

CITY OF CENTRAL POINT

Oregon

City Council Meeting Minutes Thursday, September 12, 2019

I. REGULAR MEETING CALLED TO ORDER

The meeting was called to order at 7:00 PM by Mayor Hank Williams

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Present	
Neil Olsen	Ward I	Present	
Kelley Johnson	Ward II	Present	
Brandon Thueson	Ward III	Present	
Taneeea Browning	Ward IV	Present	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

Staff members present: City Manager Chris Clayton; City Attorney Dan O'Connor; Police Chief Kris Allison; Police Captain Dave Croft; Parks and Public Works Director Matt Samitore; Community Development Director Tom Humphrey; and City Recorder Deanna Casey.

IV. PUBLIC COMMENTS - None

V. CONSENT AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Parsons, At Large
SECONDER: Taneeea Browning, Ward IV
AYES: Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

A. Approval of August 22, 2019 City Council Minutes

There were two grammatical errors in the minutes.

B. Proclamation for National Preparedness Month

C. Parks Commission Report August 2019

Michael Parsons moved to approve the Consent Agenda items with the corrections to the August 22, 2019 minutes.

VI. ORDINANCES, AND RESOLUTIONS

A. Second Reading - Ordinance No. . Amending in Part and Repealing in Part Central Point Municipal Code Chapter 2.40 to Adopt the League of Oregon Cities Model Public Contracting Rules

City Manager Chris Clayton stated that this is the second reading of an Ordinance adopting the League of Oregon Cities model policy for Public Contracting and Purchasing. The recommended changes have been incorporated in 2.40.050 Public Contracts - Authority of Purchasing Agent (4) designating the signature authority in the absence of the City Manager. No further recommendations were made.

Kelley Johnson moved to approve Ordinance 2060, an Ordinance amending in part and repealing in part Central Point Municipal Code Chapter 2.40 to Adopt the League of Oregon Cities Model Public Contracting Rules.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kelley Johnson, Ward II
SECONDER:	Brandon Thueson, Ward III
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

B. Resolution No. . Approving Purchase & Sale Agreement -West Pine Street

Parks and Public Works Director Matt Samitore explained that the City has been approached by the Jackson County Housing Authority regarding a piece of property located approximately 300 feet south of West Pine Street on Griffin Creek. The Housing Authority purchased the subject property for future expansion of a housing unit on the east side of Griffin Creek. They have determined it would be too difficult because of floodway and flood plain issues to develop. They are asking the city to purchase the property for \$6,000.

Staff has been trying to work with current property owners to alleviate some of the flooding that occurs in this area and believe that purchasing this property could help by creating a flood mitigation area and allow flood insurance relief for approximately 100 properties along this stretch of Griffin Creek.

There was discussion of creating a bike trail along the area for recreation which would not cause an issue with the flood mitigation plans.

Tanea Browning moved to approve Resolution No. 1598, a Resolution approving an offer to purchase real property located South of West Pine Street along Griffin Creek, Central Point, Jackson County Assessor's Map No. 372W10AC Tax Lot 1300 and recommending approval of a purchase and sale agreement for such real property.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tanea Browning, Ward IV
SECONDER:	Kelley Johnson, Ward II
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

VII. BUSINESS

A. Dennis Richardson Memorial Update

Mr. Samitore explained that staff has been working with a local landscape architect on a park memorial for the late Dennis Richardson. Staff presented the preliminary design. If Council agrees with the preliminary design staff will move forward with plans to have a formal design and construction cost estimate in time for the Veterans Day event at Don Jones Memorial Park in November.

Council Member Brandon Thueson stated that the Richardson family would like to have Red, White and Blue color theme, three water features, a specific saying that Mr. Richardson used, and a plaque at each path.

Councilmembers were all in agreement to move forward with the design and have a display available for the Veterans Day Celebration this year.

RESULT: FOR DISCUSSION ONLY

B. Made in Southern Oregon Donation to Chamber

Mr. Samitore stated that the City and the Central Point Chamber of Commerce co-organized both Made in Southern Oregon Events this year. The Chamber CEO and her staff went above and beyond to find vendors, run a booth and promote the event. The City recommends giving 50% of the profit from the vendor fees in the amount of \$2,500 to the Chamber. The remainder of the fees will help cover our staff costs.

