

**Central Point
City Hall
541-664-3321**

City Council

Mayor
Hank Williams

Ward I
Bruce Dinger

Ward II
Michael Quilty

Ward III
Brandon Thueson

Ward IV
Allen Broderick

At Large
Rick Samuelson
Tanea Browning

Administration
Chris Clayton, City
Manager
Deanna Casey, City
Recorder

**Community
Development**
Tom Humphrey,
Director

Finance
Steven Weber,
Director

Human Resources
Elizabeth Simas,
Director

**Parks and Public
Works**
Matt Samitore,
Director
Jennifer Boardman,
Manager

Police
Kris Allison Chief

**CITY OF CENTRAL POINT
City Council Meeting Agenda
October 13, 2016**

Next Res. 1476
Next Ord. 2030

- I. REGULAR MEETING CALLED TO ORDER – 7:00 P.M.**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. PUBLIC APPEARANCES – *Comments will be limited to 3 minutes per individual or 5 minutes if representing a group or organization.***
- V. SPECIAL PRESENTATION**
 - A. RVSS Report
- VI. CONSENT AGENDA**

Page 2 - 8	A. Approval of September 22, 2016 Council Minutes
9 - 11	B. Approval of Technology Equipment Surplus List
- VII. ITEMS REMOVED FROM CONSENT AGENDA**
- VIII. PUBLIC HEARING, ORDINANCES, AND RESOLUTIONS**

13 - 18	A. Resolution No. _____, A Resolution Exercising the Power of Eminent Domain for the Table Rock Road Improvements - Biddle to Airport Road (Samitore)
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- IX. BUSINESS**

20 - 21	A. Planning Commission Report (Humphrey)
23 - 27	B. Flood Plain Program Update (Holtey)
29 - 32	C. Battle of the Bones Discussion (Samitore)

X. MAYOR'S REPORT

XI. CITY MANAGER'S REPORT

XII. COUNCIL REPORTS

XIII. DEPARTMENT REPORTS

XIV. EXECUTIVE SESSION

The City Council may adjourn to executive session under the provisions of ORS 192.660. Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

XV. ADJOURNMENT

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 72 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-423-1026 (voice), or by e-mail at: Deanna.casey@centralpointoregon.gov.

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta publica de la ciudad por favor llame con 72 horas de anticipación al 541-664-3321 ext. 201

Consent Agenda

**CITY OF CENTRAL POINT
City Council Meeting Minutes
September 22, 2016**

I. REGULAR MEETING CALLED TO ORDER

Mayor Williams called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL: Mayor: Hank Williams
Council Members: Allen Broderick, Bruce Dingler, Brandon Thueson, Tanea Browning, Rick Samuelson, and Mike Quilty were present.

City Manager Chris Clayton; Police Chief Kris Allison; Parks & Rec Director Jennifer Boardman; Finance Director Steven Weber; Parks and Public Works Director Matt Samitore; Community Planner Stephanie Holtey; Captain Dave Croft; and Building Permit Tech Liz Riddle were also present.

IV. PUBLIC APPEARANCES - None

V. CONSENT AGENDA

A. Approval of September 8th, 2016 City Council Minutes

Allen Broderick moved to approve the Consent Agenda as presented.

Brandon Thueson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

VI. ITEMS REMOVED FROM CONSENT AGENDA - None

VII. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

A. Resolution No. 1474, A Resolution Approving a Five-Year Water Service Agreement Between the City of Central Point and the Medford Water Commission.

Public Works Director Matt Samitore stated that every 5 years the City must renew its contract for service with the Medford Water Commission (MWC). During this renewal there were two issues with the current contract that Public Works wanted to see addressed.

The first issue was regarding peak hours. After discussion with MWC it was agreed to add back in language to allow the City to operate as currently stated during non-peak hours; which are now 5 to 11 instead of 5 to 10.

The second issue was to eliminate Urban Reserves from Article 3. For resolution with this issue MWC added Resolution 1058 which allows the City to provide water to Urban Reserve Areas. Samitore stated that there is some contradictory language in Resolution 1058 and MWC agreed to make the changes to this statement before the next contract.

Parks and Public Works Director Matt Samitore explained that the MWC also said that they will be looking at 24 hour water usage in the next 5 years and that the City may need to look at installing a Variable Speed Pump on Beall Lane by Dash Delivery; this of course being contingent on supply as there must be enough flow for the pump to work properly.

There was some discussion between Council about suggesting that consumers set their sprinklers to a 3:00 am watering schedule to reduce peak usage and Mr. Samitore informed Council that the 7:00 am peak that was an issue has been resolved and now there is a 9:00 pm peak that needs to be addressed.

Bruce Dingler moved to approve Resolution No. 1474, A Resolution Approving a Five-Year Water Service Agreement Between the City of Central Point and the Medford Water Commission. Mike Quilty seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, yes; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

B. Resolution No. 1475, A Resolution Recommending Adoption of an Agreement Between the City of Central Point and the Central Point Chamber of Commerce for Contract Operations of the City's Visitor Information Center

The 2104 agreement between the City and the Chamber includes an automatic 2 year renewal that is effective October 1st of 2016. Prior to this renewal there were a few areas that Mr. Clayton felt needed discussion with the Council.

An overpayment in the amount of \$8800.00 that was paid to the Chamber in the 2013/2014 fiscal year has been satisfied and needs to be eliminated from the contract.

On June 30th the lease under which the Chamber has been contracted has ended and they have been operating on a month to month basis. Clayton wanted the Council's input as to whether he should approach the Chamber for a new lease agreement or have things remain the way they are. The Council discussed the benefits to a lease and agreed that they should extend a lease.

The Council was also interested in how many visitors, emails etc. that the Visitor Center serves and if the money the City spends is worth it. Miss Browning had some rough numbers about visitors and emails but said that they can start tracking the numbers if the Council would like. Mr. Clayton expressed how the community involvement through the Chamber is preventing us from having to

staff events and that the City is getting a bargain for what we pay and what they contribute.

Allen Broderick moved to approve Resolution No. 1475, A resolution Recommending Adoption of an Agreement Between the City of Central Point and the Central Point Chamber of Commerce for Contract Operations of the City's Visitor Information Center. Rick Samuelson seconded. Roll call: Hank Williams, yes; Bruce Dingler, yes; Tanea Browning, abstain; Brandon Thueson, yes; Allen Broderick, yes; Rick Samuelson, yes; and Mike Quilty, yes. Motion approved.

