



CITY OF EAGLE POINT

"Gateway to the Lakes"

OREGON

EAGLE POINT CITY COUNCIL
17 BUCHANAN AVE. SOUTH, EAGLE POINT, OREGON

AUGUST 14, 2018

REGULAR MEETING MINUTES

1. CALL TO ORDER – 6:00 P.M.

Mayor Russell called the meeting to order at 6:00 p.m.

Council Members Present: Bob Russell, Jonathan Bilden, Ruth Jenks, Bill Fierke, James Mannenbach, Kathy Sell, and Michael Stanek.

Staff Members Present: Henry Lawrence, City Administrator; Souvanny Miller, City Attorney; Darin May, Police Chief; Robert Miller, Public Works Director; Melissa Owens, Finance Director; Mike Upston, Planning Director; and Cindy Hughes, City Recorder.

Guests: Jackson County Commissioner Bob Strosser; Fire Chief Bob Horton; Suzi Collins, Planning Commissioner; Bernie Grossman, Planning Commissioner; Eric Gunn, Budget Committee Member; Millie Wewerka, Budget Committee Member and Planning Commissioner; and members of the public and press.

2. FLAG SALUTE AND INVOCATION

Mayor Russell led the Pledge of Allegiance; and Jonathan Bilden offered the invocation. Following the invocation, Mayor Russell reminded everyone about quieting cell phones until after the meeting.

3. OATH OF OFFICE – Darin May, Police Chief

Cindy Hughes, City Recorder, administered the Oath of Office of Police Chief to Darin May. The ceremony was well attended by citizens, family, the Police Department, and several administrative staff members.

4. AUDIENCE QUESTIONS OR COMMENTS CONCERNING ITEMS NOT ON THE AGENDA

There were no audience questions or comments.

5. PRESENTATIONS

There were no Presentations.

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6. PUBLIC HEARINGS

6.1 Public Hearing in the matter of increasing the Water Base Rate and Water Consumption Rates.

Mayor Russell announced the Public Hearing had been advertised and all legal notifications were made in compliance with state and local laws. Mayor Russell went on to explain that in addition to a presentation from Staff, all persons interested in offering testimony would be allowed to speak at the appropriate time.

At 6:04 p.m., Mayor Russell opened the Public Hearing in the matter of increasing the Water Base Rate and Water Consumption Rates.

Melissa Owens, Finance Director, reported this item was being brought back from the May 22nd meeting including a Public Hearing where no comments had been received. At that meeting it was determined to bring the matter back after the Budget Committee meeting.

Ms. Owens reported that in 2013, a new Water Master Plan identified needed infrastructure and an evaluation of financial projections revealed that expenditures were exceeding revenue. At that time, the City Council made the decision to increase water rates after there being no rate increases since 2003. For a user of approximately 3,000 gallons, the increase was about \$4.90 per month. At that same time, staff asked the Council to consider showing a 4% increase each year in the 10-year projections in order to plan ahead for repairs, improvements, and to repay an old internal loan.

Ms. Owens noted that the agenda item in the packet included projections with three scenarios, one with the 4% increase 2018-19, one with no increase, and one with the increase going into effect after the summer months. Ms. Owens discussed the most substantial difference at the end of the 10 year projections if a 4% increase is skipped. Over time, including the larger increase in 2013, the rates for someone using 3,000 gallons per month have increased by \$8.30. Most of the increases have been smaller increments in the 85 to 95 cent per month range.

Mayor Russell invited public testimony in favor of the proposal. Millie Wewerka of Eagle Point stated that no one likes an increase in taxes or rates but that the City needs to be responsible. Ms. Wewerka continued about the Budget Committee approving the increase and encouraged the Council to approve it as well.

Next, Mayor Russell invited public testimony in opposition of the proposal; however, there was no public testimony in opposition.

There being no further comments, Mayor Russell closed the Public Hearing at 6:13 p.m.