Brandon Thueson moved to approve the donation from the Made in Southern Oregon Event in the amount of \$2,500 be donated to the Central Point Chamber of Commerce.

RESULT: APPROVED [UNANIMOUS]
MOVER: Brandon Thueson, Ward III
SECONDER: Kelley Johnson, Ward II
AYES: Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

C. Planning Commission Report

Community Development Director Tom Humphrey presented the September 3, 2019 Planning Commission Report:

- The Commission held a public hearing to consider a Conditional Use Permit allowing an automated carwash at 4245 Table Rock Road. The application provided a traffic analysis and other key information that contributed to findings for neighborhood compatibility. The Commission approved the Conditional Use Permit.
- The Commission continued a public hearing to consider a site plan and architectural review application for the development at 4245 Table Rock Road. Staff presented the project analysis and made findings that prevented the department from recommending approval of this development. It was concluded that until a variety of revisions to the site plan, building design and tentative plan are made, staff could not recommend approval. The hearing was continued until October 15th.
- Continued discussion of amendment to CPMC 17.77, Accessory Dwelling Units

(ADUs). Planning staff presented ADU language with modifications that were recommended from their last meeting. A few goals were discussed including complying with state law, providing affordable housing and maintain the livability of neighborhoods. The state gives cities some flexibility but code changes should provide clear and objective standards. The commission received input from two citizens in letter form. The Commission recommended that staff proceed with code amendments and schedule a public hearing for the November meeting.

RESULT: FOR DISCUSSION ONLY

D. Annexation Information

City Manager Chris Clayton provided a map that showed the county island properties in the city limits. Several of these properties have signed Consent to Annex Agreements with the city because they are using city water. There are new provisions for annexation in Senate Bill 92 approved this year. These provisions allow a local government to offer a "phase-in" period for property tax increases associated with annexation.

Staff would like approval to develop a formal annexation plan/strategy to bring the county islands and edge properties into the city. Most of these use city services and should be included in our tax rolls. The properties along Table Rock Road have access to city water, but most have not hooked up.

There are some properties that we would like to approach for annexation with a plan because they are receiving city services now, use city streets and would benefit connectivity. We do not plan to approach all of the islands but it would be good to offer them all the same plan and strategy to come into the city.

Council is in favor of moving forward with strategic properties.

RESULT: FOR DISCUSSION ONLY

E. Discussion regarding legality of hemp-based sales in City

Mr. Clayton explained that a local business man has asked about producing items with Hemp in them, such as CBD Oil. He asked how our marijuana ban effects hemp based products. The City Attorney has provided a legal opinion of our code. As long as the item (hemp) is federally acceptable we do not feel that banning these items would be appropriate.

CBD products are derived from industrial hemp, with a THC content of less than .3%, those products can be sold within City limits and do not require an additional City license. CBD products that are produced from marijuana, as defined in city code are prohibited in City limits. Hemp-based CBD products containing greater than .3% THC are not expressly prohibited, however, state law requires that sales of any such products in excess of .3% can only be sold by licensed marijuana retailers which is prohibited in the City limits of Central Point.

Staff will share this legal opinion with people wishing to sell Hemp based products in town.

RESULT: FOR DISCUSSION ONLY

F. Rogue Disposal Rate Change Effective Date

Mr. Clayton explained that Rogue Disposal sent a letter to the City advising that some jurisdictions have not had an opportunity to review and approve the new CPI adjustment methodology they proposed utilizing the "old" rate adjustment and move forward with the new rate proposal at a later date. Rogue Disposal has provided what essentially amounts to a Memorandum of Understanding reflecting the timing of that rate adjustment. Given that the proposal is to delay the enactment of the new methodology it would be acceptable to sign the August 27th letter memorializing this delay. There are no other modifications to the franchise agreement proposed at this time.

Council Member Neil Olsen feels that the original rate adjustment predicts increases better than the proposed adjustment. He is not convinced this is the most accurate action to take.

Michael Parsons moved to Authorize the City Manager to sign the letter as a Memorandum of Understanding with Rogue Disposal to delay the new CPI Adjustment.

