



CITY OF CENTRAL POINT

Oregon

City Council Meeting Agenda Thursday, June 25, 2020

Mayor
Hank Williams

Ward I
Neil Olsen

Ward II
Kelley Johnson

Ward III
Melody Thueson

Ward IV
Tanea Browning

At Large
Rob Hernandez

At Large
Michael Parsons

Next Res. (1626) Ord (2067)

I. REGULAR MEETING CALLED TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC COMMENTS

Public comment is for non-agenda items. If you are here to make comments on a specific agenda item, you must speak at that time. Please limit your remarks to 3 minutes per individual, 5 minutes per group, with a maximum of 20 minutes per meeting being allotted for public comments. The council may ask questions but may take no action during the public comment section of the meeting, except to direct staff to prepare a report or place an item on a future agenda. Complaints against specific City employees should be resolved through the City's Personnel Complaint procedure. The right to address the Council does not exempt the speaker from any potential liability for defamation.

V. CONSENT AGENDA

A. Approval of June 11, 2020 City Council Minutes

VI. ITEMS REMOVED FROM CONSENT AGENDA

VII. PUBLIC HEARING

Public comments will be allowed on items under this part of the agenda following a brief staff report presenting the item and action requested. The presiding officer may limit testimony.

- A. Resolution No. _____, A Resolution of the City of Central Point Approving a 2019-21 Supplemental Budget (Weber)

VIII. ORDINANCES, AND RESOLUTIONS

- A. Ordinance No. _____, An Ordinance Amending the Central Point Comprehensive Plan and Zoning Maps on Multiple Properties Totaling 12.12 Acres South of Bush Street between South 4th and South 1st Streets from C-2(M) Commercial -Medical to R-1-6 (Residential Single Family) and Civic. (37S 2W 11BC, Tax Lots 800 Through 5000 and 37S 2W 11BL, Tax Lots 100-700) (Humphrey)
- B. Resolution No. _____, A Resolution Approving that Intergovernmental Agreement for Central Point Branch Library between the City and Jackson County and Authorizing City Manager to Execute Same (Dreyer)
- C. Resolution No. _____, A Resolution Approving that Intergovernmental Agreement Between the City of Central Point and the Jackson County Library District and Authorizing City Manager to Execute Same (Dreyer)

- D. Resolution No. _____, Accepting the Lowest Responsible Bid from Knife River Materials Inc, for the Mingus Creek at Freeman Road Culvert Replacement and Authorizing the City Manager to Execute a Contract (Samitore)
- E. Resolution No. _____, A Resolution accepting the Qualified Based Selection Process for the Parks and Public Works Operations Center Project and authorizing the City Manager to execute a contract with S&B James Construction, Inc. (Samitore)
- F. Resolution No. _____, Authorizing the City Manager to Execute Payment for Fiscal Year 2020-2021 City of Central Point Insurance Premiums (Clayton)
- G. Resolution No. _____, Approving the Regional Plan Progress Report, a Self-Evaluation Monitoring Report Addressing Compliance with Regional Plan Performance Indicators for the City of Central Point, Oregon (Humphrey)

IX. BUSINESS

- A. 2040 City of Central Point Strategic Plan (Clayton)

X. MAYOR'S REPORT

XI. CITY MANAGER'S REPORT

XII. COUNCIL REPORTS

XIII. DEPARTMENT REPORTS

XIV. EXECUTIVE SESSION

The City Council will 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 to 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

CITY OF CENTRAL POINT

Oregon

City Council Meeting Minutes Thursday, June 11, 2020

I. REGULAR MEETING CALLED TO ORDER

The meeting was called to order at 7:05 PM by Mayor Hank Williams

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Present	
Neil Olsen	Ward I	Present	
Kelley Johnson	Ward II	Present	
Melody Thueson	Ward III	Present	
Taneea Browning	Ward IV	Present	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

Staff members present: City Manager Chris Clayton; City Attorney Sydnee Dreyer; Finance Director Steve Weber; Police Chief Kris Allison; Parks and Public Works Director Matt Samitore; Community Development Director Tom Humphrey; Information Technology Director Jason Richmond; and City Recorder Deanna Casey.

All Council members and Staff participated via ZOOM. Staff were located in the Council Chambers allowing citizens to view the meeting on a monitor in the lobby and participate if requested.

IV. PUBLIC COMMENTS - None

V. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Parsons, At Large
SECONDER:	Taneea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

A. Approval of May 14, 2020 City Council Minutes

VI. ITEMS REMOVED FROM CONSENT AGENDA

VII. PUBLIC HEARING

A. First Reading/Public Hearing An Ordinance Amending the Central Point Comprehensive Plan and Zoning Maps on Multiple Properties Totaling 12.12 Acres South of Bush Street between South 4th and South 1st Streets from C-

Minutes Acceptance: Minutes of Jun 11, 2020 7:00 PM (CONSENT AGENDA)

2(M) Commercial -Medical to R-1-6 (Residential Single Family) and Civic. (37S 2W 11BC, Tax Lots 800 Through 5000 and 37S 2W 11BL, Tax Lots 100-700)

Community Development Director Tom Humphrey presented the Comprehensive Plan and Zone Map Amendment that would change the zoning designation on multiple properties south of Bush Street between S. 4th and S. 1st Streets from C-2(M) (Commercial Medical) to R-1-6 (Residential Single Family) and Civic.

The School District asked the city to initiate a zone change for their property alone but under the circumstances we considered it wise to eliminate the medical zoning designation altogether from this area. There are single family homes currently designated as C-2(M), this would clean up the zoning for those properties and allow Civic use for the larger lots. The city has not received any negative feedback from the property owners affected.

Mr. Humphrey explained that the recommended change meets the Statewide Planning Goals, Comprehensive Plan Compliance, and Compatibility with surrounding land use and zoning, and Traffic Impacts/Transportation Planning Rule Compliance. The Traffic Analysis conclusion is is no change of use on the streets and no need to increase the capacity of the streets with the new zoning.

Mayor Williams opened the public hearing.

Dan O’Conner, Representative for School District No. 6
Mr. O’Conner stated that he was here on behalf of the school district and can answer any questions the council may have.

Mayor Williams closed the public hearing.

Kelley Johnson moved to second reading, an Ordinance Amending the Central Point Comprehensive Plan and Zoning Maps on Multiple Properties Totaling 12.12 Acres South of Bush Street between South 4th and South 1st Streets from C-2(M) Commercial Medical to R-1-6 (Residential Single Family) and Civic. (37S 2W 11BC, Tax Lots 800 through 5000 and 37S 2W 11BL, Tax Lots 100 - 700).

RESULT:	1ST READING [UNANIMOUS]
	Next: 6/25/2020 7:00 PM
MOVER:	Kelley Johnson, Ward II
SECONDER:	Michael Parsons, At Large
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

B. Resolution No. _____, Electing to Receive State Revenue Sharing Funds for Fiscal Year July 1, 2020 through June 30, 2021

Finance Director Steven Weber stated that ORS 221.770 requires cities to annually pass an ordinance or resolution requesting state revenue sharing money. The law mandates public hearings to be held by the city, certification of the hearing is required. The proposed resolution certifies public hearings were held and the city levied a property taxes for the year preceding year. The city estimates \$1.89 Million in cigarette, liquor, and highway taxes.

Minutes Acceptance: Minutes of Jun 11, 2020 7:00 PM (CONSENT AGENDA)

Mayor Williams opened the public hearing, no one came forward and the public hearing was closed.

Kelley Johnson moved to approve Resolution No. 1622, Electing to Receive State Revenue Sharing Funds for Fiscal Year July 1, 2020 through June 30, 2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kelley Johnson, Ward II
SECONDER:	Tanea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

VIII. ORDINANCES, AND RESOLUTIONS

A. Resolution No. _____, A Resolution Certifying the Provision of Municipal Services by the City of Central Point, Oregon

Mr. Weber stated that ORS 221.760 provides that cities located within a county having more than 100,000 inhabitants must provide four or more municipal services to be eligible to receive state shared revenues (cigarette, liquor and highway taxes). Central Point provides police protection; street construction, maintenance and lighting; storm sewers; planning, zoning and subdivision control; and water utilities. The city is estimating \$237,685 in State Revenue sharing funds.

Michael Parsons moved to approve Resolution No. 1623, A Resolution Certifying the Provisions of Municipal Services by the City of Central Point, Oregon.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Parsons, At Large
SECONDER:	Rob Hernandez, At Large
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

B. Resolution No. _____, A Resolution to Levy Taxes for the Fiscal Year July 1, 2020 through June 30, 2021

Mr. Weber stated that the ORS 294.456 requires, in part, to declare the ad valorem property tax amount or rate to be certified to the assessor for either the ensuing year or each of the years of the ensuing budget period and to itemize the ad valorem property tax amount or rates as required under ORS 310.060. For the 2020-21 fiscal year the city has anticipated \$6,155 million in property taxes.

Melody Thueson moved to approve Resolution No. 1624, A Resolution to Levy Taxes for the Fiscal Year July 1, 2020 through June 30, 2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Melody Thueson, Ward III
SECONDER:	Kelley Johnson, Ward II
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

C. Resolution No. _____, Approving Appointments and Adopting General Procedures for Fiscal Year 2020-2021

Mr. Weber explained that each year the City Council considers a general procedures resolution appointing specific individuals or firms to represent the city in the capacity of: City Attorney, City Engineer, City Auditor, Municipal Judge and Insurance Agent of Record. This resolution establishes and regulates procedures regarding: council expenses; designation of depository; authority to keep, invest, transfer and expend funds; accounting principles; interfund and overhead fees; outstanding checks; capital acquisition; summons, complaints, and tort claim notices. There are no significant changes for fiscal year 2020-2021.

Melody Thueson moved to approve Resolution No. 1625, A Resolution Approving Appointments and Adopting General Procedures for Fiscal Year 2020-2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Melody Thueson, Ward III
SECONDER:	Taneeea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

D. Resolution No. _____, A Resolution Temporarily Extending Stay of Enforcement of Default Utility Bills

City Attorney Sydnee Dreyer explained that on March 16, 2020 the City Council adopted a resolution authorizing a temporary 60 day stay to the City's enforcement of unpaid water service or other charges. Given the continued local state of emergency, continued high rate of unemployment, and impact on local businesses, the council desires to extend this temporary state of enforcement an additional 30 days.

