



**TALENT CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
TOWN HALL
May 16, 2018 — 6:45 p.m.**

Study Session, Regular Council & TURA meetings are being digitally recorded and will be available on the City website: www.cityoftalent.org.

The City Council of the City of Talent will meet in a Regular Council session at 6:45 p.m. on Wednesday, May 16, 2018, in Town Hall, 206 E. Main Street. The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, ext. 1012.

The City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

REGULAR COUNCIL MEETING — 6:45 p.m.

Anyone wishing to speak on an agenda item should complete a Speaker Request Form and give it to the City Recorder. Speaker Request Forms are located at the entrance to the meeting place. Anyone commenting on a subject *not* on the agenda will be called upon during the “Citizens Heard on Non-Agenda Items” section of the agenda. Comments pertaining to *specific* agenda items will be taken at the time the matter is discussed by the City Council.

1. Call to Order/Roll Call at 6:58 p.m.

Members Present:	Members Absent:
Mayor Ayers-Flood Councilor Land Councilor Berlant Councilor Harrison Councilor Pederson Councilor Baker	Councilor Dolan
Also Present:	
Zac Moody, Interim Executive Urban Renewal Director/Community Development Director Ryan Martin, Interim City Manager/Finance Director Bret Marshall, Public Works Director Chief Curtis Whipple, Talent PD Lieutenant Snook, Talent PD Savannah Edson, City Recorder	

2. Pledge of Allegiance (0:34)

2.1 Presentation of the DPSST Basic Certificate to Officer Vial (1:22)

2.2 Executive Session 7:05 p.m. (5:00)

Adjourned to executive session pursuant to ORS 192.660(2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations*.

3. Community Announcements (1:07)

- Wed. May 30, 6 p.m. – 8 p.m. Martin said there will be a Town Hall meeting on the topic of SMART meters. There will be representatives from Pacific Power as well as another speaker, and there will be opportunity for questions and answers after that.
 - Mayor Ayers-Flood reminded Councilors that if there is a quorum during the Town Hall, they may not speak with one another during the meeting.

4. Public Presentations

None.

5. Public Hearings

None.

6. Citizens Heard on Non-Agenda Items (2:49)

Susan Bizeau
175 Arnos Rd.
Talent, OR 97540
(See attachment.)

- Spoke about the maintenance of the Chuck Roberts Park around the Phoenix-Talent Little League Park.
- Explained that the TID ditch near the field is poorly maintained. There was a large amount of herbicidal spraying at the end of last year, and the water runs off into Bear Creek.
- Requested to work with the City to rewrite the contract with the Little League.

Jose Chavez
571 Talent Ave. #26
Talent, OR 97520

- Spoke about affordable housing.
- Said that the only affordable housing complex in Talent is intended for migrant workers. Because he is not a migrant worker, he and his family could get kicked out with no warning if demand grows.

7. Consent Agenda (10:53)

7.1 Approval of May 2, 2018 Council Meeting Minutes

7.2 Acknowledgement of Apr. 11, 2018 Parks and Recreation Commission Minutes

Motion: Councilor Harrison moved to approve the May 2, 2018 Council Meeting minutes and acknowledge the Apr. 11, 2018 Parks and Recreation Commission minutes. Councilor Pederson seconded.

Vote: All ayes. Motion passed unanimously.

7.3 Appointment of Melodie Picard to the Urban Growth Boundary Citizen Advisory Committee (11:53)

Discussion:

- Mayor Ayers-Flood said that Picard interviewed with herself and the Planning Commission and spoke passionately about her neighborhood and her small business.

Motion: Councilor Pederson moved to approve the appointment of Melodie Picard to the Urban Growth Boundary Citizen Advisory Committee. Councilor Berlant seconded.

Discussion:

- Councilor Pederson said he knows Melodie, as she is a neighbor and a friend. Said she is outspoken, energetic, and will bring a valuable perspective to the committee.
- Mayor Ayers-Flood said that she appreciated the world perspective on housing that Melodie brought during her interview before the Planning Commission, as she originally comes from France.

