



**TALENT CITY COUNCIL
REGULAR MEETING MINUTES
TOWN HALL
November 6, 2019 — 6:45 PM**

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

REGULAR COUNCIL MEETING

1. Call to Order/Roll Call at 7:07 PM

Members Present:	Members Absent:
Mayor Ayers-Flood Councilor Land Councilor Berlant Councilor Dolan (exited at 8:42 pm) Councilor Clark Councilor Ponomareff	Councilor Harrison
Also Present:	
Sandra Spelliscy, City Manager Gabriella Shahi, City Recorder Zac Moody, Community Development Director Kurt Sexton, Finance Director LT Snook, Talent Police Department	

Councilor Land opened the meeting with statement about better communication.

2. Additions/Corrections to Agenda

- Items 6.1 and 6.2 are switched in order.

3. Community Announcements

- November 9 - Annual Leaf Drop-off at City Hall.
- The Dia de los Muertos Event was a success.
- December 7 - TPAC will host the new peace pole dedication and a dedication of the Betty LaDuke art piece located at the community center.
- November 21 – The rally against the Jordan Cove Pipeline will be at the state capital.
- The City is now accepting applications for the Urban Forestry Committee.
- The Together for Talent Committee is looking for more members.

4. Speakers Heard on Non-Agenda Items

Mesha Blair:

Blair, representative of National Alliance on Mental Illness Southern Oregon (NAMI SO), spoke about incarceration, mental health, and the county jail project. She stated that incarceration is not the appropriate response to mental illness. Blair made suggestions for ways the new county jail could more successfully address the needs of the community through mental health services. She provided handouts to Council.

Kevin Brewer:

Brewer expressed his concerns about the county jail project. He does support the creation of the new jail. However, he states that mental health services should be reviewed to ensure they are different from the current system. He urges Council to inquire about this with the Sheriff.

Farrah Southam & Jessica Hope Prince Kroll & Melodie Picard:

Southam, Kroll, and Picard asked Council for support to find storage for the Friday Night Market. They stated that without a storage space within walking distance to the market, they will be unable to continue the market. They added that some supplies are rented from the City's public works department.

5. Public Presentations (21:22)

5.1 Representative Pam Marsh

Rep. Pam Marsh updated Council on the following topics:

- Smart meters opt-out fees
- 5G and small cell technology and related FCC actions
- Wildfire budget and related legislative actions
- Climate legislation

Rep. Marsh took questions from Council and addressed the following topics:

- Update on manufactured housing community legislation
- Research from the Wildfire Committee and related subcommittees on the secondary and tertiary effects of wildfires on the economy
- Actions related to address the recycling crisis
- Discussion of wildfires and private industrial timber
- Discussion of Community Choice Aggregation

6. Public Hearings

6.2 2019-960-O Clean Energy Element of Comprehensive Plan (44:21)

Mayor Ayers-Food read aloud the instructions for the public hearing.

Staff Report - Community Development Director

The current draft's language was derived from the 2018-2030 Clean Energy Action Plan where that document's language was directly applicable to the City. The language was then revised through a series of meetings of the Clean Energy Citizens Advisory Committee beginning in June of 2018. City staff and advisory committee volunteers worked over a seven-month period resulting in multiple iterations of the document.

On February 26, 2019, the CAC recommended the draft included in this report be reviewed by the Planning Commission for adoption by the City Council. A draft of the Clean Energy Element was presented to the Planning Commission on April 9, 2019 and again on June 27, 2019. During the Planning Commission meeting on September 26, 2019, the Planning Commission unanimously recommended approval of the proposed Comprehensive Plan element. Based on the findings for the amendments outlined in the Final Order, the Planning Commission recommends approval of the amendments.

Discussion:

- Noted language corrections
- Process for conducting the education pieces listed in the plan
- Possible green fleet cars for public works and the police department
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- Zoning Code Audit
- Incentives programs for developers
- Outside agency collaboration
- Solar panel setbacks and high-density housing
- The impact of the Clean Energy Action Plan on the housing code
- Ways to bring green business to Talent

Public Hearing was opened at 8:02 pm.

Citizen Speakers:

Rianna Koppel:

Koppel thanked all those involved in the Clean Energy Action Plan. She recounted the history of the plan. Koppel stated that Talent is leading the way. She encouraged Council for a vote of approval.

Christina Kruger:

Kruger, on behalf of Pacific Power, read aloud a statement requesting Council to reconsider some aspects of the action plan. She spoke specifically about the plan's call to consider the creation of a local power utility. *Kruger's statement is attached.*

Ray Sanchez-Pescador

Sanchez-Pescador, an author of clean energy action plan, asked Council to reconsider the basis for the plan. He stated that the plan makes common sense financially regardless of the issue of climate change. Sanchez-Pescador asked Council to approve the plan based on the fact that the plan is a benefit to the city financially.