VIII. BUSINESS

A. Long Term Financial Agreement Updated

Finance Director Steven Weber updated the information for the long term financial agreement showing that with the adjustments that were made last year by implementing a few additional fees, the City is projected to spend less than the revenue that it generates.

B. Bi-Annual Survey Discussion

Planner Stephanie Holtey informed the Council that every two years the City sends out a survey that evaluates the overall satisfaction of the residents of our city and that this information is a key strategy for building a strong relationship between the City and its residents.

Ms. Holtey is recommending that the city no longer contract with the current firm, Hebert Research, and that they be informed that the City is publishing a Request for Proposals so that the City can evaluate other firms and make a decision based on qualification and price.

Council discussed the disadvantages to doing this, losing our 5% discount with Hebert, but quickly agreed that it would be advantageous for the City to get other bids.

Ms. Holtey also requested that three council members make up an ad hoc committee that will help with survey development, including consultant selection. Council members Allen Broderick, Rick Samuleson and Mike Quilty have agreed to head this committee which will be discussing this in November preparing for a January 2017 deployment.

C. Water Quality Program Update

Mr. Samitore explained that the City is required to test and report every three years through the state of Oregon. Most of the samples are done throughout nine stations that are located in a park setting within the city. When the water was tested in 2014, copper and lead were within acceptable levels and

everything else was at zero. However this year there have been some issues with lead; MWC found pigtailed within their system and are replacing as they find them. City of Central Point has not found any pigtailed in our system but it doesn't mean there aren't any. The city decided to do their own testing, different from the state testing, in that the city would find volunteers that would allow us to test the water and when we did this there were two areas; off Mendolia and Van Horn Park, that had some issues. Results came back with .011 to .014; action level from the EPA is .015 and is considered the point where you need to be concerned as a water provider so more testing needed to be done.

Staff tested a house directly across from one of the testing stations and came back as .001 but Van Horn Park came back as .020. After researching the issue, staff discovered that the testing stations were built with sweated joints and by the same contractor. The lead that was used in those pressure stations has a highly corrosive aspect to them so both have been dug up and will be replaced.

At Van Horn park staff also discovered that the service line that runs into the park is an old cast iron pipe. The cast iron pipe is filled with lead at the joints and corrodes easily. Because of the intermittent use at the park the lead corrosion breaks off the pipe and into the water. Plumber has been hired and is re-doing those stations.

City doesn't have any residents in the Freeman Rd. area that are on our list for volunteers and we need to send a letter out. The state is really only concerned in homes that were built in the 1982-1985 where a certain type of lead pipe was installed in Oregon. We have 34 houses that we need to speak with and get specific tests for and so we will be sending a separate letter to those residents. A separate letter will be mailed to businesses with construction in this time frame as well.

If a concerned citizen calls they can sign up for the testing and staff is checking meter and doing a little investigating to make sure everything is okay. If one house tests a little high then staff will test the whole neighborhood to see if it is an isolated incident or an issue within the whole neighborhood.

There is some talk by MWC adding an additive to the water to help with corrosion but there is concern that once we use the additive we can never stop using it or it will cause even worse corrosion. The council talked about what could we do before that step is taken to help resolve some of the issues. Mr. Samitore also noted that we have no new master meters that service water to our city and the ones now are filled with lead parts. The city is asking that MWC replace the (3) master meters over a period of time and continue to work with MWC on treatment options.

C. Parks Master Plan Update

Jennifer Boardman stated that the Master Plan process was started in February with a survey that over 380 people returned and several public meetings which have been in low attendance.

Jennifer speaks to the public every day regarding concerns but very few residents actually come to the meetings and want to address their issues. The surveys were very informational about what the residents want and what they are hoping to see in the future.

Conservation techniques that are doing the Master Plan are reaching out to stake holders in the business community, school officials etc. with questions to provide input. Boardman provided the council with those questions and would like input about the questions and if there are other questions the council thinks the city should be asking. Staff will have a draft plan to the Parks Commission in November and present it to council for approval in January.

IX. MAYOR'S REPORT

Mayor Williams reported that he:

- Attended a luncheon meeting with the governor's representative, Alex Cross and Chris Clayton on the 9th.
- Attended League of Cities (LOC) Hall Day on a panel discussion to talk about legislative efforts of the LOC. On the 15th. Some of those issues were;
 - Transportation Funding-no increase in gas tax, and no vehicle miles tax.
 - Reallocating the marijuana tax based on grow sites.
 - Jackson and Josephine county grow sites half of the total marijuana grown in Oregon and Josephine County feels that 90% is going to the black market versus the 70% projected by the state.
 - Measure 97 is polling at plus 30
- Volunteered at the Harvest Fair/Battle of the Bones pouring wine on the 17th
- Attended Medford Water Commission meeting on the 21st.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- Costco decision is due Friday so be looking for a notice regarding LUBA's decision.
- 40 acres near Upton Rd.; owned by the City but not within the city limits has been leased to the same gentleman for the last 5 years. PW received a call regarding drainage issues and when the property was checked it appears that the gentleman has sub-leased to someone else that has a marijuana grow on it. Mr. Clayton will be amending this lease for specific use so that the city doesn't run into this issue again.
- Request to move Study Session from September 26th to October 3rd. Council agreed.

XI. COUNCIL REPORTS

Council Member Mike Quilty reported that:

- Attended a meeting on Tuesday, 20th looking at truck traffic not being able to move and it appears it is due to animal impacts
- Clean Energy is now open

- Marijuana grows have a negative impact on the flavor of the wine that is made in the valley. It makes the wine skunky so it is an issue that may become a concern for this community.

Council Member Brandon Thueson reported that:

- He attended the Harvest/Fair Battle of the Bones and volunteered as one of the BBQ tasting judges. He reported that the BBQ was great and the atmosphere was as well.

Council Member Rick Samuelson reported that:

- Has some concerns regarding the cemetery. The new owners have not done anything on upkeep. There was some discussion about having the

Council Member Bruce Dingler had nothing to report.

Council Member Allen Broderick reported that:

- He attended the Parks & Rec meeting
- Recently tried the new BBQ place 'Mary's BBQ' and 'The Perk' and was pleased with both
- Attended the Harvest Fair/Battle of the Bones and had a great time

Council Member Tanea Browning reported that she:

- Attended the Multi-Cultural Committee meeting on the 12th. Moving forward with some positive changes that will help with the application turnout for the scholarship.
- Attended Hazard Mitigation Planning meeting on the 15th.
- Attended Tour of Del Rio Vineyards on the 16th.
- Was unable to attend BOB but heard great feedback surrounding the event.
- Greeters at Umpqua Bank on the 20th was well attended. Had a live drawing for 'out and about bingo' which was a great way for the citizens to find out more about local businesses and win great prizes while doing it.