Vote: All ayes. Motion passed unanimously.

7.4 Recommendation to Deny the Applications of Laz Ayala and Charlie Hamilton to the Urban Growth Boundary Citizen Advisory Committee

Discussion:

- Mayor Ayers-Flood said these two applicants went through the same interview process as Melodie Picard. However, for reasons stated on the record, the recommendation by Planning Commission was to deny their applications. Mayor Ayers-Flood said she would uphold their recommendation, as is her policy.

Motion: Councilor Baker moved to approve the appointment of Laz Ayala and Charlie Hamilton to the Urban Growth Boundary Citizen Advisory Committee. Councilor Harrison seconded.

Discussion:

- Mayor Ayers-Flood referred to the charter, as the positions are mayoral appointments and she already stated she would not appoint them to the Citizen Advisory Committee.
- Councilor Baker said that Charlie and Laz represent different viewpoints from those already on the Urban Growth Boundary Citizen Advisory Committee. Said it is dangerous to begin denying people from commissions just because they have differing opinions from the City or the Council. Stressed the need for balance.
- Councilor Harrison said that developers have been accused of being the cause of the affordable housing problem in the valley. Argued that if they are the cause of the problem, they should also be a part of the solution. To exclude them would be morally wrong.
- Councilor Pederson said he would deny Laz's application because he does not live in Talent.
- Mayor Ayers-Flood said that the applicants in question were not denied because they were being accused of causing an affordable housing issue and that they were not denied because they are developers. The Planning Commission decided that it would not be equitable to have land owners as part of the committee, as they will already have a voice around this development and putting them on the CAC would provide them with unique access and unfair influence over the future of that area.
- Mayor Ayers-Flood repeated that she will take the recommendation of the Planning Commission, as she always does.
- Councilor Land said that she was at the Planning Commission interview as well and that the applicants stated clearly that they would still be involved in the UGB expansion project even if

they were not a part of the CAC. It was clear that they were wanted on a participatory level, just simply not as CAC members.

- Councilor Baker said that in his opinion, the development of Talent is strongly dependent on the future of TA-4 and TA-5. Said that Laz and Charlie are important stakeholders and could choose whether to develop or not based on all the decisions made by the city. Said it would be incumbent upon the City to start that process by including them in the CAC.
 - Mayor Ayers-Flood expressed her disagreement with that statement and reiterated that she would uphold the decision of the Planning Commission not to appoint them.

7.5 Acknowledgement of Apr. 2018 Check Register (24:16)

Discussion:

- Councilor Land noted the travel expense for the symposium Councilor Berlant went to and said it would be nice to get a report on the event. Berlant agreed.
- Mayor Ayers-Flood said she would also like to see a report from one of the three planning commissioners who went to the meeting where the commission talked about development and housing.

Motion: Councilor Pederson moved to acknowledge the Apr. 2018 Check Register. Councilor Baker seconded.

Vote: All ayes. Motion passed unanimously.

8. Regular Agenda

8.1 Presentation of the DPSST Basic Certificate to Officer Vial

- Moved to the beginning of the agenda as item number 2.1

8.2 Talent Clean Energy Plan Update (26:55)

Presentation from Energy Efficiency Coordinator Connor Shields and Rianna Koppel of Together for Talent.

- Presented on a report on the progress on Talent's Clean Energy Action Plan since its adoption in Apr. 2017.
- Goal of transitioning to 100% clean renewable energy, increasing energy efficiency, and lowering energy demand within the town.

8.3 Awarding a Contract for the Rapp Road Pedestrian Bridge (54:00)

Staff Report from Public Works Director Bret Marshall.

- The City received only one bid for the project, which came in under budget.