Staff explained that the amount of turn off/late fees we would be sending out is fairly typical for this time of year. We don't feel that people are taking advantage and not paying their water bills because we are not charging a fee or turning off services. The extension for another 30 days will hopefully give people the opportunity to get back to work and the ability to catch up on their bills.

Kelley Johnson moved to approve Resolution No. 1626, A Resolution Temporarily Extending Stay of Enforcement of Default Utility Bills.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kelley Johnson, Ward II
SECONDER:	Rob Hernandez, At Large
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

E. Ordinance No. _____, An Ordinance Amending Sections 2.20.060 of the Central Point Municipal Code to Suspend the Requirement to File by Petition for the 2020 General Election Declaring an Emergency

City Manager Chris Clayton explained that Central Point Municipal Code 2.20.060 states that nominations for city elective positions shall be by the a petition signed by not less than twenty electors of the city. The COVID 19 pandemic and social distancing requirements will make it difficult for candidates to gather the required signatures to file for the 2020 election.

In order for local jurisdictions to abide by the Governor’s order and do what they can to protect the health and safety of its residents and candidates staff recommends an emergency ordinance amending the requirement for gathering signatures by petition and allow filing by fee for the 2020 election. Staff provided research showing what other cities in Jackson County are doing either by allowing a fee or requiring signatures.

The proposed emergency clause is needed with the cancellation of public meetings there will not be time for two readings of the ordinance and the 30 days after the second reading to be effective before the July 6, 2020 filing window opens.

There was discussion of the pros and cons of collecting signatures vs the threat of spreading COVID-19. There will also be a \$100 fee to get candidate information into the voter’s pamphlet. Staff recommends a fee of \$25. Council is in favor of allowing the fee for the 2020 election but returning to signature gathering after this election.

Melody Thueson moved to approve Ordinance No. 2066, An Ordinance Amending Sections 2.20.060 of the Central Point Municipal Code to Suspend the Requirement to file by Petition for the 2020 General Election Declaring an Emergency.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Melody Thueson, Ward III
SECONDER:	Tanea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

IX. MAYOR'S REPORT

Mayor Hank Williams reported that:

- He attended video calls and has been working with the LOC Board on issues regarding reopening businesses.
- The LOC Summer Conference will be virtual.
- He attended a TRADCO Meeting.

- He was at the Fire District No. 3 grand opening for the new Scenic Fire Station.
- He attended the call with the Governor's office regarding opening the schools in the fall.
- He did a video to help with SOREDI advertising.

X. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- Insurance premiums have increased. We are still paying less for Workers Compensation premium payments. Our Safety Manager Sam Patrick has been doing a great job with training which allowed us to get reduced rates for Workers Compensation.
- LOC Conference is going virtual in October. We will try to provide a location in the Council Chambers so members can attend sessions.
- The Strategic Plan has a few more small changes and then it will be complete. We hope to bring it to the next Council meeting for review, then to the Planning Commission for recommendation and back to Council for final approval.
- The Library District is moving forward with a lease agreement. The Council should be seeing that agreement soon.
- Public Works employees were able to reduce weeds on the Cemetery property. They have done a great job. A plan to have organizations adopt portions of the cemetery and take care of the weeds is being worked on.
- We have cancelled the 4th of July Boom fest. All jurisdictions were worried we would have problems with large gatherings. Today the city received a call from the Medford City Manager who asked if we would like to go in with them to have the show at the Medford Cellular Fields. We have already moved our deposit in order to have the fireworks for Veterans Day in November. Staff is looking for direction from the Council to see if they are interested in joining with the City of Medford to have fireworks in Medford. The direction is to let Medford do their own show if they feel safe in doing so. We will keep our show for Veterans Day this year.

XI. COUNCIL REPORTS

Council Member Michael Parsons reported that:

- He attended LOC virtual meetings and the Governors call on education.
- He attended the Study Session.
- He went to Don Jones Park on Memorial Day. Unfortunately the event had been cancelled.
- He attended the Crater Graduation parade.
- He attended the Fire District grand opening for the Scenic Station.
- He has been working on Social Media for the #letthemplay movement. They are trying to convince Governor Brown to allow all youth sports.

Council Member Rob Hernandez stated that he attended the Fire Station Grand Opening.

Council Member Tanea Browning reported that:

- She attended the Fire District Board meeting and the Virtual open house for the Fire Station.
- She attended the Study Session.
- She attended virtual LOC Board meetings.

Council Member Melody Thueson reported that she attended the Crater Graduation Parade. The Police Department did a great job supporting our students. She has also helped at the Scenic food Co-op.

Council Member Kelley Johnson reported that she attended the Study Session and several LOC Meetings.

XII. DEPARTMENT REPORTS

Finance Director Steve Weber reported that staff has received some positive responses regarding moving the business license renewals to September. They have been getting ready for year end and preparing for the audit.

Community Development Director Tom Humphrey reported that:

- We should have the transportation analysis for the Urban Growth Boundary amendment next week. The City should be able to turn in the UGB amendment application by the end of the month. All the pieces are together and the County is ready for our application.
- We have a lot of construction going on. The east side should show activity soon and we are showing signs of activity at White Hawk.

XIII. EXECUTIVE SESSION - ORS 192.660(2)(h) Legal Counsel

Michael Parsons moved to adjourn to Executive Session under ORS 192.660(2)(h) Legal Council. Kelley Johnson seconded and the regular meeting was adjourned to Executive Session at 8:36 p.m.

XIV. ADJOURNMENT

Council returned to regular session at 9:24 p.m. There were no other actions taken by the City Council.

Michael Parsons moved to adjourn. Kelley Johnson seconded. All said aye and the meeting was adjourned at 9:25 p.m.

The foregoing minutes of the June 11, 2020, Council meeting were approved by the City Council at its meeting of _____, 2020.

Dated:

Mayor Hank Williams

ATTEST:

City Recorder

FINANCIAL ANALYSIS: With the adoption of the changes contained in this supplemental budget (\$1,842,580) the total 2019-21 biennial budget will increase from the original adopted budget of \$67,183,859 to \$69,026,439.

LEGAL ANALYSIS: N/A

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS: N/A

STAFF RECOMMENDATION: Approve resolution as presented.

RECOMMENDED MOTION: I move to approve Resolution No. _____ a resolution approving a 2019-21 supplemental budget.

ATTACHMENTS:

1. RESO Supplemental Budget - 2019-21

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CENTRAL POINT
APPROVING A 2019/21 SUPPLEMENTAL BUDGET

Recitals:

- A. ORS 294.471 allows the governing body to adopt a supplemental budget when certain conditions exist, such as an occurrence or condition was not known at the time the budget was adopted; a situation was not foreseen and requires prompt action; money is received that was not anticipated, or a request for services or facilities is received which will be paid by another entity and was not known at the time of the adoption of the budget.
- B. General Fund: Within the General Fund there are two budget amendments totaling \$62,280 in additional expenditures:
- a. \$48,000 in qualifying expenses in the asset forfeiture program which has been offset by higher than anticipated revenue during this fiscal year.
 - b. \$14,280 COVID-19 safety related expenses. These costs have been reimbursed through grants with SAIF (\$4,110) and CARES Act funds passed-through State of Oregon (\$10,170).
- C. Street Fund: Within the Street Fund there are three budget amendments totaling \$1,669,200 in additional appropriations:
- a. \$1,100,000 for capital outlay. Representing the additional costs associated with the Rail Crossing project (after \$750,000 reimbursed by ODOT). These additional costs were budgeted in the prior biennial budget but not billed by ODOT until this fiscal year.
 - b. \$500,000 for capital outlay. Costs associated with the I-5 North off ramp improvements. This project was budgeted in the prior biennial budget but not billed by ODOT until this fiscal year.
 - c. \$69,200 for developer credits. SDC reimbursement agreement (passed through Resolution #1604) for a portion of costs associated with qualifying public improvements in the Chicory Village Development. This cost is offset by SDCs paid by the developer.
- D. Water Fund: Within the Water Fund there are two budget amendments totaling \$111,100 in additional appropriations:
- a. \$100,000 for capital outlay. Costs associated with the updated Water Master Plan which was budgeted in the prior biennial budget but the project will be completed during this current biennial budget.
 - b. \$11,100 for developer credits. SDC reimbursement agreement (passed through Resolution #1604) for a portion of costs associated with qualifying public improvements in the Chicory Village Development. This cost is offset by SDCs paid by the developer.

The City of Central Point resolves as follows:

Section 1.

	<u>Appropriation</u>	<u>Revenues</u>	<u>Expenses</u>	<u>Adjusted Appropriatio</u>
<u>General Fund</u>		<u>\$ 32,668,295</u>	<u>\$ 32,668,295</u>	
Asset Forfeiture	\$ 36,000	\$ 48,000		\$ 84,000
Misc. Revenues	\$ 245,000	\$ 14,280		\$ 259,280
Asset Forfeiture	\$ 20,000		\$ 48,000	\$ 68,000
Materials & Services - Admin	\$ 521,500		\$ 14,280	\$ 535,780
General Fund - Revised		<u>\$ 32,730,575</u>	<u>\$ 32,730,575</u>	
<u>Street Fund</u>		<u>\$ 9,232,640</u>	<u>\$ 9,232,640</u>	
Carryover Balance	\$ 3,050,000	\$ 1,600,000		\$ 4,650,000
Street SDCs	\$ 220,000	\$ 69,200		\$ 289,200
Capital Outlay	\$ -		\$ 1,600,000	\$ 1,600,000
Developer Credits	\$ -		\$ 69,200	\$ 69,200
Street Fund - Revised		<u>\$ 10,901,840</u>	<u>\$ 10,901,840</u>	
<u>Water Fund</u>		<u>\$ 9,498,047</u>	<u>\$ 9,498,047</u>	
Carryover Balance	\$ 2,607,325	\$ 100,000		\$ 2,707,325
Water SDCs	\$ 148,000	\$ 11,100		\$ 159,100
Capital Outlay	\$ 365,000		\$ 100,000	\$ 465,000
Developer Credits	\$ -		\$ 11,100	\$ 11,100
Water Fund - Revised		<u>\$ 9,609,147</u>	<u>\$ 9,609,147</u>	

Passed by the Council and signed by me in authentication of its passage this _____ day of June 2020.