XII. DEPARTMENT REPORTS

Parks and Public Works Director Matt Samitore reported that:

- Battle of the Bones was this last weekend and staff should have a detailed report in the next week. As this was the first year there are some adjustments that need to be made but all in all it was a success.

Police Chief Kris Allison

- Attended the Jackson County Homeless Task Force meeting and talked about the demographics of each area and how different the need was in each area.
- Facebook has over 6500 followers which is a third of our city population and is a great way to keep the community informed. Kudos to Desiree Badizadigan for maintaining and posting daily.

Community Planner Stephanie Holtey reported that:

- Looking at getting a new business in the city; Rogue Valley Micro Devices
- Working hard with applicants to balance code requirements and get them the best product that we can
- Working on long range planning and cleaning up code

XIII. EXECUTIVE SESSION - None

XIV. ADJOURNMENT

Mike Quilty moved to adjourn, Rick Samuelson seconded, all said “aye” and the Council meeting was adjourned at 9:03 p.m.

The foregoing minutes of the September 8, 2016, Council meeting were approved by the City Council at its meeting of September 22, 2016.

Dated:

Mayor Hank Williams

ATTEST:

City Recorder

STAFF REPORT

DATE: OCTOBER 13, 2016
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: JASON RICHMOND, IT DIRECTOR

SUBJECT: The City has reviewed inventory of technology equipment that is obsolete and is no longer of use.

SUMMARY: Attachment "A" shows the list of equipment that is obsolete. The Information Technology division would like to donate or recycle the excess equipment to clear space at City Hall. The only items of value on the equipment list are the IP Phones and the LCD monitors but are of no value to the City due to upgrades of technology infrastructure.

The current market value of the Inter-tel IP phones is approximately \$2,000.

The market value of the LCD monitors is approximately \$640.

The market value of the Aastra IP Phones is approximately \$700.

Upon approval of disposition we will contact local non profits and other public agencies to donate and/or we will send the items to auction.

The remaining equipment is either damaged or has zero residual monetary value and will be recycled by an environmentally friendly electronics recycler.

RECOMMENDED MOTION: Approve disposition of the obsolete equipment list.

Qty	Make	Model	Description	S/N	Donate/Recycle	Notes
2	Seagate	ST373455SS	Hard Drive	3LQ09JFD, 3LQ091BA	Destroy	Obsolete
15	Imation	Ultrum LTO3	Backup Tapes	n/a	Destroy	Obsolete
4	Dell	1908FPT	LCD Monitor	n/a	Donate	Working
2	Dell	1909Wb	LCD Monitor	n/a	Donate	Working
2	Dell	E198FPb	LCD Monitor	n/a	Donate	Working
19	Planar	PL1910M-BK	LCD Monitor	n/a	Donate	Working
5	Planar	PE191MBK	LCD Monitor	n/a	Donate	Working
15	Aastra	6753i	IP Phone	n/a	Donate	Working
2	Aastra	6757iCT	IP Phone	n/a	Donate	Working
5	Targas	N/A	Laptop bag	n/a	Donate	
1	Dell	N/A	Laptop bag	n/a	Donate	
76	Intertel	8622	IP Phone		Donate	Working
9	Intertel	8622E	IP Phone		Donate	Working
1	Sony	KDL-40S2400	Sony LCD TV	8017558	Recycle	Broken
2	Lenovo	CT0	Desktop Computer	MJ08923, MJGDP19	Recycle	Obsolete
2	APC	Backup 800	UPS Battery	n/a	Recycle	Broken
1	IBM	Thinkpad T23	Laptop	78-WMWLN	Recycle	Obsolete
2	IBM	Thinkpad G40	Laptop	KM-5555G, KM-5556F	Recycle	Obsolete
3	APC	Backup 350	UPS Battery	n/a	Recycle	Broken
6	Apple	MC533LL/B	iPad Keyboard Dock	N/A	Recycle	Obsolete
3	Linksys	WRT54G	Router	CDFD1F562487, CGN70F3B9503, CL7C1H305916	Recycle	Broken
2	Logitech		iPad Bluetooth Keyboard	n/a	Recycle	Broken
3	GlobalSat	BR-355	GPS Receiver	BRG0029054, BRG0029050,	Recycle	Obsolete
2	Ultra	1000AP	UPS Battery	n/a	Recycle	Broken
1	Dell	Dimension 310	Desktop Computer	CRWWSB1	Recycle	Broken
1	NEC	910-157-230	Conference Phone	AA00430541155A	Recycle	Broken
1	Infocus	IN34	Projector	ATMV71401321	Recycle	Broken
1	TrippLite	AVR550U	UPS Battery	9518DY0BC527501430	Recycle	Broken
1	HP	PSC1610-	Printer	MY5A5F31MB	Recycle	Broken
1	HP	cp1518ni	Printer	n/a	Recycle	Broken
2	Dlink	DSS-8+	Router	B23B345001328, B20674B001703	Recycle	Broken
1	Dell	4550	Desktop Computer	11Q5K21	Recycle	Broken
1	Celestix	SX	Security Appliance	8080001965	Recycle	Obsolete
1	Zonet	ZFS3216E	Switch	AP7CK000349	Recycle	Obsolete