Discussion:

- Councilor Pederson said there seemed to be a lot of discrepancies between the engineer's estimate for the cost of materials and the estimate from Roxy Ann Rock.
 - Mayor Ayers-Flood said that was a good point and asked Marshall if there was any reason to be concerned about the bid. Marshall said he does not believe so.

- Councilor Baker asked if the City had worked with Roxy Ann Rock before and if there had been any red flags. Marshall said they did the parking lot project at Town Hall and there were no problems.
- Councilor Baker asked if a concise bid form was used. Marshall confirmed.
- Mayor Ayers-Flood asked if the project included the sidewalk. Marshall clarified there will be a concrete entry into Wagner Park and an asphalt pathway.
- Councilor Land asked if Marshall was concerned that only one company had made a bid and that there wasn't more competition. Martin said he would have waited for more bids if this one had come in much over the engineer's estimate.
 - Martin added that the recommendation from the engineer was to award this contract based on previous work from Roxy Ann Rock.

Motion: Councilor Pederson moved to award the Rapp Road Pedestrian Path project contract to Roxy Ann Rock in the amount of \$95,293.25. Councilor Baker seconded.

Discussion:

- Councilor Pederson said he is excited to get this project going.
- Councilor Land asked if it was still on track to be completed in June. Marshall said there had been some small delays but it would be completed by July 6.

Vote: All ayes. Motion passed unanimously.

8.4 Resolution 2018-973-R: Authorization to Apply for the Oregon Parks and Recreation Local Government Grant for the Purpose of Updating the City's Park Master Plan (59:10)

Staff Report from Community Development Director Zac Moody.

- Moody said the grant has already been submitted and this resolution is retroactive. Council already gave a motion to submit the grant, but Moody said they did not realize the state requires a resolution be made.

Motion: Councilor Baker moved to adopt Resolution 2018-973-R, a resolution authorizing the City Manager or his designee to apply for a planning and feasibility study grant offered by the Oregon Parks and Recreation Department for the purpose of updating the City's Parks Master Plan. Councilor Harrison seconded.

Vote: All ayes. Motion passed unanimously.

8.5 Resolution 2018-974-R: Authorizing an Increase of System Development Charges and Repealing Resolution No. 2016-938-R (1:00:30)

Staff Report from Community Development Director Zac Moody.

- Ordinance 2002-725-O requires the City to look at the construction cost index for increases or decreases in system development charges (SDC's) on an annual basis.
- The resolution being repealed is from 2016 because there was no increase in 2017 and therefore no need for a resolution.
- This year, there is an increase in the construction cost index of 2.66 percent, reflected in the attachment to the resolution in the Council packet.

Discussion:

- Councilor Pederson pointed out that the total SDC's for building a single-family home in Talent would be \$9,305. Said he understands how important these charges are for funding infrastructure and will support the resolution; however, made a note of how expensive this cost can be, especially for lower income households. Mayor Ayers-Flood mentioned the fees can be reduced or waived for low income households.
- Mayor Ayers-Flood asked what the SDC rate was in Talent during 2017. Moody said it was the proposed 2018 rate, minus the additional 2.66 percent (\$230 less).
 - Moody said that when a capital improvement plan is completed, the SDC numbers will probably change dramatically one way or another anyway, as new plans for infrastructure require differing levels of monetary support.
- Mayor Ayers-Flood asked how Talent compares to other communities in terms of their SDC rates. Moody said it varies greatly from city to city as different places can have very different infrastructure needs over time. Said perhaps the ordinance needs to be changed.
- Mayor Ayers-Flood said she believes it is important that SDCs reflect the needs of the City. She asked Moody if the proposed SDCs match those needs. Moody said it is hard to say because there are no current large CIPs planned but it is hard to predict what projects will be needed in the future. Said the driving factor behind this resolution is the ordinance from 2002.
- Mayor Ayers-Flood asked if there was a way to observe whether the SDC rate is meeting infrastructure funding needs of the City.
 - Moody said that creating a five- or twenty-year capital improvement plan will allow the City to not have to revisit this issue annually, as CIP costs will be more predictable. Talent has not had a capital improvement plan since 2013, so this resolution allows them to revisit the issue each year and adjust based on the most current needs.
- Councilor Baker asked if the current SDCs will likely be kept in place until a new capital improvement plan is created. Moody said the Council could technically repeal the current rates at any time, but that is essentially correct.
- Councilor Baker spoke about comparisons of SDCs and home values in different cities across the Rogue Valley. Said the SDC rates are different because of drastically differing costs of providing infrastructure. Talent, for example, has much higher water costs than other places in the valley.

