



**TALENT CITY COUNCIL
REGULAR MEETING MINUTES
- HELD AT TOWN HALL
AND VIA ZOOM -
June 5, 2024 – 6:45 PM**

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

1. Call to Order/Roll Call at 6:49 PM (00:00:57)

Members Present:	Members Absent:
Mayor Ayers-Flood Councilor Ponomareff Councilor Pastizzo Councilor Byers Councilor Paré-Miller Councilor Collay	Councilor Greider
Also Present:	
Gary Milliman, City Manager Dave Lohman, City Attorney Jennifer Snook, Chief Police Hector Flores, Community Engagement Director Tessa DeLine, Finance Director	

2. Additions / Corrections to Agenda (00:01:20)

City Manager Milliman noted that Consent Calendar items 6.1 – 6.7 were inadvertently left out of the agenda packet and will be continued to the next council meeting.

3. Community Announcements (00:02:06)

City Manager Milliman informed the council of a new staff addition, welcoming Gaoying Vigoa as the City Engineer and Public Works Administrator. Update on bringing back the Traffic Safety & Transportation Commission, Chief of Police Jennifer Snook would be leading that and is working on collecting agenda items for the first meeting. Elections Officer Hector Flores provided the council with an update on distribution of election packets to local residents interested in participating in local elections.

4. Speakers Heard on Non-Agenda Items (00:05:49)

None requested.

5. Department Reports (00:06:15)

5.1 Department Reports

City Manager Milliman informed the council that, although there were not many department reports in the agenda packet, they were being kept informed more frequently through weekly City Manager reports. He provided updates on various departments, noting that the Public Works Department was focused on fixing water leaks and installing new water services. Additionally, Public Works had been working to address overgrown weeds on city property. Mayor Ayers-Flood reminded staff to prepare an OWEB update for an upcoming council meeting.

6. Consent Calendar (00:11:03)

~~6.1 Approval of City Council Study Session Meeting Minutes, January 29th, 2024~~

~~6.2 Approval of City Council Regular Meeting Minutes, February 7th, 2024~~

~~6.3 Approval of City Council Regular Meeting Minutes, February 21st, 2024~~

~~6.4 Approval of City Council Regular Meeting Minutes, March 6th, 2024~~

~~6.5 Approval of City Council Regular Meeting Minutes, May 1st, 2024~~

~~6.6 Approval of City Council Study Session Meeting Minutes, May 1st, 2024~~

~~6.7 Approval of City Council Regular Meeting Minutes, May 15th, 2024.~~

6.8 Approval of April 2024 Financial Packet.

Agenda items 6.1 – 6.7 stricken from agenda.

Motion (00:11:38): Councilor Byers moved to approve the Consent Calendar. Councilor Paré-Miller seconded motion.

Discussion: None.

Vote: 5 ayes (Collay, Ponomareff, Pastizzo, Byers and Paré-Miller) 0 nays. Motion carried.

7. Unfinished Business (00:47:13)

7.1 Ordinance 2024-985-O on Elector Eligibility for General Election

City Manager Milliman updated the council on the implementation of allowing former Talent residents displaced by the Alameda fire to seek election to the city council. The staff discussed candidate preparation, reviewed the city charter and Municipal Code, and consulted with election offices. Key concerns included the expiration of the emergency declaration that allowed non-resident candidates, the criteria for qualifying as an elector, and the shared November ballot logistics. Milliman presented an ordinance addressing these issues.

City Attorney Lohman emphasized the need for an ordinance to address residency for displaced residents who still consider themselves Talent residents. He clarified that candidates must be registered to vote in Talent and proposed that candidates submit a certification of their intent to return with their nomination petition. This ordinance aims to ensure displaced residents can run for office if they meet the specified requirements. City Attorney Lohman and Elections Official Hector Flores were preparing the necessary certification document.

Motion (00:44:58): Councilor Ponomareff moved to reconsider the council decision from May 15, 2024, for approving a motion to allow Talent residents who are displaced by the Alameda Fire and continue to reside outside of the city limits, and also ultimately plan to return to Talent to seek election on the City Council in November 2024. Councilor Collay seconded motion.

Discussion: Council deliberation ensued.

Vote: 5 ayes (Collay, Ponomareff, Pastizzo, Byers and Paré-Miller) 0 nays. Motion carried.