Mayor Hank Williams

ATTEST:

City Recorder

Attachment: RESO Supplemental Budget - 2019-21 (1290 : 2019-21 Supplemental Budget)



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO:	City Council	DEPARTMENT:	Community Development
FROM:	Tom Humphrey, Community Development Director		
MEETING DATE:	June 25, 2020		
SUBJECT:	Ordinance No. _____, An Ordinance Amending the Central Point Comprehensive Plan and Zoning Maps on Multiple Properties Totaling 12.12 Acres South of Bush Street between South 4 th and South 1 st Streets from C-2(M) Commercial -Medical to R-1-6 (Residential Single Family) and Civic. (37S 2W 11BC, Tax Lots 800 Through 5000 and 37S 2W 11BL, Tax Lots 100-700)		
ACTION REQUIRED:	Ordinance 2nd Reading	RECOMMENDATION:	Approval

AGENDA ITEM: File No. CPA-19006

The Council held a Public Hearing on June 11, 2020 to Consider a Comprehensive Plan Amendment and Zone Map Change application to change the zoning designation on multiple properties totaling 12.12 acres south of Bush Street between South 4th and South 1st Streets from C-2(M) Commercial-Medical to R-1-6 (Residential Single Family) and Civic. The project area is identified on the Jackson County Assessor's map as 37 2W 11BC, Tax Lots 800 through 5000 and 37S 2W 11BL, Tax Lots 100-700. **Applicant:** City of Central Point.

BACKGROUND:

The City is initiating minor comprehensive plan and zone map amendments in an area identified as the *C2M Land Use Study Area* in the Land Use Element of the City's Comprehensive Plan. This area has been in transition since the close of the Asante Medical Facility. The Asante property and adjoining home sites were designated for Commercial-Medical uses in the past but this designation is no longer applicable. At the time the Land Use Element was being considered for adoption in 2018 the Asante Corporation was negotiating the sale of their property and it is now clear with its sale to School District #6 that the property will no longer be used for medical purposes.

The School District asked the City to initiate a zone change for their property alone but under the circumstances the City considers it wise to eliminate the medical zoning designation altogether. Since there are many single family homes in the C-2(M) zoning district, residents and property owners have not expressed opposition to having their commercial zoning changed to residential zoning at no expense to them. The change will allow residents to maintain their single family homes or duplexes and to add ADUs if they choose. It will also allow the future expansion of School District #6 facilities. In consideration of this application, there are four criteria that should be addressed:

1. **Statewide Planning Goals.** A finding of consistency with the applicable statewide planning goals applies to both major and minor amendments to the Comprehensive Plan (reference CPMC, Chapter 17.96.500 Approval criteria). The proposed Comprehensive Plan Land Use revision and Map change constitute an amendment to employment and residential land uses in Central Point. In each case the City has performed a Buildable Lands Inventory the results of which support these changes.

The changes are compatible with 1) a Civic Goal: *To include in each land use category sufficient public lands for land uses related to community public facilities, such as city hall, public schools, community centers, etc.* and 2) a Residential Goal: *To preserve the value and character of older-single-family neighborhoods through proper zoning, including reasonable efforts to encourage maintenance and rehabilitation as an alternative to transitional development at higher densities.* Staff believes that proposed changes are consistent with Statewide Planning Goal 2 - Land Use Planning (refer to Attachment B).

2. **Comprehensive Plan Compliance.** The current land use plan designation for the property is Commercial Medical and was designated a 'study area' in the *Comprehensive Plan Land Use Element* because it was an area in transition. The proposed Low Density Residential and Civic land use and zoning designations are more consistent with the existing and the proposed uses in the neighborhood. The properties in question will be given more realistic land use categories that are the same as others in the City and are consistent with City goals and policies.
3. **Compatibility with Surrounding Land Uses and Zoning.** The proposed zone map amendment occurs on thirty three (33) lots south of Bush Street between South 4th and South 1st Streets. South 2nd Street is the main entrance into the School District property. This is an established neighborhood of predominantly single family homes which is contiguous to other neighborhoods of single family homes and civic uses to the north, south and east.

Property owners and lenders have periodically questioned the legal non-conforming status of homes in this area during property sales and refinancing. This typically hasn't proven to be a problem in the C-2(M) zoning district but it will be much clearer in the future if the homes are zoned exclusively residential. Preliminary staff analysis indicates that rezoning will not change property tax assessment.

4. **Traffic Impacts/Transportation Planning Rule Compliance.** The State Transportation Planning Rule (TPR) in OAR 660-012-0060 requires changes to land use plans and land use regulations (i.e. Comprehensive Plan Map Amendments and Zoning Map Amendments) to be consistent with the function and capacity of existing and planned transportation facilities. The City contracted with the Ausland Group who evaluated the impact the comp plan and zone change will have on traffic within the vicinity (Attachment "C"). Their conclusion is that the proposed amendments result in an overall increase of 57 daily trips. Since the increase in site traffic volume generation does not meet or exceed 250 average daily trips (ADTs) further study and a traffic impact analysis (TIS) is not required under CPMC Section 17.05.900. The Planning Department Findings (Attachment "B") reflect the conclusions in the engineer's analysis.

ISSUES:

There were no recommended changes at the first reading of the Ordinance on June 11, 2020.

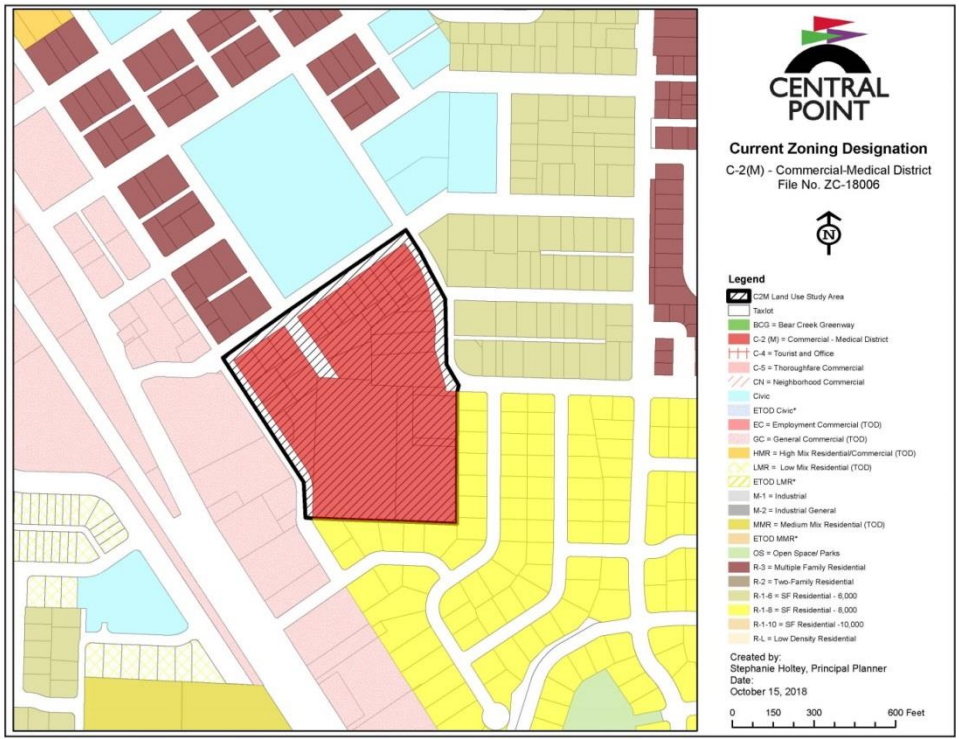
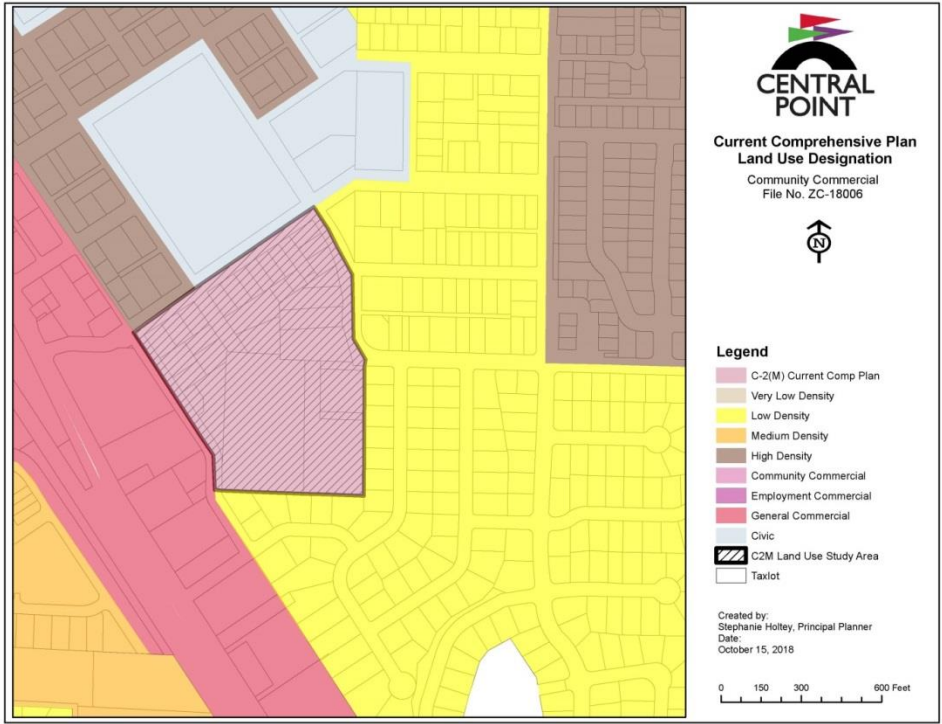
RECOMMENDATION:

Approve Ordinance No. _____, An Ordinance Amending the Central Point Comprehensive Plan and Zoning Maps on Multiple Properties totaling 12.12 Acres South of Bush Street Between South 4th and South 1st Streets from C-2(M) Commercial Medical to R-1-6 (Residential Single Family) and Civic. (37S 2W 11BC, Tax Lots 800 Through 5000 and 37S 2W 11BL, Tax Lots 100-700).