Motion: Councilor Harrison moved to adopt Resolution 18-974-R as described herein. Councilor Baker seconded.

Vote: All ayes. Motion passed unanimously.

8.6 Resolution 2018-975-R: Adopting the City of Talent Representation in the Updates to the Jackson County Multi-Jurisdictional Natural Hazards Mitigation Plan (1:30:29)

Staff Report from Lieutenant Snook.

- FEMA requires that the Jackson County plan be updated every five years. With this plan in hand, the City and county will be eligible to receive grant funding from FEMA both before and after the event of a natural disaster.

Report from Sarah Hubreck, Emergency Manager for Josephine County

- During the design of the report, they wanted to make sure that everybody had a chance to participate. Went through an extensive process to gain public comment from each city and work with different stakeholders. Process took a year and a half.
- There is a large, county-level plan and each city has their own addendum.

- The entire plan has already been sent to and approved by FEMA, but each city needs to adopt the addendums on their own.

Discussion:

- Councilor Baker asked what exactly the council would be adopting through this resolution. Hubreck said that the Council would be adopting the city-specific addendum to the county Natural Mitigation Action Plan.
- Hubreck said that the intention of a natural hazards mitigation plan is that jurisdictions in the county list the different types of natural hazards that they are most vulnerable to, ranked in order. Action items are proposed for how the city will deal with lessening the risks to the community by targeting those particular natural hazards.
- Councilor Harrison asked if this would make the City more likely to receive funds from FEMA and be eligible for more grant funding. Hubreck confirmed. It would be the first FEMA-approved natural hazards mitigation plan for the county and will make the area more eligible for pre- and post-disaster funding.
- Mayor Ayers-Flood asked if it would lower insurances. Hubreck said the plan is not directly related to flood insurance rates; however, she believes the plan is required in order to lower the flood rate number.
- Councilor Pederson pointed out that the numbers on the industry breakdown of Talent's economy are incorrect. He agreed to send Chief Whipple the correct language so it could be put into the plan.
- Councilor Baker pointed out a third category of residents exist in the city besides renters and homeowners with mortgages: people who own homes and do not pay mortgages.
- Councilor Land noted there were a large amount of action items and expressed concern that it may place undue burden upon the city.
 - Mayor Ayers-Flood pointed out that many of the actions would be completed in conjunction with county-level government bodies.
- Councilor Baker asked Moody if the Community Development Department has enough resources to complete the action items. Moody said that despite the small size of the department, the actions are necessary and the resources will simply need to be found.

Motion: Councilor Berlant moved to adopt Resolution 2018-975-R adopting the City of Talent representation in the updates to the Jackson County Multi-Jurisdictional Natural Hazards Mitigation Plan. Councilor Baker seconded.

- Councilor Pederson clarified that the motion was to be accepted as amended. Councilor Berlant agreed.
- Councilor Baker said he believes it is important to take a close look at the action items and understand the impact they will have on different departments within the city.

Vote: All ayes. Motion passed unanimously.

8.7 Police Week Proclamation (1:29:00)

- Mayor Ayers-Flood read aloud the police week proclamation to the council and audience.
- Mayor Ayers-Flood, Councilor Pederson, and Councilor Land expressed gratitude to Lieutenant Snook for her work in the police force.

9. Information Items (1:33:30)

- None.

