dingler reported that he attended the Jackson County Task Force for the Homeless. They are trying to get things set up for a homeless camp along the greenway. There is a lot of research that will need to be done before anything can go forward.

Council Member Tanea Browning reported that:

- She attended the Quarter Hour Association presentation of the sponsor check. It was great to see what they bring to the city when they are at the Expo. She was impressed with the amount of work they put in to bring that event to our area.
- She attended the Battle of the Bones, it was a great hit with her family and thanked Sarah Wright for the last minute move to include the water slide.
- She attended a Medford Water Commission meeting.
- The Chamber of Commerce and their team did a fantastic job on the parade and the festival in the parks for the 4<sup>th</sup> of July. She also thanked the Public Works and Parks Department for all their hard work during the event. She enjoyed riding with the Mayor in the parade.
- She attended the ribbon cutting event for the Twin Creeks cottages.
- She attended a Fire District No. 3 Board meeting where they touched on their mid-year performance report. The District will be working with Central Point nonprofits to bring a little water fun for everyone along with public education on fire risk, reduction, prevention and some new ideas on landscape.

### **XIII. DEPARTMENT REPORTS**

Parks and Public Works Director Matt Samitore reported that:

- As expected attendance was down for Battle of the Bones this year because of the extreme heat. He thanked everyone that helped with the event. He has not heard of any negative comments for the event this year.
- Citizens should start seeing work on Freeman Road in the next week. The work on the water line is almost complete and they will be able to begin constructing the new road.
- They will be receiving a \$300,000 grant to start construction for the Skyermann Arboretum Park. There are some amazing trees on that property.

Police Chief Kris Allison reported that:

- The D.A.R.E. Show and Shine will be August 1<sup>st</sup>, 2015.

- They are preparing for the Annual Police Department Open House to be on September 12<sup>th</sup>, 2015.
- She has been doing Open House type events throughout the City. They are willing to speak to different organizations if asked.

Community Development Director Tom Humphrey reported that:

- Community Development has been busy over the last few weeks. They have received several building permits and applications.
- He is working on the Boot Camp events that continue for our local businesses.

Council Member Mike Quilty stated that the legislators are passing \$4.5 Million worth of grants for our region that are earmarked for non-road improvements. These funds may work for the rail improvements that are required for Twin Creeks Crossing.

City Attorney Sydnee Dryer reported that she will not be at either of the August meetings. She will be working on an Ordinance revision because of House Bill 3400. We may need to repeal our Marijuana Tax that was put in place last year. It is still unclear if the implemented tax would be grandfathered in to the state rules. We may be required to take it to a vote of the people.

**XIV. EXECUTIVE SESSION - None**

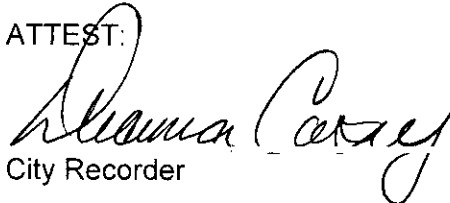
**XV. ADJOURNMENT**

**Brandon Thueson moved to adjourn**, Mike Quilty seconded, all said "aye" and the Council Meeting was adjourned at 8:40 p.m.

The foregoing minutes of the July 16, 2015, Council meeting were approved by the City Council at its meeting of August 13, 2015.

Dated: 8/13/15

  
Mayor Hank Williams

ATTEST:  
  
City Recorder