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Mayor Russell announced that the related Ordinance No. 2018-05 was scheduled later in the Agenda as Item No. 10.1. Further, there being no objection to changing the order of business, Mayor Russell asked to discuss and deliberate the proposed Ordinance No. 2018-05. Councilor Sell spoke of people on fixed incomes and stated she would like to entertain a 2% increase on the base rate. Mayor Russell commented about the lesson learned in 2013 and at some point having to pay the piper. Mayor Russell further expressed that he would rather make the increases on a yearly basis and to keep the compounding effect. Councilor Jenks stated she had heard Councilor Sell but also discussed the Budget Committee committing to moving forward with an annual increase and not operating at a deficit in regard to the water fund. Councilor Mannenbach expressed the need to be responsible as well as looking out for citizens, and while having already lost 2 months, was in favor of the 4% increase. Councilor Fierke expressed concern with the numerous increases over the past year or two, and favored leaving the base rate as is and putting a 4% increase only on consumption rates to at least not impact the citizens on fixed incomes as much. Discussion followed about increasing consumption rates and conservation as well as Eagle Point's rates being comparable to the City of Medford.

Mayor Russell asked for a motion to adopt Ordinance No. 2018-05. Councilor Bilden made a motion to adopt Ordinance No. 2018-05, an Ordinance in the matter of increasing the Water Base Rate and Water Consumption Rates, and repealing Ordinance No. 2017-04; and Councilor Stanek seconded the motion. There was no discussion. Roll call: Jonathan Bilden, yes; Ruth Jenks, yes; James Mannenbach, yes; Michael Stanek, yes; and Bob Russell, yes; Bill Fierke, no; and Kathy Sell, no. The motion passed with five yes votes and two no votes.

- 6.2 Public Hearing to consider an application to subdivide and develop the property at Tax Assessors Map 351W34AC, Lot 7500 in the R-1 Single-Family Residential zoning district (North Barton Subdivision – East) - PA #18-09:ZCH/SUB.

Mayor Russell announced the Public Hearing had been advertised and all legal notifications were made in compliance with state and local laws. Mayor Russell went on to explain that in addition to a presentation from Staff, all persons interested in offering testimony would be allowed to speak at the appropriate time.

At 6:26 p.m., Mayor Russell opened the Public Hearing to consider an application to subdivide and develop the property at Tax Assessors Map 351W34AC, Lot 7500 in the R-1 Single-Family Residential zoning district (North Barton Subdivision – East) - PA #18-09:ZCH/SUB.

Mike Upston, Planning Director, presented a PowerPoint presentation depicting the project site, Land Use Approval Requirements, Standards for Zone Change Approval, Standards for Tentative Subdivision Plan Approval, Conclusions of Law, and City Council Options (Submission No. 1). The proposed project, proposed in three phases, is located north of the Sienna Hills development, and was presented as

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a bundled application, having first been reviewed at the Planning Commission. It was noted that if the Council opted not to allow the project, any decisions by the Planning Commission would be null.

Mayor Russell invited public testimony in favor of the proposal. Alan Harper, Land Use Consultant on the project with offices located in Ashland, thanked the entire City team for doing a great job and offered to answer questions. Mr. Harper further noted that Mr. Snyder, the applicant, was also in the audience and available to answer questions.

Mayor Russell asked if there was additional testimony in favor of the project and there was none. Next, Mayor Russell asked if there was testimony in opposition. Eric Gunn of Eagle Point stated he was not speaking in opposition of the proposal but wanted to know if the proposal was dense enough to meet the requirements.

There being no further comments, Mayor Russell closed the Public Hearing at 6:36 p.m.

Mayor Russell announced that the related Ordinance No. 2018-07 and Resolution No. 2018-38 were scheduled later in the Agenda as Item Nos. 11.1 and 11.3. Further, there being no objection to changing the order of business, Mayor Russell asked to discuss and deliberate the proposed Ordinance No. 2018-07.

Councilor Fierke inquired about the zoning and Mr. Upston responded about there being a mixed density of 5 to 6 units per acre. Councilor Sell inquired about the housing style. The applicant, Travis Snyder, introduced himself and Mr. Upston assisted in responding about the picture in the presentation representing the typical floor plan. Some plans would fit on a corner lot and others would be laid out to fit on a narrower lot.

Mayor Russell asked for a motion to adopt Ordinance No. 2018-07. Councilor Stanek made a motion to adopt Ordinance No. 2018-07, an Ordinance amending the Eagle Point Zoning Map from R-1-8 to R-1-6 Single Family Residential for the 5 acre property identified as Jackson County Assessor's Map 451W34AC, Tax Lot 7500; and Council President Jenks seconded the motion. There was no discussion. Roll call: Bill Fierke, yes; Ruth Jenks, yes; James Mannenbach, yes; Kathy Sell, yes; Michael Stanek, yes; Jonathan Bilden, yes; and Bob Russell, yes. The motion passed unanimously.