Steve Vincent:

Vincent, on behalf of Avista Utilities, recounted the history between Talent and Avista. He explained that there are ways for Talent and Avista to work together to lower carbon emissions. Vincent spoke about financially challenged customers and how policies can impact those customers. He gave examples of ways Talent and Avista can partner to reach common goals. Vincent explained ways Avista is looking at new lower-carbon supply sources.

Public Hearing was closed 8:22pm.

Discussion:

- A feasibility study will be conducted prior to any decisions on changing utility providers.
- The plan is a basis for policy, not policy itself.
- Councilors Berlant, Ponomareff, Land, Clark, and Dolan gave their support for the plan.
- Mayor Ayers-Flood addressed the concern of Pacific Power and Avista.

Motion (1:45:28): Councilor Berlant moved adoption of Ordinance 2019-960-O, an ordinance adopting a clean energy element as element J to the Talent Comprehensive Plan, by title only.

Councilor Dolan seconded.

Discussion: None.

Vote: Roll Call:

Councilor Land - Yes

Councilor Berlant

Councilor Dolan - Yes

Councilor Clark - Yes

Councilor Ponomareff – Yes

Motion passed.

Council took a break.

6.1 2019-959-O Construction Exercise Tax (first reading) (1:56:03)

Staff Report – City Manager

At its October 16, 2019 regular meeting Council reviewed a draft ordinance and offered some suggested changes. Staff now brings to the Council a draft CET ordinance for its consideration on first reading. Staff has added a new subsection 3 to Section 6 (Dedication of Revenues). There was a suggestion that the types of incentives referenced in Section 6 1.(a) should be spelled out in the ordinance. Staff took a second look at ORS 197.309 and felt that the list of incentives (which take up three paragraphs) would make the ordinance unnecessarily complex and difficult to understand and does not recommend including them. Also, by simply referencing to the Oregon Revised Statute, the ordinance will not become outdated if the Legislature

changes that section of the law.

Discussion:

- Language to explain the allocation of the outstanding 50% of funds from commercial tax.
- Language corrections in Section 6(3).
- Differences between Medford's CET and the proposed Talent CET.
- Further discussion of how collected funds can be allocated and spent.

Public hearing was opened at 9:02 pm and closed at 9:02pm.

Motion (2:14:25): Councilor Land moved to approve Ordinance 2019-959-O, an ordinance establishing a construction excise tax on residential, industrial and commercial improvements in the City of Talent as amended, by title only. Councilor Berlant seconded.

Discussion: None.

Vote: Roll Call:

Councilor Land - Yes

Councilor Berlant

Councilor Dolan - Yes

Councilor Clark - Yes

Councilor Ponomareff – Yes

Motion passed.

7. Consent Calendar (2:15:27)

7.1 Approval of October 16, 2019 Council Meeting Minutes

7.2 Appointment of Planning Commissioners

7.3 AARP Regional Livability Solutions Forum

Motion (2:15:40): Councilor Ponomareff moved that to approve the consent agenda. Councilor Berlant seconded.

Discussion: None

Vote: All ayes. Motion passed unanimously.

8. Unfinished Business

None.

9. New Business (2:16:53)

9.1 Oregon Clean Power Cooperative Power Purchase Agreement

Staff Report – City Manager

Attached for Council's review is a draft PPA. Although staff and the OCPC have not completed the final language of the agreement, the main terms in the draft are not under discussion and are as follows:

- OCPC will construct, operationalize, own and connect to the Civic Center complex the solar facility at a cost of approximately \$159,000.
- City of Talent will purchase the power from OCPC for a term of 12 years based on a set rate table that is predicted to save the city approximately 19% over current rates.
- At the end of the 12-year term (or a different term if later agreed to) the city has the option to purchase the solar facility from OCPC at a residual price based on the depreciation schedule included in the agreement or fair market value. The 12-year term is based on the predicted period for investor pay-off.
- If the city decides to purchase the facility, it then owns the power produced by the facility as well. Staff estimates that the facility could save the city approximately \$200,000 in electricity costs over the 25- year life of the facility. Although the agreement is not yet in its final form, OCPC has requested consideration by the Council at this time in order to begin its investor solicitation process.

Dan Orzech, General Manager for OCPC, appeared to answer questions.