1	Adtran	1524st	Switch	LBADTN0703AA171	Recycle	Obsolete
1	Promise Technology	Vtrack M3101	Storage SAN	RA0008508155	Recycle	Obsolete
4	Planar	PL191M	LCD Monitor		Recycle	Working
1	Viewsonic	VP920B	LCD Monitor		Recycle	Broken
2	Viewsonic	VW224T	LCD Monitor		Recycle	Broken
1	HP	6310	Printer	CN675CGOXG	Recycle	Broken
1	Dell	D531	Laptop	JNRGOG1	Recycle	Obsolete
				L3-ABC1C, L3ABC1V, L3ABD9X, I3-		
4	Lenovo	T500	Laptop	abd1l	Recycle	Obsolete
1	Panasonic	CF29	Laptop	CF-29HTM50BM	Recycle	Obsolete
1	Microsoft	13802404486	Surface Docking Station	n/a	Recycle	Broken
1	Dell	D620	Laptop	6RF3WC1	Recycle	Obsolete
				200RK500029, 200RK500117,		
4	Wyse	D200	Thin Terminals	200RK500525, 200RK500559	Recycle	Obsolete
1	Canon	CR180ii	Check Scanner	CYJ08629	Recycle	Broken
1	Panasonic	CF19	Laptop	CF19KDRCGCM	Recycle	Obsolete
1	Belkin	F6H650-USB-DL	UPS Battery	n/a	Recycle	Broken
2	TrippLite	Smart500RT1U	UPS Battery	n/a	Recycle	Broken
2	Lenovo	4337	Docking Station	M2LLDXC, M2N4LFJH	Recycle	Obsolete
2	Lenovo	2504	Docking Station	M111JMV, M20B9H6	Recycle	Obsolete
3	Panasonic	CFWEB184	Docking Station	n/a	Recycle	Obsolete
2	Panasonic	CFWEB273CBL	Docking Station	n/a	Recycle	Obsolete

Resolution

Table Rock Road Eminent Domain



DATE: October 3, 2016
TO: Honorable Mayor and City Council
FROM: Matt Samitore, Parks & Public Works Director
SUBJECT: Potential Eminent Domain for Table Rock Road

PURPOSE:

Adopt a resolution authorizing the potential use of eminent domain acquisition of necessary right of way for the extension of Federal Way to the new Airport/Table Rock intersection.

SUMMARY:

In 2013, Jackson County received funding from the State of Oregon Enhance It Program (STIP) to reconstruct Table Rock Road from 2 lanes to 5 lanes from Biddle Road to Airport Road. Additionally, Table Rock Road will be widened from 2 lanes to 3 lanes from Airport to the I-5 bridge. The project will create two travel lanes in each direction, a center turn lane, sidewalks and bike lanes, although, no on-street parking will be allowed within the project limits.

Jackson County is doing the vast majority of the right of way negotiations and easement acquisition; however, one property owned by Mrs. Jean Savage Trustee (Savage property) located at 4279 Table Rock Road requires joint acquisition between Jackson County and the City of Central Point. Specifically, the Savage property is where a potential fourth “leg” of the signalized intersection will occur. The City Council previously approved a budget request to acquire thi land. Negotiations are currently ongoing.

There is an existing residential structure on the Savage property which is currently occupied by a renter. As part of this right of way acquisition process, the renter will be relocated so the house can be demolished once the property is acquired. Additionally, a septic system will remain within the City owned area until the future Federal Way construction occurs. The septic is hooked up to a legally nonconforming travel trailer that will remain on the remainder of the Savage property. Construction of this section of the future Federal Way street will coincide with the development of the industrial property immediately to the west of the Savage property and the corresponding extension of Federal Way.

How the process works is the consultant on the project, HDR, Inc. will be using their right of way division to negotiate for the property. The consultant appraiser comes up with values for the entire property. The appraisals are then sent to ODOT for review to ensure they are accurate. Subsequently, an offer is then made to the property owner.

If after our review if we do not agree with the submitted objections (if the property owners chooses to submit objections), the property owner has a right to hire their own appraiser.

Based upon the second appraisal, negotiations usually occur to find a reasonable difference. If multiple rounds of negotiations fail to produce a settlement, the case will be referred to a court for adjudication.

The City has completed many federally funded projects including: Oak Street Parking Lot, Senior Central Parking Lot, Freeman Road, 9th Street Reconstruction, etc. Each of these projects has required a similar resolution of intent for right of way acquisition.

EXHIBITS:

Exhibit A: Description of area to be acquired

Exhibit B: Map of area to be acquired

RECOMMENDATION: Approve the resolution authorizing the potential use of eminent domain if compensation with neighboring properties cannot be agreed upon on for Twin Creeks Rail Crossing project.

RESOLUTION NO. _____

**A RESOLUTION EXERCISING THE POWER OF EMINENT DOMAIN
FOR THE TABLE ROCK ROAD IMPROVEMENTS - BIDDLE TO AIRPORT ROADS**

RECITALS:

- A. The City of Central Point may exercise the power of eminent domain pursuant to City Charter and the Laws of the State of Oregon generally, when the exercise of such power is deemed necessary by the City’s governing body to accomplish public purposes for which City has responsibility.
- B. City has the responsibility of providing safe transportation routes for commerce, convenience and to adequately serve the traveling public.
- C. The project or projects known as Table Rock Road - Biddle to Airport Roads Improvements have been planned in accordance with appropriate engineering standards for the construction, maintenance or improvement of said transportation infrastructure such that property damage is minimized, transportation promoted and travel safeguarded.
- D. To accomplish the project or projects set forth above it is necessary to acquire the interests in the property described in “Exhibit A and B” attached to this resolution and, by this reference incorporated herein.

The City of Central Point resolves as follows:

Section 1. The foregoing statements of authority and need are, in fact, the case. The project or projects for which the property is required and is being acquired are necessary in the public interest, and the same have been planned, designed, located, and will be constructed in a manner which will be most compatible with the greatest public good and the least private injury.

Section 2. The power of eminent domain is hereby exercised with respect to each of the interests in property described in Exhibit A and B. Each is acquired subject to payment of just compensation and subject to procedural requirements of Oregon law.

Section 3. The City’s staff and the City Attorney and/or its agent HDR, Inc. are authorized and requested to attempt to agree with the owner and other persons in interest as to the compensation to be paid for each acquisition, and, in the event that no satisfactory agreement can be reached, to commence and prosecute such condemnation proceedings as may be necessary to finally determine just compensation or any other issue appropriate to be determined by a court in connection with the acquisition. This

authorization is not intended to expand the jurisdiction of any court to decide matters determined above or determinable by the Council.

Section 4. City expressly reserves its jurisdiction to determine the necessity or propriety of any acquisition, its quantity, quality, or locality, and to change or abandon any acquisition.

Passed by the Council and signed by me in authentication of its passage this _____ day of _____, 2016.

Mayor Hank Williams

ATTEST:

City Recorder

PARCEL 1 - Fee

A parcel of land lying in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 37 South, Range 2 West, W.M., Jackson County, Oregon and being a portion of that property described in that Warranty Deed to Jean Savage, Trustee, recorded April 10, 2013 in Document No. 2013-012259 of Jackson County Records; the said parcel being the Southerly 60.00 feet of said property.