7.2 Review of Lease Rates for City of Talend & Urban Renewal Agency Properties

City Manager Milliman delivered the staff report for this agenda item, separating it into three parts. The first item related to potential motion number one, which would direct staff to return with a resolution establishing a standard lease rate for city-owned property used by nonprofit organizations for office purposes. The proposed rate would be set at 75% of the market rate, determined by a survey of comparable rental spaces conducted every two years, effective July 1, 2024. This rate would be \$1.10 per square foot per month, and the bulk of the staff report focused on this item. It would also be included in the next Urban Renewal Agency meeting agenda. The second item

addressed the rates for the community center. The third item involved retaining the current practice for non-office space leases, negotiating those rates based on other market factors.

Mayor Ayers-Flood declared an actual conflict of interest due to their employment with MISO, which is co-located with the Talent Business Alliance and rents space from the City of Talent. Consequently, they handed the gavel to Council President Ana Byers.

Councilor Paré-Miller declared an actual conflict of interest because of their employment with the Talent Business Alliance which rents office space from the City of Talent.

City Manager Milliman continued staff report and recommended establishing a uniform lease rate of \$1.10 per square foot per month for the Talent Depot upstairs, 102 Home Street, and Town Hall, to be applied as leases become available or come up for renewal.

Motion (01:02:39): Councilor Ponomareff moved to direct staff to return to the City Council with a resolution establishing a standard lease rate for city owned property used by non-profit organizations. For office purposes at .75 cents of the market rate as determined by a survey of comparable space rentals conducted every two years effective July 1, 2024, said rate shall be \$1 per square foot per month. Councilor Pastizzo seconded motion.

Discussion: Council deliberation ensued.

Vote: 4 ayes (Collay, Ponomareff, Pastizzo, Byers) 0 nays. Motions carried.

Mayor Ayers-Flood and Councilor Paré-Miller un-recused themselves. Council President Ana Byers returned gavel to Mayor Ayers-Flood.

The council decided to retain the current practice of renting non-office space to non-profits at a reduced rate on a case-by-case basis. No objections made. All councilors in favor.

8. New Business (01:22:00)

8.1 Discussion on Cancelling July 3rd, 2024, Regular Council Meeting

City Manager Milliman and City Recorder Pro Tem Hector Flores asked council if they would consider cancelling the July 3rd, 2024 City Council meeting due to its proximity to the 4th of July holiday as had been done in previous years.

Motion (01:23:17): Councilor Ponomareff moved to cancel the July 3rd, 2024 city council meeting. Councilor Paré-Mill seconded motion.

Discussion: None.

Vote: 5 ayes (Collay, Ponomareff, Greider, Pastizzo, Byers, Paré-Miller) 0 nays. Motions carried.

8.2 Proclamation Declaring National Pollinator Week in the City of Talent

Councilor Paré-Miller suggested to council to move all proclamations to the beginning of the agenda, as is the custom at the City of Medford.

Mayor Ayers-Flood read the proclamation in full, declaring National Pollinator Week in the City of Talent.

Motion (01:25:50): Councilor Byers moved to declare the week of June 17 to 23, 2024 as Pollinator Week. Councilor Pastizzo seconded motion.

Discussion: None.

Vote: 5 ayes (Collay, Ponomareff, Greider, Pastizzo, Byers, Paré-Miller) 0 nays. Motion carried.

8.3 Discussion on Juneteenth as City Holiday

City Manager Milliman informed the council that the next city council meeting would fall on June 19th, 2024, a holiday widely known as Juneteenth and posed the question of moving the council meeting from June 19th to June 18th.

Motion (01:33:04): Councilor Byers moved to reschedule the next city council meeting of the month to June 18, 2024. Councilor Collay seconded motion.

Discussion: None.

Vote: 5 ayes (Collay, Ponomareff, Greider, Pastizzo, Byers, Paré-Miller) 0 nays. Motion carried.

9. Other Business and Future Agenda Items (01:34:00)

City Manager Milliman informed the council about an upcoming joint meeting with the Planning Commission on the Buildable Lands Inventory and asked council to consider the date of June 25th for the joint meeting. All in favor.

10. Written Communications

None submitted.

11. Adjournment 8:24 PM (01:36:00)

Respectfully submitted by:



Hector Flores, 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.