ATTACHMENTS:

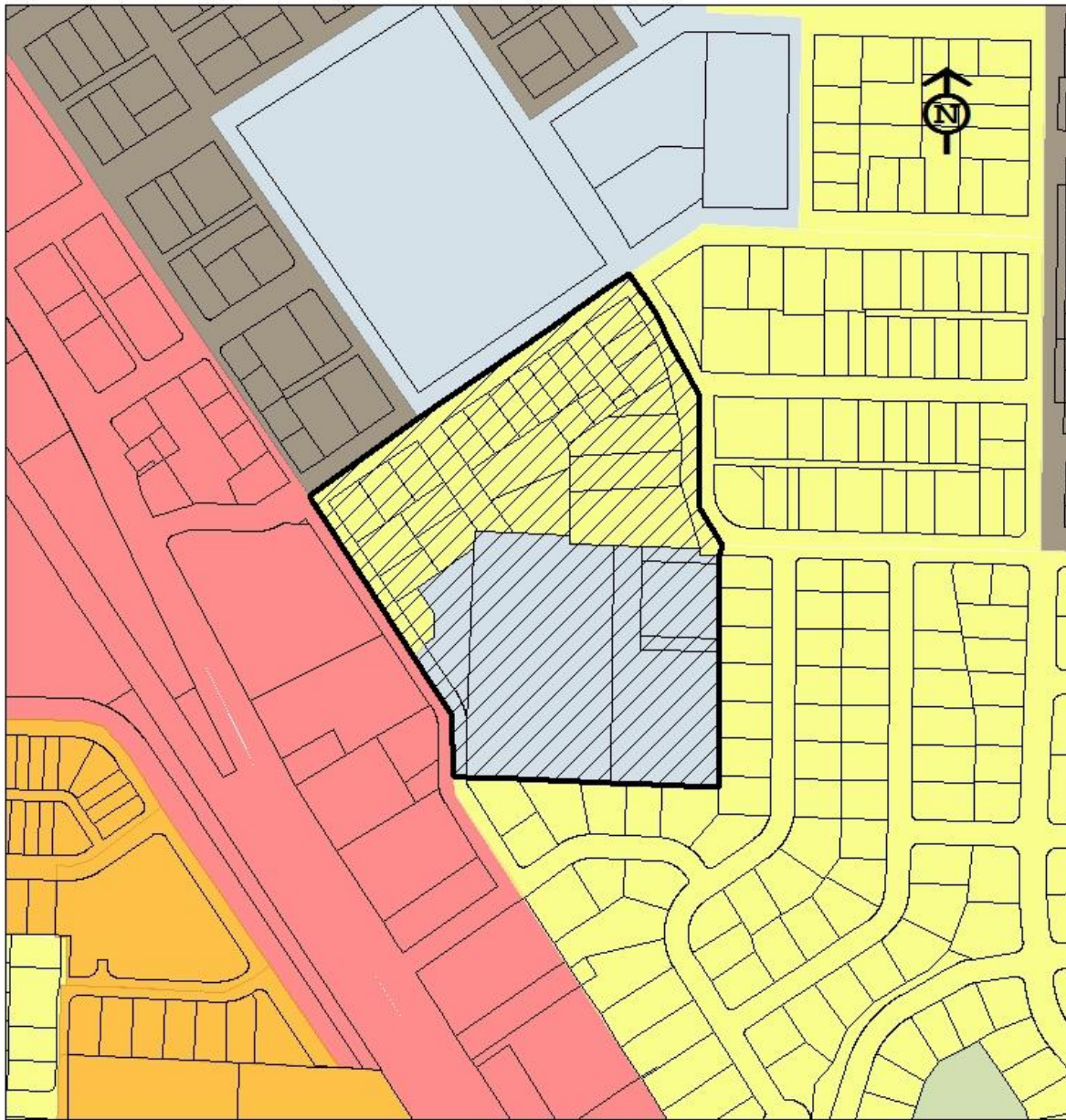
1. Attachment A - CPA 19006 Maps
2. Attachment B -CPA 19006 Findings_6-4-2020 (CC)
3. Attachment C - Traffic Analysis (revised) for CPA 19006
4. Attachment D - City Council Ordinance

ATTACHMENT "A"



Attachment: Attachment A - CPA 19006 Maps (1283 : Comprehensive Plan and Zoning Map Amendment)

Proposed Comprehensive Plan Designation



Proposed Land Use Designation



Legend

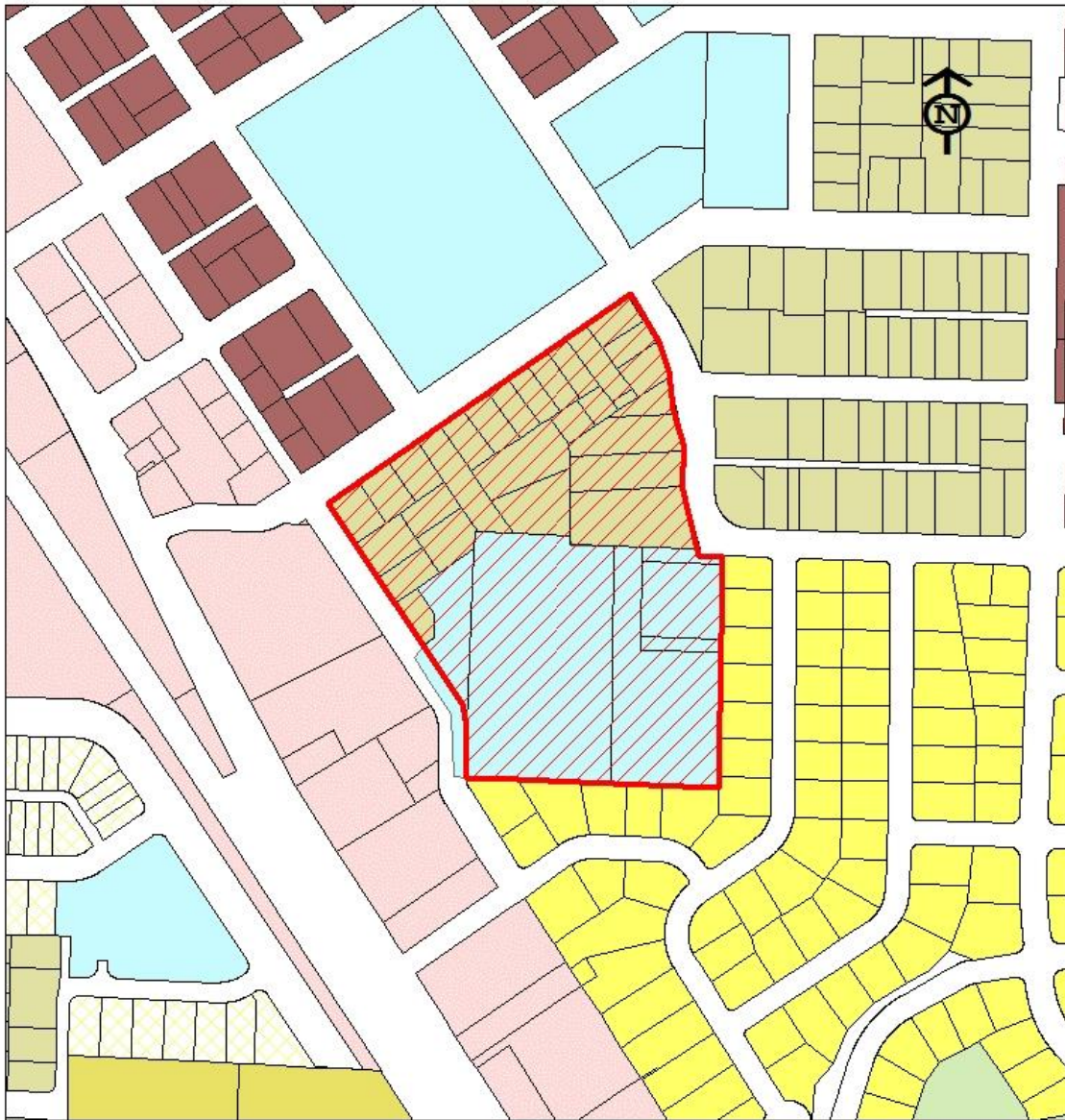
- Taxlots
- Study Area
- OS
- Very Low Density
- Medium Density
- Low Density
- High Density
- Commercial
- Civic



Created by:
Eileen Mitchell, Community Planner 1
Date: 9/30/2019

Attachment: Attachment A - CPA 19006 Maps (1283 : Comprehensive Plan and Zoning Map Amendment)

Proposed Zoning Map Change



Proposed Zoning Designation



Legend

- Study Area
- Taxlot
- Civic
- GC (TOD)
- LMR (TOD)
- MMR (TOD)
- OS
- R-3
- R-1-6
- R-1-8

0 170 340 680 Feet

Created by:
Eileen Mitchell, Community Planner 1
Date: 11/12/2019

Attachment: Attachment A - CPA 19006 Maps (1283 : Comprehensive Plan and Zoning Map Amendment)

**FINDINGS OF FACT
AND CONCLUSIONS OF LAW
File No. CPA-19006**

Before the City of Central Point City Council

Consideration of a Comprehensive Plan Amendment and Land Use Redesignation on multiple properties totaling 12.12 acres south of Bush Street between South 4th and South 1st Streets. The property is identified on the Jackson County Assessor’s map as 37S2W 11BC, Tax Lots 800 through 5000 and 37S 2W 11BL, Tax Lots 100-700.

Applicant:

City of Central Point and) Findings of Fact
Central Point School District #6) and Conclusion of Law

**PART 1
INTRODUCTION**

The above referenced tax lots are proposed to be redesignated and rezoned to low density residential and civic uses to conform with existing residential activity and to allow the redevelopment of a former medical facility for civic activity. The proposal will not have a widespread and significant impact beyond the immediate area. These findings have been prepared with the understanding that both the Comprehensive Plan (Map) and Zoning Map will be changed to become consistent with one another.

The Comprehensive Plan Amendment involves a quasi-judicial map amendment, which is processed using Type III application procedures. These procedures are set forth in Section 17.05.400 and provide the basis for decisions upon standards and criteria in the development code and the comprehensive plan, when appropriate.

Applicable development code criteria for this Application include:

- 1. Statewide Planning Goals
- 2. Comprehensive Plan
- 3. State Transportation Planning Rule
- 4. CPMC, Chapter 17.96

Findings will be presented in six (6) parts addressing the requirements of Section 17.05.400 as follows:

- 1. Introduction
- 2. Statewide Planning Goals
- 3. Comprehensive Plan
- 4. Statewide Transportation Rule
- 5. Zoning Ordinance
- 6. Summary Conclusion

**PART 2
STATEWIDE PLANNING GOALS**

A finding of consistency with the applicable statewide planning goals applies to both major and minor amendments to the Comprehensive Plan (reference CPMC, Chapter 17.96.500 Approval criteria).