EXCEPT therefrom that portion of said property included in a strip of land 50 feet in width, lying on the West side of the centerline of Table Rock Road, which center line is described as follows:

Beginning at Engineer's center line Station 53+96.13, said station being the South quarter corner of Section 12, Township 37 South, Range 2 West, W.M. monumented by a 2" brass disc described in Jackson County Survey No. 15965 and shown on Jackson County Survey No. 21974; thence North 00°16'37" West 10633.78 feet to Engineer's center line Station 160+29.91, said station being the North quarter corner of Section 1, Township 37 South, Range 2 West, W.M., re-established by GCDB 640700 and shown on Jackson County survey No. 21974.

Bearings are based on County Survey No. 21974, filed May 11, 2016, Jackson County, Oregon.

This parcel of land contains 12,154 square feet, more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR



OREGON
JULY 14, 1998
ROBERT C. LENNOX
2886

RENEWAL: 12-31-16

SEC. 12 N.W., T. 37 S., R. 2 W., W.M.

60.00'

Jean Savage, Trustee
Doc. No. 2013-012259

23,878 ft²±, Rem.

① 12,154 ft²±

90

027

60.00'

Use of this
portion acquired
by Jackson County

This portion acquired by Jackson County

50.00'

50.00'

TABLE ROCK ROAD

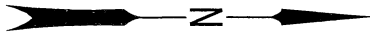
AIRPORT ROAD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

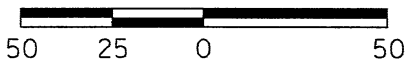


OREGON
JULY 14, 1998
ROBERT C. LENNOX
2886

RENEWAL: 12-31-16



SCALE 1" = 50'



FEET

**bluedot
group**

11700 sw 67th ave
tigard, or 97223

CAP101316

Section	Bear Creek - Biddle Road	Scale	1" = 50'
Highway	Table Rock Road - TL 901	Date	Sept, 2016
County	Jackson	File	TRR-027
Purpose	Road Widening	See C.S. 21974	

Business

**Planning Commission
Report**

PLANNING DEPARTMENT MEMORANDUM

Date: October 13, 2016
To: Honorable Mayor & Central Point City Council
From: Tom Humphrey AICP, Community Development Director
Subject: Planning Commission Report

The following items were presented by staff and discussed by the Planning Commission at its regular meeting on October 4, 2016.

- A. Public Hearing to consider a Conditional Use Permit application to place a Mobilite Telecommunications Antenna in the public right-of-way near McDonalds restaurant. The proposed project site is located in the C-4, Tourist and Office-Professional zoning district.** The Planning Commission received a staff report and testimony from the applicant's agent about erecting a 75 foot pole on 9th Street. Acknowledging that a pole like this raises visual and aesthetic concerns, the applicant asked for direction from the City rather than trying to second guess ways to obscure the pole. Commission members expressed concern about setting a precedent for other poles/antennas and asked the applicant if the pole could be moved, shortened or co-located on an adjacent power pole. They expressed a preference for a metal pole, painted a light color and within which equipment could be hidden. The Commission continued the item to the next regular meeting on November 1, 2016.
- B. Public Hearing to consider a Conditional Use Permit application to allow a women's fitness center to occupy available commercial space in the existing Fair City Market building. The project site is located in the C-N, Neighborhood Commercial zoning district.** The Planning Commission received a staff report and testimony from the applicant's agent about using 4015 square feet of an existing building for a unique women's fitness center. The center will be oriented toward young mothers and includes a children's play area internally. The Commission determined that there is adequate parking on site and that there would be no significant increase in vehicle trip generation. The CUP was approved with four conditions to satisfy the building department and three other agencies.
- **Urban Renewal – East Pine Street Streetscape Engineering Contract** – Staff summarized the Development Commission's study session from October 3rd and those Planning Commissioners in attendance added their impressions of the meeting.

- **Costco Conditional Use Application Update** – The Commission was informed of the status of the LUBA Appeal.
- **Changes on the Planning Commission** – The Commission was informed about Chuck Piland’s impending resignation and departure after the first of the year. Mike Oliver will be recommended as the new Planning Commission Chair.

Discussion

Floodplain Management



TO: Honorable Mayor and City Councilors

FROM: Stephanie Holtey, CFM, Community Planner II

DATE: October 13, 2016

RE: Floodplain Management Update

The purpose of this item is to provide the Council with a brief overview the City's floodplain management program and an update on recent flood zone changes within Twin Creeks.

Floodplain Program

The City participates in the NFIP, which makes federal flood insurance available for all residents and business owners in the community. This is important because 1) flood insurance provides financial protection for at-risk structures; and 2) federal law requires flood insurance as a condition of financing for properties in high risk flood hazard areas. As illustrated in the attached map (Attachment "A"), the City has seven (7) streams with 203 acres in high risk floodplains.

In recent years the cost of insurance has increased dramatically due to federal flood insurance reform laws passed in 2012 and 2014. The additional cost is a concern for Central Point families required to purchase flood insurance. In an effort to mitigate increasing costs, the City participates in the Community Rating System (CRS), which allows a community to earn automatic flood insurance discounts when floodplain management activities exceed the minimum NFIP requirements. At this time Central Point earns its residents a 20% discount. Some of the activities Central Point conducts include:

- Education and outreach
- Flood protection assistance
- Online floodplain management information, including an Elevation Certificate database
- Open Space Preservation
- Higher regulatory standards
- Floodplain management/hazard mitigation planning
- Drainage channel maintenance

The next audit of the City's CRS and Floodplain Management Program is scheduled for November 17, 2016 and will last until mid-April 2017. The program evaluation will be based on new rules that could affect the City's discount status. At this time it appears that the City will maintain its current status in the program; however, the margin of safety is slim. Although staff is doing everything possible to maintain Central Point's 20% discount, a 5% reduction in the City's discount is possible.

Twin Creeks Flood Zone Changes

Flood zone designations within the Twin Creeks Master Plan area were modified on September 14, 2016 per a FEMA Letter of Map Revision (LOMR). These changes are the result of flood mitigation planning and project construction by Twin Creeks Development Co., LLC.

When the Twin Creeks Master Plan was approved in 2000, most of the development was located outside of the high risk floodplain. In 2011 FEMA published a new flood map for Central Point based on updated flood studies. The result proved beneficial in some areas of the community but was particularly adverse for Twin Creeks (Attachment “B”). The map changes rendered a significant portion of platted and planned lots to be undevelopable. In response, Twin Creeks Development Co., LLC hired a consultant to design a solution that included construction of a floodway overflow channel, twin barrel culvert under Twin Creeks Crossing and expanded pond areas north and south of the channel.