Next, Mayor Russell asked to discuss and deliberate the proposed Resolution No. 2018-38; however, there was no discussion.

Mayor Russell asked for a motion to authorize Resolution No. 2018-38. Council President Jenks made a motion to authorize Resolution No. 2018-38, a Resolution approving the zone change, Tentative Subdivision Plan and recommended conditions of approval associated with Planning Application No. 18-09:ZCH/SUB,

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North Barton Road Subdivision – East, at Tax Assessor’s Map 351W34AC, Lot 7500 in the R-1 Single Family Residential Zoning District; and Councilor Bilden seconded the motion. There was no discussion. Roll call: James Mannenbach, yes; Kathy Sell, yes; Michael Stanek, yes; Jonathan Bilden, yes; Bill Fierke, yes; Ruth Jenks, yes; and Bob Russell, yes. The motion passed unanimously.

- 6.3 Public Hearing regarding a proposed vacation of the city-owned Arrowhead Trail Alley and accepting adjacent private property for a public path and storm drain easements in the City of Eagle Point, Oregon. (Planning Action No. 18-12:VAC)

Mayor Russell announced the Public Hearing had been advertised and all legal notifications were made in compliance with state and local laws. Mayor Russell went on to explain that in addition to a presentation from Staff, all persons interested in offering testimony would be allowed to speak at the appropriate time.

At 6:26 p.m., Mayor Russell opened the Public Hearing regarding the proposed vacation of the city-owned Arrowhead Trail Alley and accepting adjacent private property for a public path and storm drain easements in the City of Eagle Point, Oregon. (Planning Action No. 18-12:VAC).

Mike Upston, Planning Director, reported that this item is the result of 6-12 months of discussions between the City and the Holt Group about the Arrowhead Trail Alley which has been vacant for a long time. Mr. Upston continued with a PowerPoint presentation (Submission No. 2) depicting the proposed vacation area and property for the City to accept. Conversations including discussions with property owners, and City staff, have been in support of converting the proposed alley vacation area to become extended backyards of the adjacent property owners. Further, the Holt Group was agreeable to doing the related administrative portion of the project as well as transferring ownership of property to the City for use as a public path to be built or paid for by the Holt Group. Mr. Upston also reported undesirable activities had occurred in the area to be vacated which had caused concern for the homeowners. Mr. Upston noted that staff would follow up on the project if the Council determined to approve.

Following Mr. Upston’s presentation, Mayor Russell invited public testimony in favor of the proposal

Eric Gunn of Eagle Point offered testimony in support of eliminating the trail area as it had been a source of problems for some time and he further cited people climbing fences, crossing private property, and creating a risk of injury. Mr. Gunn concluded with highly encouraging the Council’s support.

Suzi Collins of Eagle Point offered testimony in support of eliminating the trail and vacating. In addition, Ms. Collins reported living near the area and witnessing a car speeding down the alley way.

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Charlene Zacha with the Holt Group of Vancouver, Washington, reported the Holt Group had been shouldering the cost of communications and surveying, and that the proposed project would keep pedestrians safer. Mr. Upston responded to Council President Jenks inquiry for clarification about the time table for construction of the pathway which is 12 months from approval. Ms. Zacha confirmed the Holt Group's intentions and further responded to an inquiry about pouring concrete at the same time as another driveway or sidewalk as it is more cost effective.

Mayor Russell asked for testimony in opposition. There being no further testimony or comments, Mayor Russell closed the Public Hearing at 7:01 p.m.

Mayor Russell announced that the related Ordinance No. 2018-08 was scheduled later in the Agenda as Item No. 11.2. Further, there being no objection to changing the order of business, Mayor Russell asked to discuss and deliberate the proposed Ordinance No. 2018-08; however, there was no discussion.

Mayor Russell asked for a motion to adopt Ordinance No. 2018-08. Councilor Mannenbach made a motion to adopt Ordinance No. 2018-08, an Ordinance vacating the city-owned Arrowhead Trail Alley and accepting adjacent private property for a public path and storm drain easements in the City of Eagle Point, Oregon; and Councilor Sell seconded the motion. There was no discussion. Roll call: Ruth Jenks, yes; James Mannenbach, yes; Kathy Sell, yes; Michael Stanek, yes; Jonathan Bilden, yes; Bill Fierke, yes; and Bob Russell, yes. The motion passed unanimously.