Attachment: Attachment B -CPA 19006 Findings_6-4-2020 (CC) (1283 : Comprehensive Plan and Zoning Map Amendment)

Goal 2: Land Use Planning

PART I – PLANNING

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions ...

Finding: The proposed Comprehensive Plan Land Use revision and Map change constitute an amendment to employment and residential land uses in Central Point. In each case the City has performed a Buildable Lands Inventory the results of which support these changes. The changes are compatible with a Civic Goal: *To include in each land use category sufficient public lands for land uses related to community public facilities, such as city hall, public schools, community centers, etc.* and a Residential Goal: *To preserve the value and character of older-single-family neighborhoods through proper zoning, including reasonable efforts to encourage maintenance and rehabilitation as an alternative to transitional development at higher densities.* The proposed language reflects land use changes made by the City over time and identifies current land uses and zones approved by the City and acknowledged by the state. The Oregon Department of Land Conservation and Development was notified of this Comprehensive Plan Amendment and has not yet commented.

Conclusion: Consistent with Statewide Planning Goal for Land Use Planning.

PART 3 COMPREHENSIVE PLAN

The Comprehensive Plan Land Use Map currently designates the properties in question as the *C2M Land Use Study Area* and the land use application proposes to re-designate this land for Low Density Residential and Civic uses to match neighborhood designations. This area has been in transition since the close of the Asante Medical Facility. The Asante property and adjoining homesites were designated for Commercial-Medical uses but this designation is no longer applicable. At the time the Land Use Element was being considered for adoption the Asante Corporation was negotiating the sale of their property and it is now clear with its sale to School District #6 that the property will no longer be used for medical purposes.

Finding: The properties in question will be given land use categories that have been adopted by the City and are consistent with City goals, policies and actions.

Conclusion: Consistent.

PART 4 STATEWIDE TRANSPORTATION RULE

Section 660-012-0060(1) Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:

a) *Change the functional classification of an existing or planned transportation facility;*

b) *Change standards implementing a functional classification system; or*

c) *As measured at the end of the planning period identified in the adopted transportation system plan:*

(A) Allow types or levels of land uses that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or

(C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.

Finding 660-012-0060(1)(a): The proposed plan amendment and zone change does not change the functional classification of an existing or planned transportation facility. The proposed zone change from C-2(M) to R-1-6 and Civic will not necessitate a change to any of the surrounding street classifications. Bush Street and South 1st, 2nd and 4th Streets are all local residential streets.

Conclusion 660-012-0060(1)(a): No significant affect.

Finding 660-012-0060(1)(b): A traffic analysis was performed for the proposed plan amendment and zone change that evaluated both the “Permissible Land Use Condition” (PLUC) and the “Actual Land Use Condition” (ALUC). Despite 5.53 acres of this proposal having a PLUC of commercial, the properties never converted to commercial/medical facilities thus the ALUC is residential. Since the Existing ALUC calculated daily trips are a representation of the “real-world” conditions, it is believed that they have more merit than the Existing PLUC calculated daily trips. Consequently, the proposed amendments will not cause a significant change to standards implementing the City’s transportation system.

Conclusion 660-012-0060(1)(b): No significant affect.

Finding 660-012-0060(1)(c)(A): The proposed plan amendment and zone change will not cause an increase in land uses that would result in levels of travel or access that would be inconsistent with the City’s functional street classification system for existing and planned transportation facilities.

Conclusion 660-012-0060(1)(c)(A): No significant affect.

Finding 660-012-0060(1)(c)(B): There are no known operational of safety concerns as a result of the proposed land use amendment and zone change. The proposed zone change will not reduce the performance of any existing or planned transportation facilities below the minimum acceptable performance standard identified in the Master Plan, or in the City’s Transportation System Plan.

Conclusion 660-012-0060(1)(c)(B): No significant affect.

Finding 660-012-0060(1)(c)(C): The proposed plan amendment and zone change will not cause the worsening of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the Master Plan or Comprehensive Plan. No capital improvements are scheduled in the City's TSP nor are they anticipated in this sector of the community.

Conclusion 660-012-0060(1)(c)(C): No significant affect.

PART 5 ZONING ORDINANCE

17.10.300 Quasi-judicial amendments.

A. *Applicability of Quasi-Judicial Amendments.* *Quasi-judicial amendments are those that involve the application of adopted policy to a specific development application or code revision, and not the adoption of new policy (i.e., through legislative decisions). Quasi-judicial zoning map amendments shall follow the Type III procedure, as governed by Section 17.05.400, using standards of approval in subsection B of this section. The approval authority shall be as follows:*

1. *The planning commission shall review and recommend land use district map changes that do not involve major amendments;*
2. *The planning commission shall make a recommendation to the city council on an application for a comprehensive plan map amendment. The city council shall decide such applications; and*
3. *The planning commission shall make a recommendation to the city council on a land use district change application that also involves a comprehensive plan map amendment application. The city council shall decide both applications.*

Finding 17.10.300(A): A plan amendment and zone change application has been submitted to redesignate 12.12 acres from Commercial-Medical to Low Density Residential and Civic. The proposal will not have a widespread and significant impact beyond the immediate area. The proposal was considered by the planning commission and a recommendation was made to the City Council for final decision.

Conclusion 17.10.300(A): Consistent.

B. *Criteria for Quasi-Judicial Amendments.* *A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:*

1. *Approval of the request is consistent with the applicable statewide planning goals;*

Finding 17.10.300(B)(1): See Part 2, Statewide Planning Goals findings and conclusions.

Conclusion 17.10.300(B)(1): Consistent

2. *Approval of the request is consistent with the Central Point comprehensive plan;*

Finding 17.10.300(B)(2): See Part 3, Comprehensive Plan findings and conditions.

Conclusion 17.10.300(B)(2): Consistent.

3. *The property and affected area is presently provided with adequate public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided in the planning period; and*

Finding 17.10.300(B)(3): Public facilities, services and transportation networks have been established pursuant to the City's TSP and are sufficient to serve the allowable uses. The proposal will not significantly increase the demand on public facilities over the current uses.

Conclusion 17.10.300(B)(3): Consistent.

4. *The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the comprehensive plan or land use district map regarding the property which is the subject of the application.*

Finding 17.10.300(B)(4): The proposed plan amendment and zone change are consistent with Strategic Planning goals, are in the interest of the community, are compatible with surrounding land uses and correct inconsistencies in the Comprehensive Plan and zoning maps.

Conclusion 17.10.300(B)(4): Consistent.

17.10.600 Transportation planning rule compliance.

Section 660-012-0060(1) *Where an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation would significantly affect an existing or planned transportation facility, the local government shall put in place measures as provided in section (2) of this rule to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

- a) Change the functional classification of an existing or planned transportation facility;*
- b) Change standards implementing a functional classification system; or*
- c) As measured at the end of the planning period identified in the adopted transportation system plan:

 - (A) Allow types or levels of land uses that would result in levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*
 - (B) Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or*
 - (C) Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.**

Finding 17.10.600(1): See Part 4, Statewide Transportation Planning Rule findings and conclusions.

Conclusion: Consistent.

PART 6 SUMMARY

Conclusion: As evidenced in findings and conclusions, the proposed plan amendment and zone change are consistent with applicable standards and criteria in the Central Point Municipal Code, including the Statewide Planning Goals (where applicable), Comprehensive Plan, and Statewide Transportation Planning Rule.



March 17, 2020 (REV 1: May 28, 2020)

Tom Humphrey AICP
City of Central Point
 130 S. 3rd. Street
 Central Point, OR 97502

**Re: Traffic Impacts of Comprehensive Plan & Zone Change for Former Asante Property
 (CPA-19006, Map 37-2W-11BC)**

Dear Mr. Humphrey,

This letter provides a summary of findings regarding the traffic impact of the pending Comprehensive Plan Amendment and Zone Change for the former Asante property located south of Bush Street between S. 1st Street and S. 4th Street (Map 37-2W-11BC).

BACKGROUND

A Comprehensive Plan Amendment (CPA) and Zone Change (ZC) joint application has been submitted for the subject properties, which include the former Asante property (formerly Cascade Community Hospital) and 24 existing single-family residential properties. The current land use designation is proposed to change from Commercial-Medical District (C-2(M) Zone) to a mix of Residential-Low Density (R-1-6) and Civic (C), as the Jackson County School District 6 has acquired this property. These properties and the changes are as depicted in Figures 1-4.

TRIP GENERATION ANALYSIS

The pending CPA and ZC require an assessment of the potential traffic increase due to the proposed land use changes. Accordingly, we began our trip generation analysis by looking at the existing land use scenario versus the proposed scenario. We then matched up the land use categories (per the Central Point Municipal Code) with the most similar classifications in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 9th Edition. Utilizing the ITE data for each classification, we were able to calculate the total number of daily trips, as well as AM and PM peak trips. In some cases, the ITE allows for "pass-by" trips... a reduction in the number of daily trips. However, since this pass-by reduction only applies to commercial and retail developments it has no effect in these scenarios.

3935 Highland Avenue
 Grants Pass, OR 97526
 office: 541.476.3788

321 Mill Street, Ste #3
 Eugene, OR 97401
 office: 541.345.1094

130 A Street, Ste #6F
 Ashland, OR 97520
 office: 541.482.0923

WWW.AUSLANDGROUP.COM

In reviewing the existing conditions, it became apparent that 5.53 acres of the subject site is listed with the Commercial-Medical District land use designation and C-2(M) zoning, but does not actually contain any commercial/medical facilities. Rather, this 5.53 acres consists of 24 pre-existing, single-family residential properties that had never been converted to the medical use allowed by the current zoning. Thus, despite this 5.53 acres having a "Permissible Land Use Condition" (PLUC) of commercial, the "Actual Land Use Condition" (ALUC) is residential. The PLUC trip calculations are summarized in Table A, and the ALUC calculations are in Table B.

CONCLUSION

Since the Existing (ALUC) calculated daily trips per Table B are a representation of the "real-world" conditions, we feel that they have more merit than the Existing (PLUC) trips shown in Table A. Therefore, in the final analysis, Table B was used to determine the traffic impacts of the pending CPA and ZC.