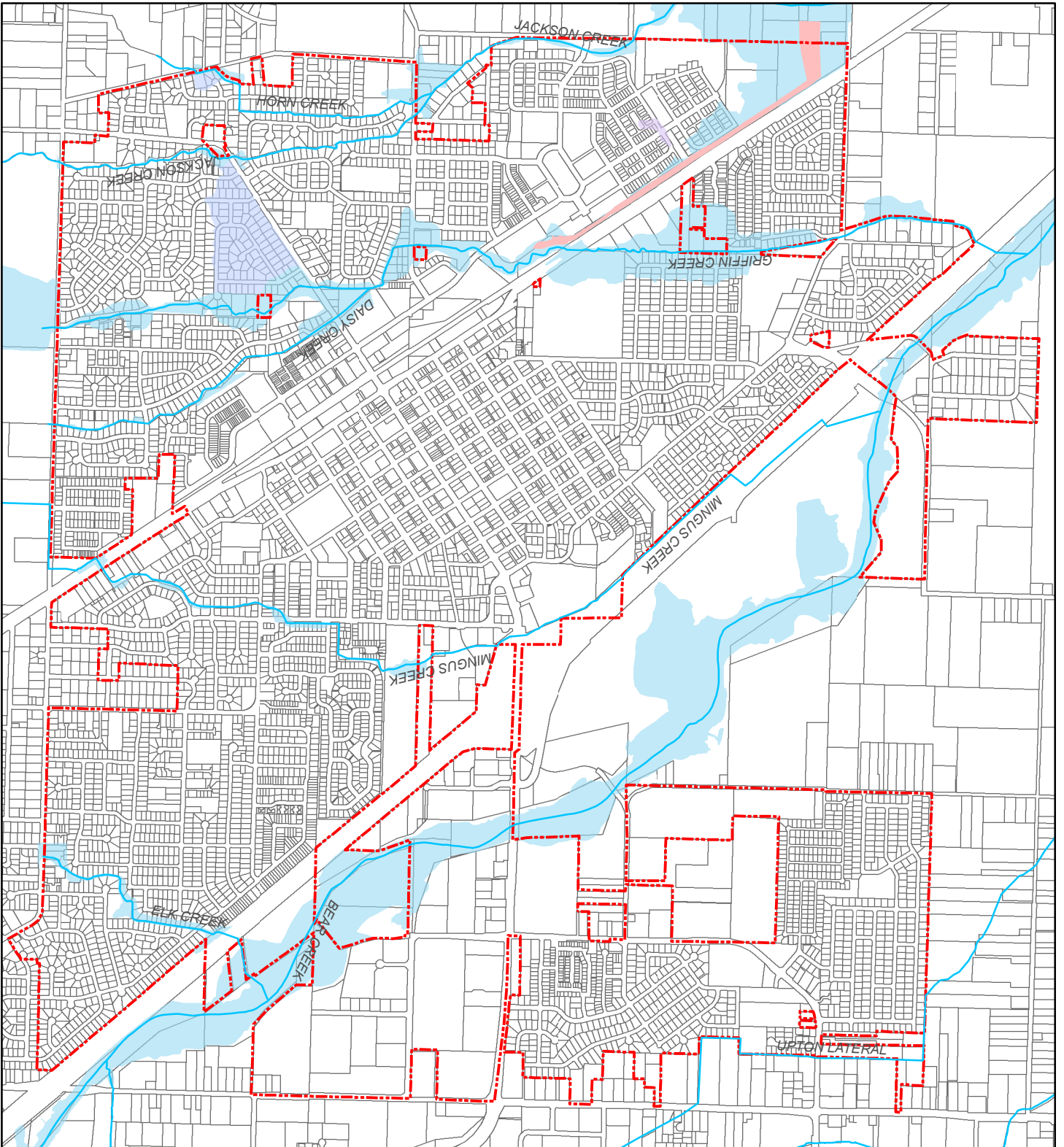
Completion of the flood mitigation project is a major achievement for the residents in the City and is the result of significant time and investment by the developer. In addition to removing 61 acres and 136 properties from high risk flood hazard areas, this project strengthens the City’s ability to continue earning the 20% flood insurance discount for Central Point residents.

Attachments:

Attachment “A” – Current Flood Insurance Rate Map (2016)

Attachment “B” – Twin Creeks Flood Zones (2011)

Attachment “C” – Twin Creeks Flood Zones (2016)



