



**TALENT CITY COUNCIL
EXECUTIVE SESSION & REGULAR COUNCIL MEETING MINUTES
TALENT COMMUNITY CENTER
March 5, 2014 – 6:00 P.M.**

*Study Session and Regular Council 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 on Wednesday, March 5, 2014 in an Executive Session at 6:00 PM in City Hall 110 East Main Street followed with a Regular Council session at 6:30 P.M. in the Talent Community Center, 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.

1. EXECUTIVE SESSION – 6:00 PM

Pursuant to ORS 192.660(2)(f), consultation with legal counsel concerning records exempt from public inspection.

2. ADJOURN TO REGULAR COUNCIL MEETING- 6:30 PM

Anyone wishing to speak on an agenda item should complete a Public Comment Form and give it to the City Recorder. Public Comment 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.

3. Call to Order/Roll Call

Members Present

- Mayor Cecil
- Councilor Dean
- Councilor McManus
- Councilor Cooke
- Councilor Stricker
- Councilor Pederson
- Councilor Steyskal

Members Absent

None

4. Pledge of Allegiance

5. Mayor Announcements

5.1 State of the City

Mayor Cecil presented the State of the City (*see attached*).

6. Public Hearings

Public hearings are conducted under a prescribed procedure depending on the topic. The presiding officer will conduct the hearing in accordance with those procedures which will allow for public input at the announced time.

6.1 None.

7. Citizens Heard on Non-Agenda Items

Limited to 5 minutes or less per Mayor discretion

Bobby Townsend- 226 Talent Avenue- Mr. Townsend spoke regarding the Southern Oregon Grape Fair. He spoke regarding location and dates. 21st Vendor Fair, 22nd Bike Event.

Meadowsweet Levi- 106 North 1st Street, Talent – Ms. Levi spoke regarding no spraying chemicals in City of Talent. She spoke in concern for bugs being exposed to chemicals.

8. Public Presentations

Items that do not require immediate Council action, such as presentations, discussion of potential future action items. Time limited to 15 minutes per presentation unless prior arrangements have been made.

8.1 None.

9. Consent Agenda

The consent agenda consists of items of a repeating or routine nature considered under a single action. Any Councilor may have an item on the consent agenda removed and considered separately on request.

9.1 Approval of Regular Council Minutes for February 19, 2014

9.2 Acknowledge Receipt of Payables

Councilor Dean moved to approve the consent agenda. Councilor Pederson seconded. Mayor Cecil repeated the motion. Discussion: Councilor Cooke abstained due to absence. All Ayes. Motion passed unanimously.

10. Regular Agenda

Citizens will be provided the opportunity to offer comments on action items after staff has given their report and if there is an applicant, after they have had the opportunity to speak. Action items are expected to result in motions, resolutions, orders, or ordinances.

10.1 Medical Marijuana Dispensaries

Public Comment

Peter Gross – 489 Euclid St. Ashland - Mr. Gross spoke regarding open a Medical Marijuana Facility. Spoke in support of Medical Marijuana Dispensaries and reasons why.

Michael Monarch – 710 Elkader St. Ashland – Mr. Monarch spoke in support regarding Medical Marijuana Dispensaries.

Jamin Giersback – 1007 S Pacific HWY Talent – Mr. Giersback spoke in support for Medical Marijuana Dispensaries.

Mayor Cecil discussed the different options to Council.

Councilor Stricker spoke that she would like to wait to do anything until there is a decision on 1531.

Councilor Steyskal spoke that he would not consider an outright ban.

Councilor Cooke and Councilor Pederson agreed with Councilor Steyskal.

Councilor McManus spoke that he would like more information and suggested to direct staff to narrow down the options.

Councilor Stricker agreed that there should not be an outright ban.

Zac Moody, Community Development Director gave Council a brief report regarding Medical Marijuana Dispensaries and options for the City from a land use standpoint. He went over the difference between a dispensary and a pharmacy. He discussed the process of changing the code.

Council discussed the different options.

The Ordinance regarding paraphernalia was discussed.

Mr. Moody spoke regarding the options of amending the Business License Applications and changing the Land Use Code. He spoke that it would be good to amend the Business License Application to allow a moratorium.

The differences between dispensaries and facilities was discussed.

Councilor Stricker clarified that if an application came in now as the Code stands it would be processed as manufacturing use. She questioned Mr. Moody if his recommendation would be to apply moratorium instead of using the Code as it stands now. Mr. Moody answered yes and gave his reasons why.

Council discussed retail verses manufacturing.

Council discussed whether or not to go ahead with a moratorium.

Councilor Stricker spoke that we already have laws in place and would be against a moratorium. She suggested to move forward working on the Land Use process but to not do a moratorium and gave her reasons why.