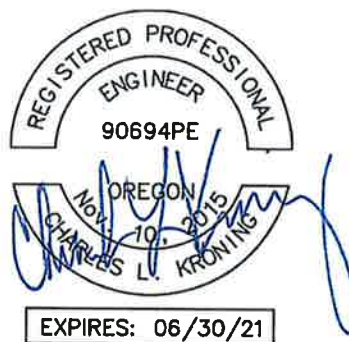
The Existing (ALUC) land use scenario generates 571 daily trips, and the Proposed scenario generates 628 daily trips. This results in an increase of 57 daily trips, in addition to an increase of 110 AM peak trips, and an increase of 7 PM peak trips. Therefore, there is an increased traffic impact for the pending CPA and ZC on the subject parcels.

Per the City of Central Point Municipal Code Article 17.05.900 Traffic Impact Analysis; a traffic impact analysis (TIA) is required if a non-residential development is projected to generate an increase in peak hour volume of a particular movement to and from the state highway by twenty percent or more, or increase in site traffic volume generation of two hundred fifty (250) average daily trips (ADT) or more. Since the pending CPA and ZC generate an increase of only 57 daily trips, **a TIA is not required.**

Sincerely,

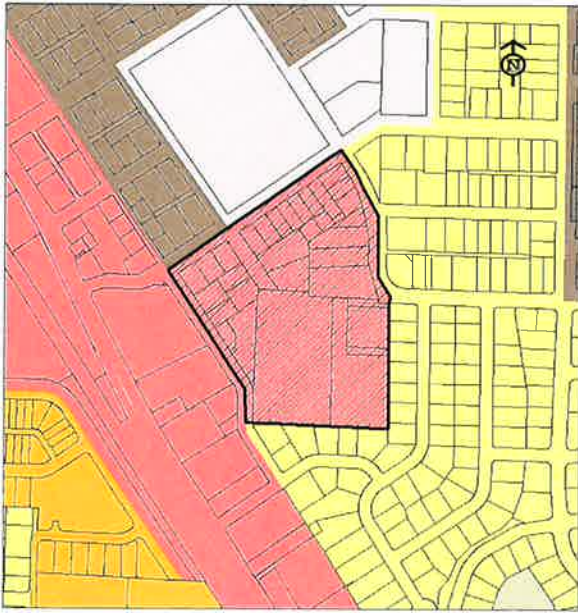
Charles Kroning

Charles L. Kroning, PE
Sr. Civil Engineering Manager



Attachment: Attachment C - Traffic Analysis (revised) for CPA 19006 (1283 : Comprehensive Plan and Zoning Map Amendment)

Figure 1. Current Comprehensive Plan Map



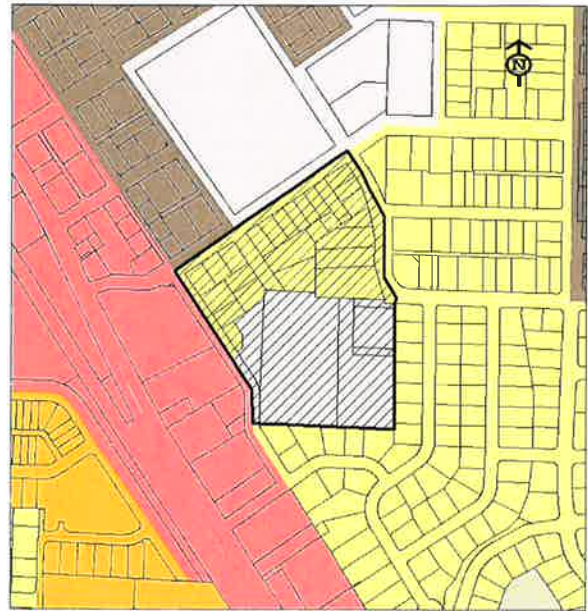
Current Land Use Designation

Legend

- Taxlots
- Study Area
- OS
- Very Low Density
- Medium Density
- Low Density
- High Density
- Commercial
- Civic

Created by Eileen Mitchell, Community Planner 1
Date 11/12/2019

Figure 2. Proposed Comprehensive Plan Map



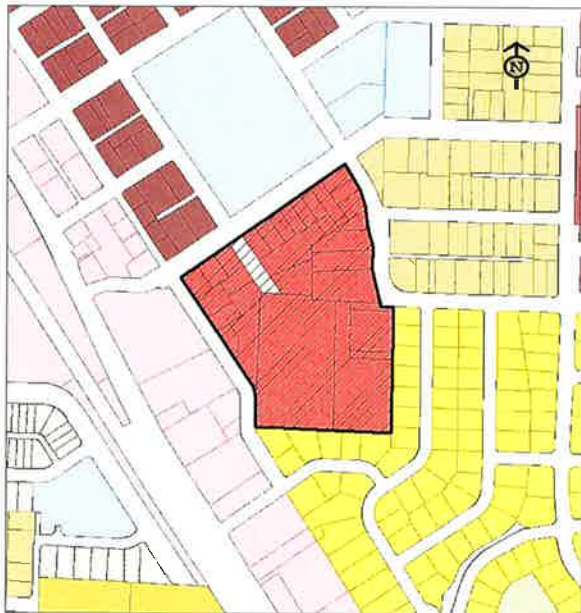
Proposed Land Use Designation

Legend

- Taxlots
- Study Area
- OS
- Very Low Density
- Medium Density
- Low Density
- High Density
- Commercial
- Civic

Created by Eileen Mitchell, Community Planner 1
Date 9/30/2019

Figure 3. Current Zoning Map



Current Zoning Designation

Legend

- Study Area
- Taxlot
- Civic
- GC (TOD)
- LMR (TOD)
- C-2 (M)
- MMR (TOD)
- OS
- R-3
- R-1-6
- R-1-8

Created by Eileen Mitchell, Community Planner 1
Date 9/30/2019

Figure 4. Proposed Zoning Map



Proposed Zoning Designation

Legend

- Study Area
- Taxlot
- Civic
- GC (TOD)
- LMR (TOD)
- MMR (TOD)
- OS
- R-3
- R-1-6
- R-1-8

Created by Eileen Mitchell, Community Planner 1
Date 11/12/2019

Attachment: Attachment C - Traffic Analysis (revised) for CPA 19006 (1283 : Comprehensive Plan and Zoning Map Amendment)

Table A – Estimated Trip Generation, Permissible Land Use Condition (PLUC)

	Existing (Permissible Land Use Condition) 100% Residences used as Clinics		Proposed		Net Change (Prop-Exist)
Zoning	C-2(M)		R-1-6	Civic	
Land Use	Commercial Medical District		Residential Low Density	Civic	
Tax Lot	All Tax Lots in Study Area		TL100-1900, 2000- 2500, 4800, 5100	TL 5000-5303	
ITE Land Use	Hospital	Hospital	Single-Family Detached	Elementary School	
ITE Code	610	610	210	520	
Building Size (KSF)	-	25.90	0.00	25.90	0.00
Dwelling Units	-	0.00	24	0	24
Lot Size (AC)	-	12.12	5.53	6.59	0.00
Daily Trip Rate (Trip/KSF or Trip/DU)	-	13.22	9.52	15.43	-
Daily Trips	-	342.40	228.48	399.64	285.72
Passby Reduction	-	0%	0%	0%	-
Daily Trips w/ Passby Reduction	-	342.40	228.48	399.64	285.72
Daily Trips/Acre	-	28.25	41.32	60.64	73.71
AM Peak Trip Rate (Trip/KSF or Trip/DU)	-	0.95	0.75	5.2	-
AM Peak Trips	-	24.61	18.00	134.68	128.08
AM Peak Trips w/ Passby Reduction	-	24.61	18.00	134.68	128.08
PM Peak Trip Rate (Trip/KSF or Trip/DU)	-	0.93	1	1.21	-
PM Peak Trips	-	24.09	24.00	31.34	31.25
PM Peak Trips w/ Passby Reduction	-	24.09	24.00	31.34	31.25

References: Trip Generation Manual, 9th Ed., Institute of Transportation Engineers, 2012
 Trip Generation Handbook, 2nd Ed., Institute of Transportation Engineers, 2004.

Table B – Estimated Trip Generation, Actual Land Use Condition (ALUC)

	Existing (Actual Land Use Condition) 0% Residences used as Clinics		Proposed		Net Change (Prop-Exist)
Zoning	C-2(M)		R-1-6	Civic	
Land Use	Commercial Medical District		Residential Low Density	Civic	
Tax Lot	All Tax Lots in Study Area		TL100-1900, 2000- 2500, 4800, 5100	TL 5000-5303	
ITE Land Use	Single-Family Detached	Hospital	Single-Family Detached	Elementary School	
ITE Code	210	610	210	520	
Building Size (KSF)	0.00	25.90	0.00	25.90	0.00
Dwelling Units	24	0.00	24	0	0
Lot Size (AC)	5.53	6.59	5.53	6.59	0.00
Daily Trip Rate (Trip/KSF or Trip/DU)	9.52	13.22	9.52	15.43	-
Daily Trips	228.48	342.40	228.48	399.64	57.24
Passby Reduction	0%	0%	0%	0%	-
Daily Trips w/ Passby Reduction	228.48	342.40	228.48	399.64	57.24
Daily Trips/Acre	41.32	51.96	41.32	60.64	8.69
AM Peak Trip Rate (Trip/KSF or Trip/DU)	0.75	0.95	0.75	5.2	-
AM Peak Trips	18.00	24.61	18.00	134.68	110.08
AM Peak Trips w/ Passby Reduction	18.00	24.61	18.00	134.68	110.08
PM Peak Trip Rate (Trip/KSF or Trip/DU)	1	0.93	1	1.21	-
PM Peak Trips	24.00	24.09	24.00	31.34	7.25
PM Peak Trips w/ Passby Reduction	24.00	24.09	24.00	31.34	7.25

References: Trip Generation Manual, 9th Ed., Institute of Transportation Engineers, 2012
 Trip Generation Handbook, 2nd Ed., Institute of Transportation Engineers, 2004.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CENTRAL POINT COMPREHENSIVE PLAN AND ZONING MAPS ON MULTIPLE PROPERTIES TOTALING 12.12 ACRES SOUTH OF BUSH STREET BETWEEN SOUTH 4TH AND SOUTH 1ST STREETS FROM C-2(M) COMMERCIAL-MEDICAL TO R-1-6 (RESIDENTIAL SINGLE FAMILY) AND CIVIC. (37S 2W 11BC, TAX LOTS 800 THROUGH 5000 AND 37S 2W 11BL, TAX LOTS 100-700).