7. CONSENT CALENDAR

7.1 Presentation of Regular Meeting Minutes of July 24, 2018.

Mayor Russell announced the Consent Calendar. There were no questions or comments. Councilor Bilden moved to approve the Consent Calendar as presented and Councilor Fierke seconded the motion. There was no discussion. Roll call: Kathy Sell, yes; Michael Stanek, yes; Jonathan Bilden, yes; Bill Fierke, yes; Ruth Jenks, yes; James Mannenbach, yes; and Bob Russell, yes. The motion passed unanimously.

9. PRESENTATION OF BILLS TO BE PAID

Mayor Russell asked if there were questions about the bills to be paid including the additional bills list. Councilor Fierke inquired about the cost of vehicle maintenance. Robert Miller, Public Works Director, explained that the cost included a major pump rebuild on the vac truck but it will help to get needed life out of it. There were no further questions. Councilor Bilden moved to approve the Regular Bill List and Additional Bills (Submission No. 3). Councilor Stanek seconded the motion. There was no discussion. Roll call: Michael Stanek, yes; Jonathan Bilden, yes; Bill Fierke, yes; Ruth Jenks, yes; James Mannenbach, yes; Kathy Sell, yes; and Bob Russell, yes. The motion passed unanimously.

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10. OLD BUSINESS

- 10.1 Ordinance No. 2018-05. An Ordinance in the matter of increasing the Water Base Rate and Water Consumption Rates, and repealing Ordinance No. 2017-04.

This item was discussed following the Public Hearing referenced as Item No. 6.1.

- 10.2 Discussion regarding Eagle Point's committed residential density associated with future Urban Growth Boundary expansion under the City's Regional Plan Element.

Mike Upston, Planning Director, reported being torn about how much information to provide as there had been a lengthy discussion during the last meeting. Council President Jenks reported having asked Mr. Upston about a group looking at low income housing as part of the regional problem solving. Mr. Upston explained that the housing strategy is separate from the regional plan but there is concern about workforce housing. A condition of the regional plan was that communities would come together about providing a broader array of housing; however, there has not been much discussion within the last 4 to 5 months.

The Council discussed and expressed concern about working professionals not being able to purchase starter homes and the availability of other housing options. Mr. Upston agreed to follow up with additional information.

Councilor Fierke reported the Council had worked on addressing this item for six years and motioned to approve Resolution No. 2018-41, a Resolution adjusting density targets in accordance with Resolution Nos. 2005-14 and 2012-55. Councilor Bilden seconded the motion. A brief discussion followed about the item having been presented at the last meeting. Roll call: Kathy Sell, yes; Michael Stanek, yes; Jonathan Bilden, yes; Bill Fierke, yes; Ruth Jenks, yes; James Mannenbach, yes; and Bob Russell, yes. The motion passed unanimously.

11. NEW BUSINESS

- 11.1 Ordinance No. 2018-07. An Ordinance amending the Eagle Point Zoning Map from R-1-8 to R-1-6 Single Family Residential for the 5 acre property identified as Jackson County Assessor's Map 451W34AC, Tax Lot 7500.

This item was discussed following the Public Hearing referenced as Item No. 6.2.

- 11.2 Ordinance No. 2018-08, an Ordinance vacating the city-owned Arrowhead Trail Alley and accepting adjacent private property for a public path and storm drain easements in the City of Eagle Point, Oregon.

This item was discussed following the Public Hearing referenced as Item No. 6.3.

- 11.3 Resolution No. 2018-38. A Resolution approving the zone change, Tentative Subdivision Plan and recommended conditions of approval associated with Planning

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Application No. 18-09:ZCH/SUB, North Barton Road Subdivision – East, at Tax Assessor’s Map 351W34AC, Lot 7500 in the R-1 Single Family Residential Zoning District.

This item was discussed following the Public Hearing and Ordinance referenced as Item Nos. 6.2 and 11.1.

- 11.4 Resolution No. 2018-39. A Resolution authorizing a City of Eagle Point Personal/ Professional Services Contract for the 2018 Crack Seal Project with Kerry Fuller Enterprises dba Pavement Protectors.

Robert Miller, Public Works Director, reported this is the same contract that the City puts out every year for crack sealing. The bid was reported to be slightly less than last year.