10. City Manager & Other Department Reports (1:34:00)

- There was a discussion about Martin leaving his position as Finance Director and Interim City Manager. He noted that his only regret was the timing of his departure.
 - Mayor Ayers-Flood said that Martin changed the course that Talent was on. Said that in her 20 years at Talent, she has never seen such good character in an employee.
 - Councilor Land read aloud a letter she wrote to Martin and the Council earlier that day describing her appreciation for his skillset and congratulating him on the next step in his career growth.
 - Councilor Harrison said that Martin made the right move for himself, his family, and his health. Said it was an excellent decision.
 - Councilor Pederson thanked Martin for the leadership he brought to the City and the positive steps he took.

Motion: Councilor Berlant moved to extend 15 minutes. Councilor Baker seconded.

Vote: All ayes. Motion passed unanimously.

- Councilor Berlant said that Martin made being on Council a lot more fun. He succeeded in creating a more pleasant and effective work environment.
- Councilor Baker commended Martin for always maintaining integrity.
- Mayor Ayers-Flood asked what the plan for finding a new Interim City Manager would be.
 - Martin said they are interviewing a candidate on Friday morning. Said selecting an interim would need to be delegated to either a person or small committee.
 - Mayor Ayers-Flood said she would recommend that the Council move to make her responsible for hiring the new Interim City Manager. Invited any Councilors to join her in the deliberation, but said the decision simply needs to be made before the Council would be able to vote at the June 5 meeting.
- There was talk of logistics around the hiring process.
 - Martin mentioned that on Mon., May 21 there will be another city manager work group meeting and the job will be posted soon after that.
 - Councilor Baker asked if they would be looking for a combination Finance Director and Interim City Manager. Mayor Ayers-Flood said that some of the applicants could be qualified for both positions in the interim but that they plan to hire two people for the two jobs in the long term.
 - Councilor Baker asked what the hiring process would be and how long the job would be posted on the City website.
- Mayor Ayers-Flood said there are two options: either post the interim position along with the Finance Director position and complete the hiring process at the June 6 meeting, or allow her to hire both positions in the interim.
 - Councilor Baker said he wants to keep the job posted for at least 5 business days. Mayor Ayers-Flood said she is alright with that so long as the interim position can be filled by next week.

- Councilor Land asked for clarification on what exact job postings would be listed online. Mayor Ayers-Flood explained there would be a finance director position and a city manager position available, as well as an interim position that could cover either one or both of those jobs for the next few months.

Motion: Councilor Pederson moved to authorize Mayor Ayers-Flood to appoint an Interim City Manager. Councilor Land seconded.

Discussion:

- Councilor Baker asked if Ryan Martin would be included in the hiring process. Mayor Ayers-Flood said it would either be Martin or Councilor Pederson who would assist her with interviewing.
- Councilor Berlant asked if there would need to be a timeline associated with the hiring process. Martin clarified that the posting would go up for five days and an appointee would be chosen soon after.

Vote: All ayes. Motion passed unanimously.

11. Other Business (1:54:00)

- Martin said that the Joint Study Session for the City Council, Together for Talent, and the Parks Commission was not noticed correctly and apologized for not being more careful about ensuring proper procedures were followed.

12. Mayor Ayers-Flood and Councilor — Committee Reports and Councilor Comments

- None.

13. Discuss Agenda Items for the Next Meeting

- None.

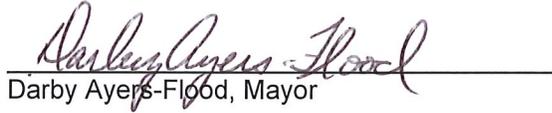
14. Adjournment at 9:48 p.m.

Respectfully submitted by:



Savannah Edson, City Recorder

Attest:



Darby Ayers-Flood, Mayor

The City of Talent is an Equal Opportunity Provider

Note: This agenda and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) in advance of each meeting.

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