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- B. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City Comprehensive Plans.
- C. Pursuant to authority granted by the City Charter and the ORS, the City may amend the Central Point Zoning Map which was originally adopted on August 29, 1980 and has been amended at various times since.
- D. Pursuant to the requirements set forth in CPMC 17.96.500, Amendments - Approval Criteria, Chapter 17.10.100 Zoning Map and Zoning Code Text Amendments – Purpose and Chapter 17.05.010, Applications and Development Permit Review Procedures, the City has accepted an application and conducted the following duly advertised public hearings to consider the proposed amendment:
 - a) Planning Commission hearing on May 5, 2020
 - b) City Council hearings on June 11, 2020 and June 25, 2020.

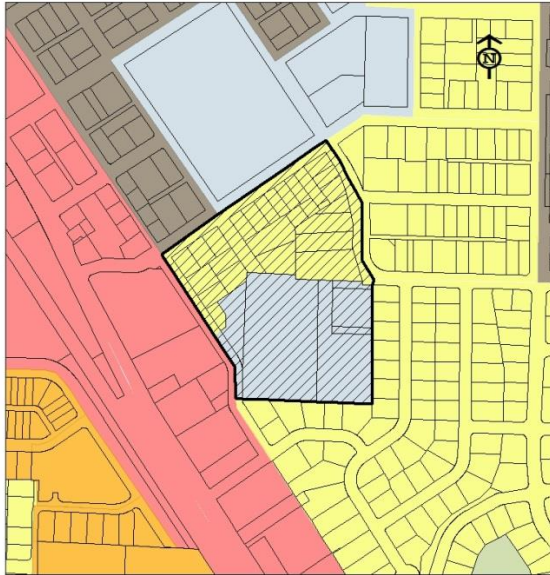
THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Based upon all the information received, the City Council adopts the findings of fact and conclusions of law set forth in the City staff report; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The City Comprehensive Plan map and zoning map are hereby amended as set forth in Exhibits 1 and 2 which are attached hereto and by this reference incorporated herein.

Attachment: Attachment D - City Council Ordinance (1283 : Comprehensive Plan and Zoning Map Amendment)

EXHIBIT 1



Proposed Land Use Designation



Legend

Taxlots	Low Density
Study Area	High Density
OS	Commercial
Very Low Density	Civic
Medium Density	

0 170 340 680 Feet

Created by:
Eileen Mitchell, Community Planner 1
Date: 9/30/2019

EXHIBIT 2



Proposed Zoning Designation



Legend

Study Area	MMR (TOD)
Taxlot	OS
Civic	R-3
GC (TOD)	R-1-6
LMR (TOD)	R-1-8

0 170 340 680 Feet

Created by:
Eileen Mitchell, Community Planner 1
Date: 11/12/2019

Section 3. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the changes to the zoning and Comprehensive Plan maps.

Section 4. Effective date. The Central Point City Charter states that an ordinance enacted by the council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

Passed by the Council and signed by me in authentication of its passage this _____ day of _____, 20____.

Mayor Hank Williams

ATTEST:

City Recorder

Attachment: Attachment D - City Council Ordinance (1283 : Comprehensive Plan and Zoning Map Amendment)



City of Central Point ***Staff Report to Council***

ISSUE SUMMARY

TO:	City Council	DEPARTMENT: City Attorney
FROM:	Sydnee Dreyer, City Attorney	
MEETING DATE:	June 25, 2020	
SUBJECT:	Resolution No. _____, A Resolution Approving that Intergovernmental Agreement for Central Point Branch Library between the City and Jackson County and Authorizing City Manager to Execute Same	
ACTION REQUIRED:	Motion Resolution	RECOMMENDATION: Approval

BACKGROUND INFORMATION:

The City and County are parties to an intergovernmental agreement for operation, maintenance and insurance for the library building which was entered into originally on August 5, 2005. As part of the IGA, the City quitclaimed a portion of its interest in the library building to the County for so long as the County continued to use the first floor for library purposes. The City retained a right of reversion in the property in the event the County ceased to operate a library.

The County leases the first floor of the library building to the Jackson County Library District ("District") to operate the branch library within the City. The County desires to turn over all operations of the branch library to the District. In doing so, the County agrees to Quit Claim its interest in the library building to the City as the County will no longer operate a library in the building.

The purpose of the new Intergovernmental Agreement with the County is to establish terminate the existing IGA between the City and County for operation of the library effective June 30, 2020; to require the County to quitclaim its interest in the library building to the City, and to require the City to enter into a new lease with the District for operation of the library. The new lease is also on the Council agenda tonight.

FINANCIAL ANALYSIS:

LEGAL ANALYSIS: Respective Counsel for the City, County and District have reviewed the agreement and approve as to legal sufficiency.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

STAFF RECOMMENDATION: Approve the Intergovernmental Agreement with the County for the library branch.

RECOMMENDED MOTION: I move to approve Resolution No. _____, a Resolution Approving that Intergovernmental Agreement for Central Point Branch Library between the City and Jackson County.

ATTACHMENTS:

1. Terminating IGA Central Point FINAL
2. RESOLUTION IGA County Library Branch

INTERGOVERNMENTAL AGREEMENT FOR CENTRAL POINT BRANCH LIBRARY

THIS INTERGOVERNMENTAL AGREEMENT FOR CENTRAL POINT BRANCH LIBRARY (hereinafter the “Agreement”), is entered into by and between JACKSON COUNTY, a political subdivision of the State of Oregon, (hereinafter “County”), the JACKSON COUNTY LIBRARY DISTRICT, a library district organized pursuant to Chapters 198 and 357 of the Oregon Revised Statutes (the “District”), and the CITY OF CENTRAL POINT, a political subdivision of the State of Oregon (hereinafter the “City”) (collectively, the “Parties”). This Agreement is to be deemed effective as of July 1, 2020 (hereinafter the “Effective Date”).

RECITALS

WHEREAS, the City and the County are the joint owners of certain real property legally described as lots one, two, three, four and five in block 8 of the City of Central Point, Jackson County, Oregon, according to the official plat thereof, and formerly identified as assessor’s map No. 372W11BB, TL 800 and 801 (the “Property”);

WHEREAS, the County and City are the original parties to the Intergovernmental Agreement Between Jackson County and the City of Central Point for Operation Maintenance and Insurance for Library Building and Surroundings, entered into on August 17, 2005, as amended (the “IGA”) which provided for the use of the first floor of the library building on the Property (the “Premises”) by the County for the purpose of operating a free public library as well as the joint sharing of maintenance responsibilities;

WHEREAS, the County leases the Premises to the District, as authorized by Amendment No. 1 to the IGA and pursuant to the Intergovernmental Agreement Between Jackson County and Jackson County Library District for Lease and Sublease of Library Facilities and Property dated June 24, 2015 (hereinafter the “Lease”);

WHEREAS the Lease terminates on June 30, 2020;

WHEREAS the IGA terminates on August 17, 2035;

WHEREAS the County desires to terminate the IGA on June 30, 2020 and to transfer all of its right, title, and interest in the Property to the City so that the District and the City may enter into a new agreement for the lease of the Premises to be effective as of July 1, 2020;

WHEREAS the District desires to enter into an agreement with the City for the use and shared maintenance of the Premises, to be effective as of July 1, 2020; and

WHEREAS the City desires to take full ownership of the Property and for library operations to continue on the Premises and therefore desires to terminate the IGA for purposes of entering into a new agreement for use and shared maintenance of the Premises with the District.

NOW THEREFORE, in consideration of mutual promises set forth in this Agreement, the Parties agree as follows:

1. **District Obligations.** The District hereby agrees to execute the Intergovernmental Agreement Between the City of Central Point and the Jackson County Library District in the form attached hereto as **Exhibit A**.

2. **City Obligations.** The City hereby agrees:

A. To accept ownership of County's interest in the Property pursuant to a Quit Claim Deed in the form attached hereto as **Exhibit B** (the "Quitclaim Deed"); and

B. To execute the Intergovernmental Agreement Between the City of Central Point and the Jackson County Library District in the form attached hereto as **Exhibit A**.

3. **County Obligations.** The County hereby agrees to transfer all of its right, title, and ownership in the Property to the City by executing and delivering the Quitclaim Deed to City.

4. **Termination of IGA.** City and County agree that the IGA shall terminate and be of no further force or effect as of the date the Quitclaim Deed is executed by County and delivered to City (the "Termination Date").

5. **Mutual Release of IGA Obligations by City and County.** Each of City and County hereby releases the other party from any and all claims, obligations, and liabilities under the IGA arising after the Termination Date.

IN WITNESS WHEREOF, the Parties have executed this Agreement with the intent that it be effective as of the Effective Date notwithstanding the actual date of signing or delivery of this Agreement.

[Signatures to follow]

JACKSON COUNTY

**JACKSON COUNTY LIBRARY
DISTRICT**

By: _____
Danny Jordan,
Jackson County Administrator

By: _____
Susan Kiefer, President

Dated: _____

Dated: _____

Approved as to Legal Sufficiency:

Approved as to Legal Sufficiency:

By: Pete Philbrick, Sr. Asst. County Counsel

By: Jacquelyn Bunick, District Counsel

CITY OF CENTRAL POINT

By: _____
Chris Clayton, City Manager

Dated: _____

Approved as to Legal Sufficiency:

By: Sydnee Dreyer, City Counsel

Attachment: Terminating IGA Central Point FINAL (1286 : Intergovernmental Agreement with Jackson County for Branch Library)

**INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CENTRAL
POINT AND THE JACKSON COUNTY LIBRARY DISTRICT**

THIS INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CENTRAL POINT AND THE JACKSON COUNTY LIBRARY DISTRICT (the “Agreement”), is entered into by and between the CITY OF CENTRAL POINT (the “City”) and the JACKSON COUNTY LIBRARY DISTRICT, a library district organized under Chapters 198 and 357 of the Oregon Revised Statutes (the “District”) and is effective as of July 1, 2020 (the “Effective Date”).