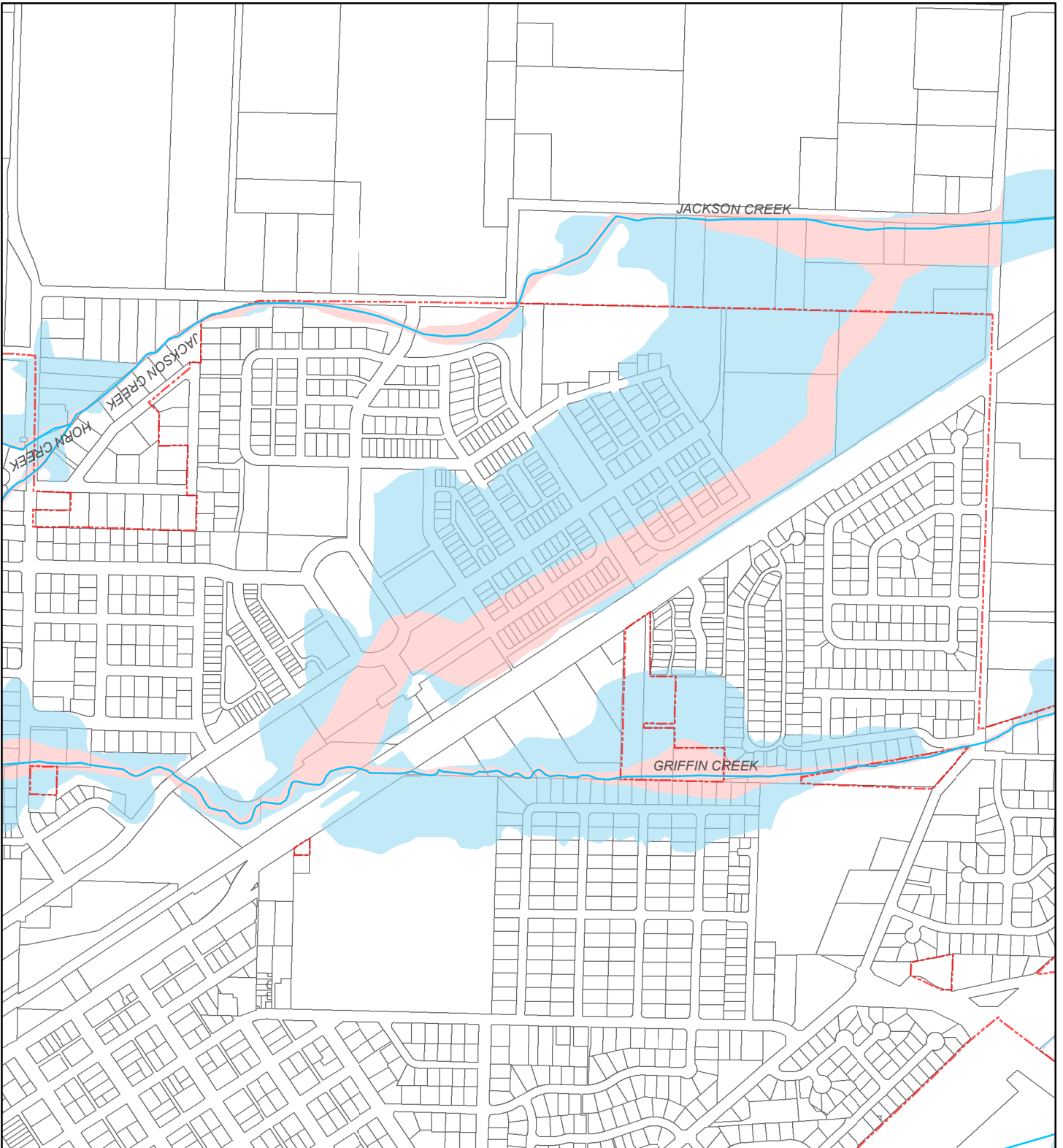
**High Risk
Floodplain Map**



- Legend**
- Floodway
 - Flood Zone AH
 - Flood Zone AO
 - Flood Zone AE

Flood Insurance Rate Map
 Community No. 410092
 Map No.: 41029C
 Panel No.: 1768F, 1769F,
 1956F, 1957F
 Effective: May 3, 2011
 Revised: September 14, 2016

MAP FOR ILLUSTRATION
 PURPOSES ONLY



**2011
Twin Creeks
High Risk
Floodplain Map**



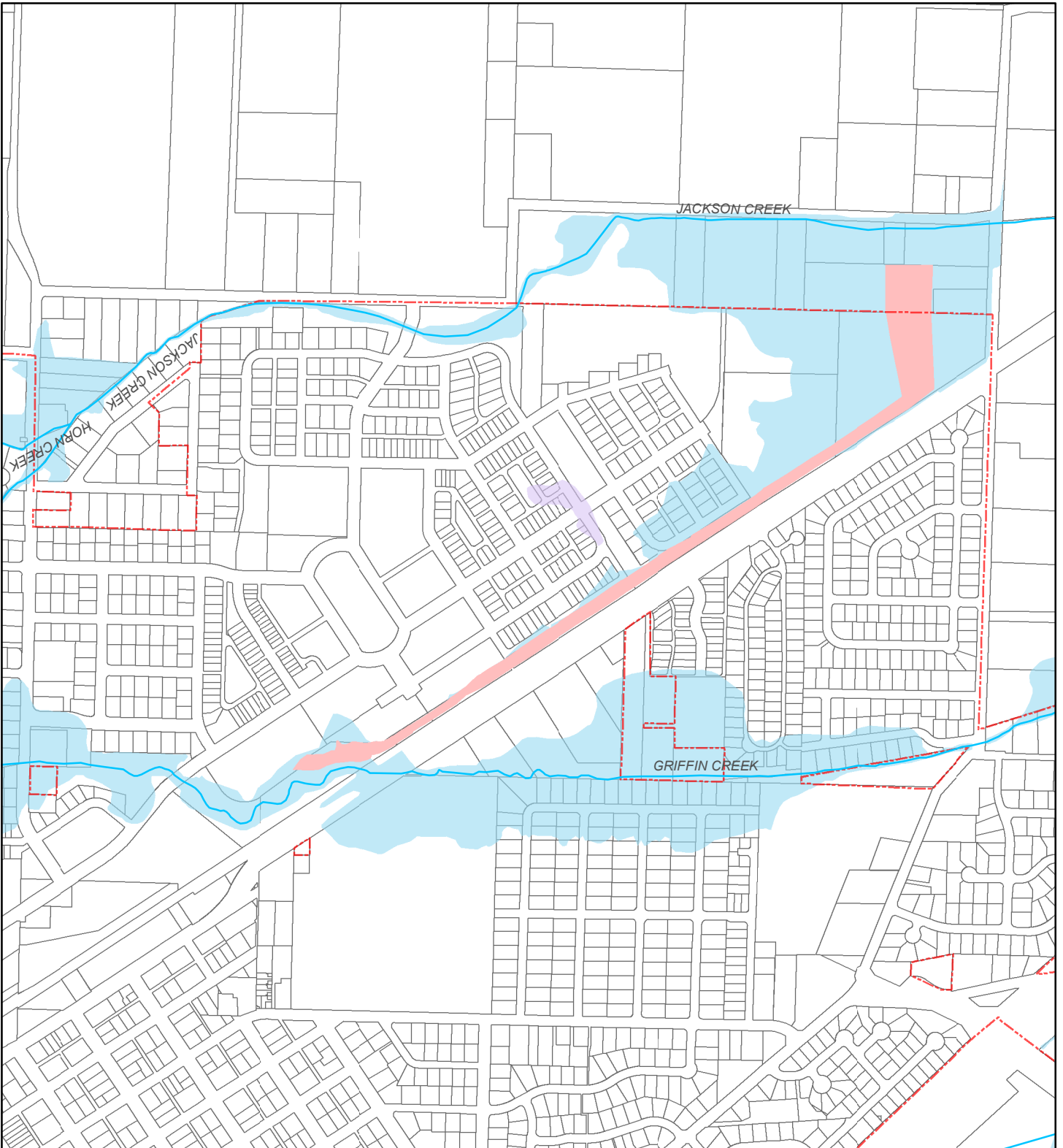
Legend

2011 Flood Zones

- A
- AE
- AO
- FLOODWAY

Flood Insurance Rate Map
Community No. 410092
Map No.: 41029C
Panel No.: 1768F, 1769F,
1956F, 1957F
Effective: May 3, 2011
CAP101316