Councilor McManus requested information on the impact of police services related to Medical Marijuana. Chief Moran spoke that he discourages the passage of Medical Marijuana Dispensaries and gave his reasons why. He also spoke that out of state people can use their Medical Marijuana cards here. He spoke that there are issues to be considered and this shouldn't be a rushed decision.

Councilor Stricker moved to instruct staff to proceed with Land Use regulations for Medical Marijuana Dispensaries and further instruct staff to process all applications in accordance with the current Talent Code. Councilor Steyskal seconded. Discussion: Councilor Dean asked for clarification on the process requested. Councilor Stricker explained the process. Mr. Corrigan spoke to the process. Councilor Stricker spoke that her motion is to allow Staff to work on creating Land Use Law that is in the best interest of the City and allow the Planning Commission and Council to be involved in the decision. She spoke that she agreed with Chief Moran that there should be regulations. She also spoke that the City should continue forward using the Talent Code because there will be less risk. Councilor Pederson spoke his concern with the current Code being adequate for this issue. Mayor Cecil spoke that Council could still consider put a moratorium. Councilor Stricker made a point of order there was a motion on the table. Councilor Steyskal spoke regarding current restrictions. Mr. Corrigan noted that going forward there may be applications that go to LUBA which could lead to legal costs.

Roll Call Vote: Councilor Steyskal, Councilor Stricker, Councilor Cooke and Councilor McManus; YES. Councilor Pederson and Councilor Dean; NO. Motion passes 4-2.

11. Information Items

11.1 None

12. City Manager & Other Department Reports

Items for discussion by the City Manager and Department Heads as needed.

City Manager, Tom Corrigan gave City and Department updates:

- A new quote was put on the City website from Brammo: *"Talent, Oregon is a great place to bring your business in Southern Oregon. The City of Talent was receptive to our light manufacturing operation and exceptionally cooperative in helping us establish our facility. The local pride in the clean environment and neighborly atmosphere mean that Talent will be a place we will proudly bring our customers, suppliers, and partners to for years to come."* – Craig Branscher.
- Street maintenance projects will be started soon.
- At the March 19th Council Meeting there will be a Public Hearing on Recology Rates and the Franchise Agreement.
- Locates are being placed for the new Community Center.
- Mr. Corrigan and City Recorder, Melissa Huhtala attended the CIS Conference. Talent received an award for working with them for 30 years.
- There is now a more detailed procedure on water meter turn ons. The City will require that a person 18 or over be there when a meter is turned on. There was an issue regarding this matter which resulted in a Tort Claim.
- Work detail is being done at Wagner and Josephs park.
- The Parks Commission is looking at new signs.
- The volleyball equipment is in we just need sand.

13. Other Business

13.1 Councilor Stricker suggested getting an update on the agenda regarding where we are using pesticides. Mr. Corrigan explained where the City is spraying now. Councilor Stricker suggested an information item on the agenda regarding regulations for spraying and to get something in the FLASH. Councilor Dean requested information on how many volunteer hours it takes to not spray our current area. Councilor McManus would like information on the City's legal costs. Council gave consensus that they would like this information. Mr. Corrigan explained he would get a breakdown of costs but not the line items. He could bring Council the billing information but not the topics as some of the information is confidential.

14. Mayor and Councilor - Committee Reports and Councilor Comments

Rogue Valley Area Commission on Transportation – (Mayor Cecil & Dean)

Together for Talent Committee – (Mayor Cecil)

Metropolitan Planning Organization – (Mayor Cecil & Cooke)

Planning Commission – (Steyskal)

Public Art Advisory Committee – (McManus)

Parks Commission – (Dean)

Traffic Safety & Transportation Commission – (Cooke)

Urban Renewal Agency – (Steyskal, Pederson & Dean)

Rogue Valley Council of Governments – (McManus & Stricker)

Medford Water Commission (Stricker)

Bear Creek Greenway Committee – (Cooke)

Talent Historical Society – (Pederson)

Harvest Festival Committee – (McManus)

Economic Development Committee (Stricker)

Councilor McManus announced he attended the Public Arts meeting and they elected new officers. Ron Hodgdon and Bobby Townsend will be leading the group. He also attended RVCOG and gave a brief update.


Councilor Dean, Councilor Pederson, Councilor Cooke, Councilor Stricker and Councilor Steyskal had no announcements.

Mayor Cecil announced he attended the MPO and gave a brief update.

15. Adjournment

The Council Meeting adjourned at 9:17 PM

Respectfully Submitted by:



City Recorder, Melissa Huhtala

Attest:



City Manager, Tom Corrigan

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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

State of the City 2014

City Councilors, Staff, Citizens of Talent. It is the custom for the Mayor to deliver an annual State of the City address. Tonight, I would like to fulfill this commitment by addressing the overall health of our City, our accomplishments, and our challenges for the future.