Mayor Russell asked for a motion to authorize Resolution No. 2018-39. Councilor Mannenbach made a motion to authorize Resolution No. 2018-39, a Resolution authorizing a City of Eagle Point Personal/ Professional Services Contract for the 2018 Crack Seal Project with Kerry Fuller Enterprises dba Pavement Protectors; and Councilor Fierke seconded the motion. There was no discussion. Roll call: Kathy Sell, yes; Michael Stanek, yes; Jonathan Bilden, yes; Bill Fierke, yes; Ruth Jenks, yes; James Mannenbach, yes; and Bob Russell, yes. The motion passed unanimously.

- 11.5 Resolution No. 2018-40. A Resolution authorizing a City of Eagle Point Personal/ Professional Services Contract for the 2018 Seal Coat Project with C.R. Contracting LLC.

Robert Miller, Public Works Director, reported this project is the same as last year using gilsonite sealer, an asphalt rejuvenator. Most of the project is for redoing streets but some alleys will be included.

Mayor Russell asked for a motion to authorize Resolution No. 2018-40. Councilor Stanek made a motion to authorize Resolution No. 2018-40, a Resolution authorizing a City of Eagle Point Personal/Professional Services Contract for the 2018 Seal Coat Project with C.R. Contracting LLC; and Councilor Sell seconded the motion. There was no discussion. Roll call: Michael Stanek, yes; Jonathan Bilden, yes; Bill Fierke, yes; Ruth Jenks, yes; James Mannenbach, yes; Kathy Sell, yes; and Bob Russell, yes. The motion passed unanimously.

12. REPORTS FROM CITY COUNCIL AND CITY COMMITTEE REPRESENTATIVES

Councilor Fierke reported on School District 9’s quarterly meeting with discussions about the Showa Program, and the potential bond issue. Subsequent to that meeting was a School Board meeting wherein the Board opted to go out for a bond in November. Discussion about the bond continued with focus on facilities and safety issues. Councilor Fierke reminded everyone about following up on building fees, and the process for the City.

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Administrator evaluation. Discussion followed wherein it was determined that Councilor Stanek would assist with the evaluation process. Councilor Fierke concluded with his concerns about a recent letter from the Butte Creek Mill Foundation.

Councilor Bilden reported on the Community Development Commission meeting last week, and that the Parks Master Plan would be updated soon.

Councilor Stanek reported on the experience of remotely attending the Council meeting from Germany, and commended staff on how well it worked but it was difficult to hear people that were located on one side of the room. A brief discussion followed about the sound system.

Councilor Sell expressed being sad about canceling National Night Out and the Annual Street Dance due to air quality. There was discussion about changing the dates as smoke has impacted those events in the past.

Mayor Russell reported attending the SOREDI crown dinner at the Eagle Point Golf Course, and the Oregon Mayors Association conference in Florence.

13. STAFF REPORTS

Mike Upston, Planning Director, added details about the recent Community Development Commission with one item having to do with the Parks Master Plan, and the other being historic preservation work and certification to obtain grant funding. With regard to the Planning Commission, conditional use permit requests will be considered from the Richardson Vet Clinic, and Butte Creek Baptist Church.

Melissa Owens, Finance Director, referred to the Friday Letter but reported the Finance Department was immersed in audits and preparing for audits. Ms. Owens also reported on several large IT projects that will help with staff's workflow and result in a savings of staff time.

Robert Miller, Public Works Director, reported being in the midst of the 2018 Paving Program, and working with property owners on the Linn Road, and Stevens Road Projects.

Police Chief May announced that Officer Anselmi will be returning to patrol after serving as the School Resource Officer (SRO) for a number of years. Interviews were conducted to fill the SRO position and Officer Marc Slagle was selected for the position. Last, Chief May reported on a citizen appreciation call wherein Officers Slagle and Venables had assisted in returning an elderly woman to her home.

Souvanny Miller, City Attorney, reported that she would be attending Council meetings from this point forward, mostly without Attorney Kellerman, but that their entire firm is at the City's service.

Henry Lawrence, City Administrator, expressed appreciation to Chief May for stepping up to fill the position and that he is a perfect fit.

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14. INFORMATION

There were no information items.

15. ADJOURN

At 7:45 p.m., Mayor Russell closed the meeting.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Cindy Hughes", written over a horizontal line.

Cindy Hughes, City Recorder

ATTEST:

A handwritten signature in blue ink, appearing to read "Robert E. Russell", written over a horizontal line.

Robert E. Russell, Mayor