MAP FOR ILLUSTRATION
PURPOSES ONLY



**2016
Twin Creeks
High Risk
Floodplain Map**



- Legend**
- Floodway
 - Flood Zone AH
 - Flood Zone AO
 - Flood Zone AE

Flood Insurance Rate Map
 Community No. 410092
 Map No.: 41029C
 Panel No.: 1768F, 1769F,
 1956F, 1957F
 Effective: May 3, 2011
 Revised: September 14, 2016
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MAP FOR ILLUSTRATION
 PURPOSES ONLY

Discussion

BOB Report



DATE: October 3, 2016
TO: Honorable Mayor and City Council
FROM: Matt Samitore, Parks & Public Works Director
SUBJECT: Battle of the Bones Final Numbers 2016

PURPOSE:

Review financial results for 2016 Battle of the Bones event.

SUMMARY:

The 2016 Battle of the Bones (BOB) was a departure in format from previous years' events. More specifically, the event was relocated from Twin Creeks Park to the Jackson County Expo and was combined with the 2016 Harvest Fair. This year the City was only responsible for the barbeque portion of the event which included twelve BBQ teams cooking chicken wings on Friday and beef brisket on Saturday. The BBQ completion allowed nine of the twelve teams to receive prize money after the 2-day event concluded.

Before the event started, the Jackson County Expo agreed to buy 2,000 tickets, 1,000 tickets per day, for the event to make certain the City didn't presale the entire inventory of BOB event tickets. Unfortunately, there was a communication breakdown regarding historical ticket sales volume, which led to the Jackson County Expo purchasing an unrealistic amount of event tickets and the city buying an unrealistic amount of meat. After analyzing the results and getting more information, and after the conclusion of the event, it was determined that the communication error was based on the number of previously sold wings and not actual tickets. As an example, each ticket consists of a minimum of 10 wing tastes, but is only 1 ticket. The numbers given to the City initially were wings and not tickets. The unfortunate result was a significant overbuy of chicken wings which resulted in a loss for Friday Night. We sold 1200 brisket tickets on Saturday. The expo requested we cover the full cost of the loss, after negotiating it was agreed that we would split the loss 50/50.

The City felt the event was well suited for the Harvest Fair and had significantly less impact on the city's financial and human resources (the overall financial results are attached). The results show a profit of \$4,473.70 with overtime being limited to \$2,546.21. How we account for event overtime is an ongoing issue that lacks consistency from event to event. Inasmuch, we do not account for any time for the Dare Cruise, but we account for some of the time for the 4th of July Run and historically have fully accounted for Battle of the Bones. Staff would like some feedback/direction on a policy to establish consistency for all of the beneficial events for 2017.

2017 Battle of the Bones:

The City would really like to continue the relationship with the Expo for future BOB at the Harvest Fair. We believe the event was a great mix for the Harvest Fair and allowed cross branding and marketing.

The City would like to work with the Expo to ensure they do not experience any loss on BOB tickets in the future. To accomplish this, we would like to establish an agreement that there will be 200 tickets available at the door for the Friday and Saturday nights. There will only be 800 tickets available for Friday and 1200 for Saturday. Tentatively, we have scheduled Tri-Tip for Friday night and Pulled Pork for Saturday. We are hopeful to get an event sponsor so we could do ribs in lieu of one of meats, but unless that happens the ribs are too expensive for the event to turn a profit.

Finally, the City would like to take over the Sunday Chili Competition and also work on having a small beer garden in the barbeque area. Additionally outside security was paid for by the Expo this past year. They have made the request that the City will need to help pay for this cost.

RECOMMENDATION: Approve the 2016 Battle of the Bones financial report.

BOB @ Harvest Fest 2016**Expenses**

Actual

Contributions to Expo

Fees for Event (3500) - City Expense

Kid's Area (5000) - Tourism Expense

Marketing (radio/signs/print)

Signs/Banners \$ (95.88)

KTVL - 10 \$ (1,625.00)

Bicoastal Media \$ (600.00)

Facebook Ads \$ (269.95)

Tickets/Punch Cards \$ (348.00)

Shirts \$ (138.00)

Prize Money

Friday People's Choice \$ (4,000.00)

Saturday People's Choice \$ (4,000.00)

Judged \$ (2,000.00)

Meat

Chicken Wings (Split) \$ (5,070.00)

Brisket (Nose On) \$ (7,714.20)

Ribs (Baby Back) \$ (355.32)

Supplies

1 oz Sample Cups (18000) \$ -

Rib Sheets (18000) \$ (80.82)

Napkins \$ (94.20)

Wipes (3000) \$ -

Hand wash stations (4) \$ (340.00)

Cold truck Donated

Trash/Co-mingle Donated

Misc. \$ (127.42)

Trophies/Awards \$ (46.95)

Total Expenses \$ (26,905.74)

Revenue

Ticket Sales

Online 1000	\$ 15,000.00
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Cash Sales

Chicken Wings	2 \$ (30.00)
Brisket	9 \$ (135.00)

Donated, sponsored, contests, etc

Online- 4	4 \$ (60.00)
Teams - 24	24 \$ (360.00)
Sponsors - 18	18 \$ (270.00)
At Event - 6	6 \$ (90.00)
News10 - 20 on air promo	20 \$ (300.00)
Radio Medford - 20 on air promo	20 \$ (300.00)
Unsold Tickets	293 \$ (4,395.00)
Bank fees	\$ (319.99)

Total Ticket Online Pre-Sales	\$ 8,740.01
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Ticket Cash Sales	\$ 165.00
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Split Difference w/ Expo on Unsold Tickets	599 \$ (8,985.00)
Credit from The Butcher Shop	\$ 500.00
All Smoked Out - Brisket Sales	\$ 285.64

Travel and Tourism Credit	\$ 2,500.00
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Team Entry Fees	\$ 720.00
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Event Revenue	\$ 3,925.65
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Expo Ticket Purchase	\$ 30,000.00
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Total Event Revenue	\$ 33,925.65
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Event Expenses	\$ (26,905.74)
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Event Bottom Line	\$ 7,019.91
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Overtime Hours	\$ (2,546.21)
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Event Profit with All Adjustments	\$ 4,473.70
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