



City of

GOLD HILL

P.O. Box 308 • Gold Hill, OR 97525
(541) 855-1525 Fax (541) 855-4501

**GOLD HILL CITY COUNCIL
COUNCIL MEETING AGENDA**

April 1, 2019

Regular council Meeting at 6:00 P.M.

The City of Gold Hill will meet on Monday April 1, 2019, at 6:00 P.M. For the regular City Council Meeting in the Council Chambers, 420 6th Avenue. 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 541-855-1525. Council Meetings are recorded.

Call to Order/ Roll Call/Pledge of Allegiance

Agenda Adjustments

Adjustments to the agenda are limited to a change in the order of business to accommodate visitors making presentations or citizens who are attending for the purpose of a single agenda item. Adjustments in the form of additions to the agenda are discouraged because the general public has had no prior notice of their consideration, and therefore interested persons will not have an opportunity to participate. Adjustments in the form of deletions from the agenda may be accomplished here so long as there is disclosure of the reason for the deletion and an indication as to when or if the item will be placed on a future agenda.

Public Input

Limited to 5 minutes or less per Mayors discretion.

1. Appearance

1.1 Chief Horton, Fire District 3

2. Consent Agenda:

2.1 Approve Accounts Payable for March 2019

3. Old Business:

3.1 SOU Internships

3.2 SOWT Service Agreement

4. New Business

4.1 Ordinance 19-02 loan from IFA

4.2 Ordinance 19-01 first reading

4.3 Prioritization of Public works equipment requests

This agenda and the entire agenda packet, including staff reports, referenced documents, resolutions and ordinances are available at the Gold Hill City Hall in advance of each meeting 420 6th Avenue (P.O. Box 308), Gold Hill, OR 97525. Information can also be viewed at www.ci.goldhill.or.us



Gold Hill Water Plant staffing

Our unlicensed plant operator retired effective December 31, 2018. Our certified plant operator with DRC qualification has resigned effective 02/15/2019. Since submitting his resignation, he called in sick daily. In the interim, we kept the plant operating and creating treated water using untrained, non-licensed personnel. Staff from Rogue River Public Works have come in on the weekends and performed mandated water testing. The DRC left for good on 02/14/2019 and we have relied on SOWT personnel since that date.

State law as implemented by the 'Oregon Health Authority' (OHA) require us to have a Level 3 water technician, with a filter endorsement to act as our DRC (Designated Responsible Contact).

I have reached out to both OHA and OAWU for contacts and advice on both temporary and long term solutions. I have found that neither organization has available qualified staff that could serve as interim water plant DRC.

Basically, our choices are:

- a. Contract out water services to a private sector firm. This model is being successfully implemented with RVSS and our sewer plant. It relieves Gold Hill of the time consuming aspects of recruiting, hiring and training of employees.
- b. Rebuild our water plant staff: Recruit new employees, one of whom needs to be licensed at least level 3 with a DRC designation.
- c. Find a temporary solution ; using staff from SOWT, OAWU or OHA utilize the services of a qualified water professional on a *temporary basis* while we put together a long term solution. This is essentially what we have done. It is not a practical long term solution.

All these choices require tradeoff's and range widely in cost to the city. We are short staffed in Public Works, as I have held off hiring the needed Utility worker. Should the Council elect to staff the plant with city employees, I will hire an individual with the interest and capability to serve as half-time water plant operator in addition to public works duties. Whatever decision is reached, we are legally and ethically required to provide competent, capable water plant staffing. Having stable, long-term water plant staffing is essential as we are looking at amending our *Water Master Plan* to address future capacity concerns.

Rob

GH water plant staffing

ORDINANCE NO. 19-02

**ORDINANCE OF THE CITY OF GOLD HILL
AUTHORIZING A FORGIVABLE LOAN FROM THE SAFE DRINKING WATER REVOLVING LOAN FUND
BY ENTERING INTO A FINANCING CONTRACT
WITH THE OREGON INFRASTRUCTURE FINANCE AUTHORITY**

The City Council of the City of Gold Hill (the “Recipient”) finds:

A. The Recipient is a community water system as defined in Oregon Administrative Rule 123-049-0010.

B. The Safe Drinking Water Act Amendments of 1996, Pub.L. 104-182, as amended (the “Act”), authorize any community or nonprofit non-community water system to file an application with the Oregon Infrastructure Finance Authority of the Business Development Department (“OBDD”) to obtain financial assistance from the Safe Drinking Water Revolving Loan Fund.

C. The Recipient has filed an application with the OBDD to obtain financial assistance for a “safe drinking water project” within the meaning of the Act, and the OBDD has approved the Recipient’s application for financial assistance from the Safe Drinking Water Revolving Loan Fund.

D. The Recipient is required, as a prerequisite to the receipt of financial assistance from the OBDD, to enter into a Financing Contract with the OBDD, substantially in the form attached hereto as Exhibit A.

E. Notice relating to the Recipient’s consideration of the adoption of this [Ordinance/Resolution/Order] was published in full accordance with the Recipient’s charter and laws for public notification.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the Recipient as follows:

1. Financing Loan Authorized. The Governing Body authorizes the Mayor to execute the Financing Contract (the “Financing Documents”) and such other documents as may be required to obtain financial assistance including a loan from the OBDD on the condition that the principal amount of the loan from the OBDD to the Recipient is not more than \$20,000 and the interest rate is not more than 1%, which is eligible for complete principal forgiveness if contract conditions are met. The proceeds of the loan from the OBDD shall be applied solely to the “Costs of the Project” as such term is defined in the Financing Contract.