Discussion:

- Talent residents will be given first priority to invest in the local solar projects, including the one under discussion.
- Rule for declaring conflicts of interest for councilors if they choose to invest.
- Project timeline.
- Project design and other uses of the space.
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Motion (2:27:00): Councilor Clark moved to direct staff to enter into a Power Purchase Agreement with the Oregon Clean Power Cooperative as the next step towards the construction and operation of a solar energy facility on the Civic Center complex. Councilor Land seconded.

Discussion: Councilor Berlant expressed her support for the project but that she is sad that the land under the solar facility will not be available for other use. Councilor Clark expressed his support for the motion.

Vote: All ayes. Motion passed.

10. City Manager & Other Department Reports (2:28:49)

- City Manager:
 - Update on IT hardware project.
 - The City was approved for the Pacific Power Grant for new EV chargers.
 - Recommendation to use a facilitator for the council goal setting process for 2020.
- City Recorder:
 - Update on website redesign.
 - Date of Harvest Festival 2020 as 3rd weekend of September.
- Public Works:
 - The City was approved to receive a Peace Tree.
 - Dog water fountain shut off at the Bark Park for weatherization purposes.
- Community Development
 - Tony Boom wrote a nice article for the Medford/Ashland papers on the city's habitat restoration project with the school district's Talent Outdoor Program.

11. Committee and Commission Reports

None

12. Other Business & Future Agenda Items

- Talent Friday Night Market storage issue can be discussed during the budget process.

Motion (2:41:24): Councilor Ponomareff moved to extend the meeting 10 minutes. Councilor Berlant seconded.

Discussion: None.

Vote: All ayes. Motion passed.

- Roanna Rosewood request for city tree removal will be heard at the November 20 council meeting.
- The OCPC project is too far along to make changes to the design and placement of the solar panels.
- Council requested that the recommendations listed in the City Managers Review to be added to a meeting agenda before March 2020.

Motion (2:52:40): Councilor Berlant stated that we need to extend the meeting to 9:45. Councilor Ponomareff seconded.

Discussion: None.

- Discussion of the type of review the City Manager will undergo in the future.

13. Commission and Committee Approved Minutes

Not discussed.

14. Written Communication

None.

15. Adjournment at 9:43 p.m.

Respectfully submitted by:



Gabriella Shahi, City Recorder

Note: These minutes and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are posted on the City of Talent website (www.cityoftalent.org) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.

From: [Kruger, Christina](#)
To: [Mayor Talent](#); [Councilor Land](#); [Councilor Berlant](#); [Stephanie Dolan](#); [Councilor Harrison](#); [Councilor Ponomareff](#); [Councilor Clark](#); [Gabriella Ciprazo](#)
Subject: RE: City of Talent _ City Council Regular Meeting Nov 6, 2019
Date: Wednesday, November 6, 2019 5:15:49 PM
Importance: High

Dear Honorable Mayor Darby and City Councilors,

Pacific Power is proud to serve our local communities and has been actively engaged in Talent, not just as a local electricity provider but as a community partner that shares your values of creating a healthy, prosperous, and inclusive city. Over the last year I have worked to meet with several of Talent's bright committee members and staff to find opportunities to support and collaborate on identifying programs to achieve your goals. And my family, both work and personal, have joined me in supporting Talent through volunteerism at Talent Elementary School and community events like the Day of the Dead Race last weekend. We are contributors and partners who support the vitality and brilliance of our communities.

I applaud many of the elements of your climate and energy plan. Many of the action items depend on either a direct partnership with Pacific Power or through Pacific Power enabled opportunities through the Energy Trust of Oregon. We stand ready to work with you to implement these activities. I am writing you today to respectfully draw to your attention to Element J., **Objective 4.4 Transition from Investor Owned Utility Model to a Consumer Owned Utility**. This objective conflicts with many elements of Talent's plan and Pacific Power's assets in the community are not for sale. In numerous places, the plan calls on resources such as the Energy Trust and Pacific Power's Blue Sky program, which are only available if Pacific Power is your local utility provider. I am also concerned that some of the characterizations of Pacific Power's business model, emissions trajectory, costs, and even the location of our headquarters are wrong. Again, there is much in this plan that aligns our mutual goals and value, and we would like to build on our partnership with Talent to achieve these.

I will be present at this evenings council meeting to formally ask that the Council consider these comments and seek to refine the plan further before taking final actions. I understand that I am reaching out late in the process, but I know it isn't too late. Unfortunately, I was never directly invited to participate in your climate action plan development committee meetings and therefore was not given an opportunity support plan development efforts as a contributing partner. In the absence of further work on the plan, I would ask that the Council delete references to the public takeover of our property.

Thank you for your time and consideration.

Sincerest Regards,

Christina

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