



City of

GOLD HILL

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**GOLD HILL CITY COUNCIL
MEETING MINUTES
February 04, 2019**

Mayor Newport led the Call to Order/ Roll Call/Pledge of Allegiance at 6:00 pm

There were no Agenda Adjustments

Councilor West was absent at roll call; arrived at 6:10 pm

Public Input

Planner Converse explained that all comments relevant to the Public Hearing need to be made inside the land use hearing.

Residents Lorri Hettman, Brianne Phillips and Steve Kiesling spoke before Council

Ms. Hettman is partnering with GH Historical Society to put on the Gold Dust Day. Asked to City to assist with trash pickup, road blockage etc. CanDO annual meeting is on 02/21 at the Golf Course.

Briann Phillips spoke regarding the need to enhance public transportation in Gold Hill. Asked if possibly JCT could be persuaded to pickup/dropoff IN TOWN...possibly at the Library.

Steve Kiesling introduced King of the Rogue July 12-14. Mentioned that the Jet Boats may bring spectators up river to the competition. Focus is on the Upper River Road side of river. Councilor Hinkley will post on City website.

Resident Tony Wilson appeared and requested that the Council remove Christine Alford from the Budget Committee due to her activities on social media. Council directed CM Lowe to research the issue, confer with city attorney and report back to Council.

Resident Alford spoke ; discussed prior 'lawsuits' that have been brought against the city. Mentioned GH Police dept. Councilor Dell pointed out that her examples are many years ago.

Resident Christine Alford continued,, addressing prior instances where Councils have experienced legal difficulties.

Mayor Newport administered the Oath of Office to Councilor Studebaker

The Mayor read the opening statement indicating the rules which guide a land use public hearing.

Public Hearing : Zone change request 404 Sixth Avenue - 6:15 pm

The zone change/comprehensive plan amendment was requested by Lance Holder ("Adams Way LLC"). He requested a change from 'Public' to high-density residential R3. Details of the application were presented by Dick Converse, Principal Planner for Gold Hill. Dick introduced his replacement at RVCOG Ryan Nolan. Dick explained that council could approve a lesser designation of R1 or R2. He explained the nature of the staff report. Defined permitted uses in 'Public' zones. Except for the Grange Hall, all other properties zoned 'public' are in fact public ownership. The existing building is 7200 square feet.

Mr. Holder spoke, explained that an R3 zone allows a much more creative use of the building, and only requires 1.5 parking spaces per unit as opposed to the 2.0 spaces per unit with other residential zones. He envisions the parking to be lodged *under the living units*, in the structure itself.

Various residents spoke in favor and opposition of the proposal. Opposition was mostly based in concerns about vehicles, parking and traffic. Several raised the issue of low water pressure, and concerns about city having adequate water supply. A resident wondered if an 'EIS' had been completed; Dick answered that none is required for this project. Peter Fish noted that only Dardanelles and Gustaf present 'escape routes' should a fire break out in the hills. Several speakers noted the extreme shortage of affordable housing in the Rogue Valley. Ed Cooper pointed out that there will be a site plan review prior to any final approval of buildings. Councilor Studebaker pointed out that county wide rental vacancy rate is only 2%, more housing and revenue to the city is essential. Councilor Dell questioned whether or not the city infrastructure can support growth? Steve Kiesling spoke in favor of the R3 zoning for the Grange Building. Ms. Phillips discussed the complexity of venting indoor parking garages. Resident Peter Fish spoke regarding the limited ingress/egress from the hill neighborhoods. Only 2 north-south escape routes in the case of fire. Lack of commercial services (i.e., doctors, etc) was noted. Resident Alford mentioned our current inability to supply enough water.

Mr Holder presented his rebuttal noting he has been a local builder for 30 years, and urged the Council to make the zone change "conditional" on his presenting plans. Dick mentioned completing a "build out study" which would illustrate how many units could be placed on the second parcel. Mayor Newport closed the hearing at 7:25 pm

Council discussion follows; councilor Wilson suggested 'splitting' the zone requests : re-zone the Grange building R3, but only R2 for the open building parcel.

Council voted 5 – 1 affirmative, with Councilor Studebaker voting NO. Councilor West expressed concerns about infrastructure issues & limitations to approve zoning change. Motion made by Councilor Dell, seconded by Councilor Hinkley

1. Appearance ;

1.1 Michael Cavallaro – RVCOG annual report Director of RVCOG addressed the council, mentioned that one service COG has for jurisdictions is finding and administering grants. He explained why Gold Hill is part of the MRMPPO transportation plan. COG performs mapping and has a drone available. Discussed Dick Converse retiring and his replacement Ryan having a 3 month training overlap. Highly recommended having COG administer any small city grants due to the complexity.