2. Security. Amounts payable by the Recipient shall be payable from the sources described in Section 4 of the Financing Contract and the Oregon Revised Statutes Section 285A.213(5) which include:

- (a) Amounts withheld under subsection 285A.213(6);
- (b) The general fund of the Recipient;
- (c) Any other source.

3. Additional Documents. The Mayor is hereby authorized to enter into any agreements and to execute any documents or certificates which may be required to obtain financial assistance from the OBDD for the Project pursuant to the Financing Documents.

4. Tax-Exempt Status. The Recipient covenants not to take any action or omit to take any action if the taking or omission would cause interest paid by the Recipient pursuant to the Financing Documents not to qualify for the exclusion from gross income provided by Section 103(a) of the Internal Revenue Code of 1986, as amended. The [name of officer] of the Recipient may enter into covenants on behalf of the Recipient to protect the tax-exempt status of the interest paid by the Recipient pursuant to the Financing Documents and may execute any Tax Certificate, Internal Revenue Service forms or other documents as shall be required by the OBDD or their bond counsel to protect the tax-exempt status of such interest.

5. Effective Date. This Ordinance shall be in force and effect from and after passage by the Governing Body.

DATED this 29th day of March, 2019.

Mayor



ATTEST:

City Manager



City of

GOLD HILL

P.O. Box 308 • Gold Hill, OR 97525
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Ordinance No. 19-01

AN ORDINANCE OF THE CITY OF GOLD HILL, OREGON AMENDING
THE COMPREHENSIVE PLAN AND CHANGING THE ZONING MAP OF
THE CITY OF GOLD HILL

Whereas, the City of Gold Hill received an application for a Comprehensive Plan Amendment from Public to High Density Residential and a Zoning Map Change from P (Public Uses) to R-3 (Multiple-Family Residential), for property located at 404 Sixth Avenue (Map No. 36-3W-15CC, tax lots 3500 and 3600); and

Whereas, after legal notice was provided to owners of property within 300 feet of the subject site, a Public Hearing was convened before the Council of the City of Gold Hill on February 4, 2019, to consider the application and staff report; and

Whereas, the public provided written and oral testimony regarding the appropriateness of replacing the Public Uses designation with residential zoning at density levels ranging from the requested multiple-family to single family residential, and

Whereas, in addition to oral testimony both favoring and opposing the amendment, five parties submitted written testimony opposing the R-3 zoning citing densities incompatible with neighboring properties, while favoring either retaining the Public Uses zone or approving an R-1 designation.

Whereas, the Council of the City of Gold Hill determined, based on the hearings record and the staff findings, that the request for a Comprehensive Plan Amendment and Zone Change is consistent with the applicable criteria if Tax Lot 3500 is zoned R-3 and the vacant Tax Lot 3600 is zoned R-2

Whereas, the Council of the City of Gold Hill approved the request by a vote of 5 in favor and 1 opposed.

THE COUNCIL OF THE CITY OF GOLD HILL ORDAINS AS FOLLOWS:

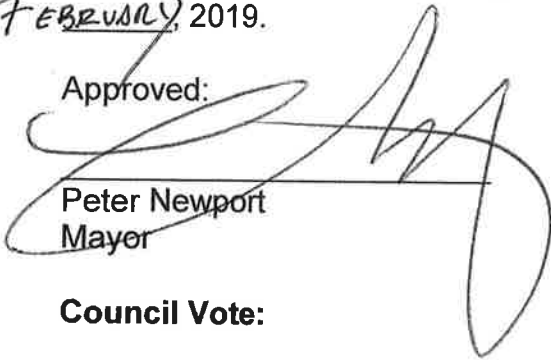
The Comprehensive Plan Map Amendment and Zoning Map Change are approved as follows:

- Section 1: Title This Ordinance shall be known as the amended Comprehensive Plan and Zoning Map of the City of Gold Hill, Oregon.
- Section 2: Description A map, attached as Exhibit B, identifies the property which is referenced as Tax Lots 3500 and 3600 on the Jackson County Assessor's Map No. 36-3W-15CC.
- Section 3: Amendment The Gold Hill Comprehensive Plan Map is amended from Public to High Density Residential and the Zoning Map is amended from P (Public Uses) to R-3 (High Density Residential) for Tax Lot 3500 on Jackson County Assessor's Map No. 36-3W-15CC; and the Comprehensive Plan is amended from Public to Medium Density Residential and the Zoning Map is amended from P (Public Uses) to R-3 (Medium Density Residential) for Tax Lot 3600 on Jackson County Assessor's Map No. 36-3W-15CC.

Section 4: The City Council adopts as its own, and incorporates by reference, the findings attached as Exhibit A.

PASSED AND APPROVED by the Council of the City of Gold Hill this 4th day of FEBRUARY, 2019.

Approved:



Peter Newport
Mayor

Attest:



Rob Lowe
Interim City Manager

Council Vote:

Councilor Dell	<u>Y</u>
Councilor Hinkley	<u>Y</u>
Councilor Palmer	<u>Y</u>
Councilor Studebaker	<u>N</u>
Councilor West	<u>Y</u>
Council Wilson	<u>Y</u>