RESULT: APPROVED [6 TO 1]
MOVER: Michael Parsons, At Large
SECONDER: Tanea Browning, Ward IV
AYES: Williams, Johnson, Thueson, Browning, Hernandez, Parsons
NAYS: Neil Olsen

VIII. MAYOR'S REPORT

Mayor Williams reported that:

- He attended the ribbon cutting ceremonies for Pro-Spine and Sports Facility and the Twin Creeks Rail Crossing.
- He attended the Central Point Police Department Open House that was well attended.
- He has been asked to attend the ribbon cutting at Old Dominion Freight Company which is actually outside of our City Limits. He invited the Central Point Chamber to attend and any other staff that would be interested.

IX. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- City staff attended a three hour Strategic Planning Session this morning. It was very positive and staff members are excited to begin this new process. There will be a couple more meetings with staff members, after that we will begin with Council Study Sessions.
- Battle of the Bones and Brewfest are this weekend. Several of the Council members will be our BBQ judges.
- We have had citizen complaints regarding chickens and ducks. Currently our Code does not limit the amount of animals you can have. We may need to look at a revision in the near future.

- There will be a Study Session on Monday night to discuss water rights and street trees.
- The City of Jacksonville will be picking up the current Chamber furniture tomorrow. We have donated it to them for their Council Chambers.
- The sale of the Upton Property should close next week.
- We will be signing papers to purchase the Housing Authority Property on Griffin Creek tomorrow.

X. COUNCIL REPORTS

Council Member Kelley Johnson reported that she attended the ADHOC Strategic Plan meeting and the Central Point Police Open House.

Council Member Brandon Thueson reported that:

- He attended the Movie in the Park at Don Jones Park.
- He attended the Made in Southern Oregon event. There was a good turn out and he really enjoyed the event.
- He attended the Twin Creeks Rail Crossing ribbon cutting event.
- He has been attending the Jackson County Jail Advisory Committee meetings.

Council Member Rob Hernandez stated that he has received a message from Samantha Steele that he will be on the School District No. 6 Bond Committee.

Council Member Tanea Browning reported that:

- She enjoyed attending the Made in Southern Oregon event.
- She attended the Twin Creeks Rail Crossing ribbon cutting.
- She attended the PD Open House. It was a great family friendly event.
- She attended the Strategic Plan Adhoc Committee meeting.

Council Member Mike Parsons reported that:

- He enjoyed the Made in Southern Oregon event.
- He attended the Twin Creeks Rail Crossing ribbon cutting.
- He attended the Strategic Planning Adhoc committee meeting.
- He helped the Police Department as a VIPS for the PD Open House.
- He attended the Citizens Advisory Committee meeting.

XI. DEPARTMENT REPORTS

Community Development Director Tom Humphrey reported that:

- The City has completed the pre-application for the UGB amendment.
- There will be Seven business representatives leaving October 7th for the Destination Boot Camp this year.
- We have received a couple of Façade Improvement applications.

Police Chief Kris Allison reported that:

- There were approximately 375 people who attended the open house this year.
- During a Greenway sweep this week they arrested a person with a Felony Warrant.
- They will be continuing the ALICE training for community members.
- There is a Childrens Advocacy Center Fundraiser soon. Council members are invited to attend.

Parks and Public Works Director Matt Samitore reported that:

- He was able to attend some of the National Public Works Conference in Seattle.
- Battle of the Bones is this weekend.
- The group planning the Downtown Trick or Treat has asked that we shut down Pine Street for their event on a Saturday evening. This is a non-city event. They have moved the event from a Friday night to Saturday night hoping for less traffic. It will cost the city overtime hours for staff for either night. Council members were not in favor of closing Pine Street for a non-City event.


XII. EXECUTIVE SESSION

XIII. ADJOURNMENT

Brandon Thueson moved to adjourn, Tanea Browning seconded and the meeting was adjourned at 8:43 p.m.

The foregoing minutes of the September 12, 2019, Council meeting were approved by the City Council at its meeting of October 10, 2019.

Dated: 10/10/19


Mayor Hank Williams

ATTEST:


City Recorder