2. Consent Agenda:

2.1 Approve Council Minutes, January 07, 2019 Council approved minutes by a 5 vote affirmative, with Councilor Studebaker abstaining.

2.2 Approve Accounts Payable January 2019 Councilor Hinkley questioned payments made to David Forest. Also payment made to Gatt electrical for repairs made at water plant. AP was approved by a 6-0 vote.

3. Old Business:

3.1 Appoint a budget officer Councilor West proposed that CM Lowe be appointed. Motion passed 6-0.

3.2 Post vacancies on Budget Committee CM Lowe requested a motion to post vacancies on Budget committee. Motion passed 6-0. CM will post openings immediately.

4. New Business

4.1 Gold Hill charter section 32 enforcement Mayor Newport discussed what causes a vacancy on city council. Councilor Dell missed more than 60 days of city meetings. Councilor Palmer feels Charter should be enforced to insure commitment by councilors. Councilor Dell indicated he was in a serious car accident which left him with an injured arm. Councilor Dell attended the 11/05 meeting. Councilor Palmer insisted

that all councilors abide by council rules, as they are held to a higher standard. Councilor Dell missed 4 noticed meetings. Councilor Dell expressed that he stood up to 2 ½ years of difficulty with prior council. Councilor Dell expressed his concerns about city infrastructure. He expressed his perception of being "railroaded" off the new council. Mayor mentioned councilors join meetings via a video/phone connection. Councilor Hinkley wondered if Dell is physically able to perform his duties. Dell expressed he is healing, not in so much pain. Motion proposed by Councilor Palmer to **strictly enforce** language regarding council attendance. Council voted 6-0.

4.2 Water Master Plan Amendment # 2 - Civil West Prior council approved amendment to our water master plan to address expected growth. Also due to state of Oregon requiring a study of seismic survivability we received a \$20,000 grant to offset the costs. Councilor Wilson made the motion, council voted 6-0 affirmative.

4.3 Request for support from 'Gold Valley Little League' Councilor West pointed out that last year a championship was held here in Gold Hill. Councilor Wilson proposed sponsorship at Grand Slam level. Council voted 6-0.

4.4 Re-establish Municipal Court Council expressed support for re-establishing a Municipal Court.. CM Lowe indicated that County Circuit Court will not accept city ordinance violations. Councilor West made motion, seconded by Councilor Hinkley. Councilor Dell questioned why JCSO will not cite violators into County Court. Motion passed 5-1 Councilor Dell voted no. A resident asked if our Muni Court would also perform weddings?

4.5 Renew employment agreement with interim City Manager Prior verbal agreement with CM Lowe expired 01/15. CM indicated a willingness to extend to 06.30.19. Original intention was to serve 6 months. Councilor Dell asked if now is a good time to recruit for a permanent City manager? Councilor Palmer added possibility of an executive session. Councilor Wilson urged council to move forward with recruiting. Councilor Studebaker stressed that we are facing several large, critical decisions which might complicate hiring of a new CM. Council voted 6-0 affirmative to extend CM Lowe to 06.30.19.

4.6 Communication & attendance standards Mayor Newport suggested need to communicate effectively. Councilor Hinkley cautioned danger of "serial meetings". Pete suggested regularly checking for city emails! Best practice is to communicate with CM, and the CM can distribute relevant information to all councilors. Mayor suggests regular 1st and 3rd Monday meetings. Pete urged every Monday at 6pm to check tablets. Provide feedback to CM. Council moved to hold 2 meetings per month and regularly review city email. Motion made by Councilor Palmer. Passed affirmative 6-0.

At this point; The Mayor suggested moving the remainder of the meeting to a further Agenda. CM Lowe reminded Council of meeting with CIS following night 2/5/19 at 6:00pm.

Resident Tony Wilson had requested the removal of Budget Member Alford should be removed from her position on the budget committee. Councilor West questioned the validity of such a move. Council directed CM to ask city attorney for an opinion.

No further public input.

Mayor adjourned meeting at 9:15 pm.

Minutes approved by: _____
Peter Newport, Mayor of Gold Hill

Minutes submitted by:  _____
Robert Lowe, City Manager