The health of any city can be initially assessed by a review of its budget. Many cities fall short due to poor fiscal management generally associated with overspending on non-essential programs. I am pleased to say that Talent has a sound financial program but is feeling the stress of increasing and unbudgeted legal costs. In 2013, we spent well over \$30,000 in unbudgeted legal and associated costs. We are also experiencing increased insurance costs generally associated with tort claims. How to deal with such costs will need to be considered in our 2014-2015 budget. We continue to maintain reasonable reserves and contingency funds of approximately \$1.8 million, or about 17% of our \$10.8 million fiscal year 2013-2014 budget. Contingency funds, which account for about 7% of the total budget, are funds available for emergencies. As the city must fund the first several days of any emergency or disaster, our \$744,600 contingency fund may prove inadequate. To insure we can respond to unknown situations without compromising the City, I continue to recommend we increase our contingency funds to 10% over the next several years. Reserve funds, which account for about 10% of our total budget, may also be used for emergencies but are primarily funds set aside for future projects. The city's debt service continues to be about 4% of our total budget. Most of this debt service is in the self-supporting water fund. In 2013, the City Council voted to refinance the debt service, reducing the term by 5 years and saving the City approximately \$1,000,000 in interest over the life of the loan. The sound financial position which the City of Talent now enjoys did not happen by accident. A number of responsible City Councils and City Managers paved the way to where we are today. I again want to thank Administrative Services Director Denise Woodman for her many years shepherding the City of Talent's financial program.

I would now like to discuss how the City is doing in providing essential services. Quality city services are a key factor in the economic development of our community. They are also a major factor in the quality of life that we all enjoy. Cities are required to provide four or more essential services, as defined by the

support is also necessary to update and maintain our Capital Improvement and Maintenance Programs. I recommend the City recruit for a Public Work Director that is a Civil Engineer or competent practical engineer to re-establish a professional approach to our Public Works/Engineering Program. On the positive side, we presently have a very competent Public Works crew. I am constantly amazed at the variety of skills and the amount of work this small crew produces each year. Along with routine street and water system maintenance, the City Public Works Crew installed 107 radio reading water meters,----a new swing set and bike rack at Chuck Roberts Park, ----refurbished the grill and kitchen at the Community Center,---- replaced the flow meter for the City's water system,---- installed a concrete monument and plaque at the police station,-- assisted with the setup and cleanup for the Harvest Festival and many other projects. Finally, I would be remiss if I did not recognize Lester Knot for his 30 + years of service to the City of Talent. Lester was our Public Works Superintendent who retired in 2013.

I am again pleased to announce that our City's planning, zoning and subdivision controls are in good shape. Our Planning Commission is fully staffed, or nearly fully staffed, and functional. Because of the increase in building permits and land use actions, the City Council decided to replace our part-time planning director with a full time planning director in 2013. The City Manager hired Zac Moody to fill this position. Zac is a very competent urban planner that is a real asset to the City of Talent Management team.

I think we can all agree that Talent has excellent drinking water. We can also agree this water is not cheap. About 20% of a typical water bill in Talent is for debt service on the loan to construct the main line from Medford and to acquire water rights from Lost Creek Lake. As I mentioned earlier, the City refinanced this loan to save the City approx. \$1,000,000 over the life of the loan. There is little we can do, at least in the short term, to reduce the cost Medford Water Commission charges Talent and other cities for purchasing and/or treatment and transmission of water. One area that we do have some control over, however, is the cost of operations and maintenance of our water system. To reduce the cost of operations, the City of Talent has been installing radio readers on water meters to reduce the time it takes to read meters. So far, the City has installed approximately 1300 radio readers with 107 being installed in 2013. We still have approximately 600 to install. When completed, this will greatly reduce the time and cost of reading water meters. The City has also initiated a more efficient water billing system that

However, the new Community Center will be a real asset to our community for years to come.

In 2013, we had a very successful Harvest Festival. I want to thank and recognize Melissa Huhtala for chairing this event, and along with community volunteers working night and day to make our festival a success. Other volunteer activities such as Together for Talent's trail building, tree nursery, and recycling activities; Public Arts Committee's art display at City Hall; and our annual Holiday celebration, all strengthen our community. I want to thank all of the volunteers who make Talent such a unique and wonderful place to live.

To summarize, Is Talent better off today than it was five years ago? ---The answer is yes. The City of Talent is providing quality City services within a balanced budget. Our debt is under control and we have adequate reserves to meet foreseeable emergencies. I want to thank City Manager Tom Corrigan and his staff for a job well done.

Bill Cecil, Mayor