RECITALS

WHEREAS, from June 2014 through June 30, 2020, the District has operated the Central Point Branch library out of the first floor of the library building (the “Premises”) on the real property identified Lots one, two, three, four and five in block 8 of the City of Central Point, Jackson County, Oregon, according to the official plat thereof (the “Property”) pursuant to the Intergovernmental Agreement Between Jackson County and Jackson County Library District for Lease and Sublease of Library Facilities and Property dated June 24, 2015 (the “Jackson County IGA”) in connection with the Intergovernmental Agreement Between Jackson County and the City of Central Point for Operation Maintenance and Insurance for Library Building and Surroundings, entered into on August 17, 2005, as amended (the “IGA Between Jackson County and Central Point”);

WHEREAS, in connection with the termination of the Jackson County IGA and the termination of the IGA Between Jackson County and Central Point on June 30, 2020, Jackson County will transfer all of its right, title, and interest in the Premises to the City;

WHEREAS, effective July 1, 2020, the City shall be the sole owner of the Property, including the Library Building and all improvements thereon.

WHEREAS, the City desires for the District to continue providing library services from the Premises;

WHEREAS, the District desires to continue providing library services from the Premises;

WHEREAS, ORS 190.010 allows a unit of local government to enter into a written agreement with any other unit of local government for the performance of any function and/or activity the local government has the authority to perform. Therefore, the District and City are jointly authorized to enter into such an agreement pursuant to Chapter 190 of the Oregon Revised Statutes;

WHEREAS, the parties desire to enter into an intergovernmental agreement pursuant to ORS Chapter 190 for the continued use of the Premises by the District for the operation of a free public library. The City hereby certifies that it meets the above eligibility criteria for such cooperation with the District, and the District hereby certifies that it meets the above eligibility criteria for such cooperation with the City;

WHEREAS, as a result of this Agreement, any unit of local government, consolidated department, intergovernmental entity or administrative officers designated herein to perform

specified functions or activities is vested with all powers, rights, and duties relating to those functions and activities that are vested by law in each party to the Agreement, its officers, agencies, and designated representatives.

NOW, THEREFORE, in consideration of the terms and conditions contained herein, it is mutually agreed by the District and City as follows:

AGREEMENT

Section 1 – Leased Premises

1.1 Agreement to Lease and Description. The City leases to the District and the District leases from the City the first floor of the Library Building located on the Property (the “Premises”), together with all improvements thereon which are owned by the City (collectively, “Improvements”). As used herein, “Library Building” shall refer to the two-story building of which the Premises are a part.

Section 2 – Term

1.1 Initial Term. This Agreement shall be binding upon the parties as of the Effective Date. The term of this Agreement (“Term”) shall commence on the Effective Date and shall continue, unless the Agreement is sooner terminated, until June 30, 2050 (the “Expiration Date”).

1.2 Renewal Term(s). The District shall maintain the option to extend the Term of this Agreement for 3 additional periods of 5 years each (each a “Renewal Term”) by delivering to City, no later than 3 months, and no earlier than 6 months before expiration of the then effective Term, written notice to the City of the District’s election to extend the Term. If the District exercises such option in accordance with this Section 2.2, this Agreement shall continue on the same terms during any such Renewal Term, except that during and after the second renewal term, Tenant will no longer have any option to renew this lease.

Section 3 – Rent

The District shall pay as rent for the Premises throughout the Term the sum of One Dollar (\$1.00) per year. It is expressly agreed that the rent payable by the District as a public body has been established to reflect the savings below market rent resulting from the exemption from taxation. Any condemnation or default rental valuation shall presume payment by the District of a fair market rental for the Premises.

Section 4 – Obligations and Responsibilities of the District

4.1 Maintenance and Repair of Interior of Library. The District, at its expense, shall keep the interior of the Premises in good repair, operating condition, working order, and appearance, including, without limitation: (i) Repair and maintenance of its separately-metered water, sewage, gas, and electrical services from the point of entry to the Premises; (ii) Repair of its separately-metered heating and air condition system, including ordinary maintenance; (iii) Repair of interior walls, floors, ceilings, doors, windows, and related hardware, light fixtures, switches, and wiring and plumbing; (iv) Windows in the Premises; (v) Signs pertaining to the use

of the Premises; (vi) District's own security system; (vii) District's own janitorial services; (viii) District's own facility maintenance staff.

4.2 Utilities and Services. The District shall be liable for, and shall pay or cause to be paid, before any delinquency, through the Term and any Renewal Term, all charges for all utility services furnished to the Library including but not limited to light, heat, A/C, electricity, gas, water, telephone and telecommunication service, sewage service, garbage disposal, hazardous waste disposal, and other public or private utilities of every kind furnished to the Premises.

4.3 Permitted Activities. The District's use of the Premises shall be limited to operating a free public library for the benefit of, and uniformly available on the same terms to, all members of the public in Jackson County, and is to use for these purposes the Premises and property interests furnished by the City. As used herein, the phrase "operating a free public library" includes all activities generally associated with a public library, both as of the Effective Date as well as at all times during the Term and any Renewal Term, and includes but is not limited to the storage, collection, display, circulation and care of books, periodicals, documents, photographs, films, musical scores, musical recordings, and all forms of electronic data, for use by the general public, as well the facilitation of programing (e.g., book talks, story times, lectures, etc.). Notwithstanding the foregoing, the District may also allow outside organizations to use the Premises (e.g., meeting room use) and may require the payment of rent and/or fees for such use in order to cover additional costs of maintenance and personnel to monitor Premises use. The District agrees not to use the Premises for any unauthorized purpose nor to engage in or permit any unauthorized activity within or from the Premises.

4.4 Provision of Library Services; Budget. The District, in its sole discretion, shall decide on the level of service to be provided and the budget allocations for the Central Point Branch Library.

4.5 Signs. The District shall not erect, install, nor permit upon the Library any sign or other advertising device without first having obtained the written consent of the City.

4.6 Alterations. The District may make alterations to the Premises and surrounds to ensure patron safety and convenience for facilitating efficient library operations. The District shall make no improvements or alterations on the Premises nor modify, alter, or remove any permanent capital improvements lying within the Premises without prior written approval of the City, which shall not be unreasonably withheld. Any such alterations shall be at the District's sole expense, unless agreed otherwise, and shall be made in a good and workmanlike manner, and in compliance with applicable laws and building codes.

4.7 Ownership and Removal of Alterations. All existing improvements and all improvements and alterations performed on the Premises that become permanent and cannot be removed without causing substantial damage to the Premises shall be the property of the City when installed.

4.8 Restrictions on Use. The District's activities on, or use or possession of, the Premises, must comply with all applicable laws, ordinances, codes, rules and regulations of the

State of Oregon, Jackson County, and the City, as they now exist or may be amended from time to time.

4.9 Liens. The District shall have no power to do any action to make any contract that may create or be the foundation for any lien, mortgage, or other encumbrance on any interest of the City in the Premises.

4.10 Taxes. The District agrees to pay all lawful taxes and assessments which may, during the term hereof, or any extension as provided for herein, become a lien or which may be levied by any tax levying body, upon the Premises or upon any taxable interest of the District acquired by the lease of the Premises, or any taxable possessory right which the District may have on the Premises or facilities hereby leased by reason of its occupancy thereof, or otherwise, as well as all taxes on taxable property, real or personal, leased or owned by the District in or on said Premises.

Section 5 – Obligations and Responsibilities of the City

5.1 Use of Parking Lot. The City shall permit users of the Central Point Branch Library to use any portion of the 14-space parking lot, located to the west of the Library Building, for library business during regular library hours. The City shall not charge library users a fee for the use of said parking lot.

5.1.1 Additional Parking Needs. Should the City and/or the District determine at any time during the term of this Agreement that existing parking is insufficient to serve the needs of City and/or District, the parties shall meet and negotiate in good faith the need for additional parking.

5.2 Alterations to Premises. The City may make alterations to the Premises, Library Building, and areas of joint responsibility, (as defined in Section 6.1, below), to ensure patron safety and convenience for facilitating efficient municipal operations. The City shall make no alterations to the Library Building or to the areas of joint responsibility without first obtaining the written consent of the District, which shall not be unreasonably withheld. Any such alterations shall be at the City’s sole expense, unless agreed otherwise, and shall be made in a good and workmanlike manner, and in compliance with applicable laws and building codes.

5.3 Records. The City shall be the repository for any records relating this this Agreement.

5.4 Provision of Maintenance, Repair, Operations. The City shall be responsible for contracting and paying for services and materials needed to repair, maintain, and operate the areas of joint responsibility, as defined in Section 6, below.

Section 6 – Joint Obligations

6.1 – Definitions.

6.1.1 Areas of Joint Responsibility. As used herein “areas of joint responsibility” shall mean: (i) the exterior of both stories of the Library Building, including structural support, roof,

foundation, columns, girders, beams, bearing walls, ducts, mechanical shafts and standpipes, but excepting exterior windows; (ii) the parking lot located to the west of the Library Building, containing 14 spaces; (iii) the Entry Plaza; (iv) the curtilage surrounding the Library Building, including the landscaping; (vi) the Library Building's common door fronts on Third Street and Oak Street; and (vii) waste disposal and recycling areas.

6.1.2 Shared Maintenance, Repair, Operation. As used herein "shared maintenance, repair, and operation" shall mean all maintenance, repairs, or operations which are necessary to keep the areas of joint-responsibility functional and in a good state of repair.

6.1.3 Costs. As used herein, "costs for shared maintenance, repair, and operation" shall be only the actual cost paid by the City for the maintenance, repairs, and operations and shall not include any overhead or administrative costs incurred by the City or create any profit for the City.

6.2 Shared Maintenance for Library Building Surrounds. The City and the District shall each pay for one-half of the costs of the shared maintenance, repair, and operation of the areas of joint-responsibility.

6.3 Meetings. The City's manager and the District's library director shall meet not less than annually to discuss and decide on budgets to pay for the predicted costs of the shared maintenance, repairs, and operations of the areas of joint responsibility. Should a need for unanticipated shared maintenance, repairs, or operations occur mid-year, the City's manager and the District's library director shall confer as to whether the shared maintenance, repair, and operations are necessary and budgeted.

6.4 Disagreement. In the event the City and the District cannot agree on the necessity of the shared maintenance, repair, and operations, the budget to pay for the same, or whether the maintenance, repair, or operation is for an area of joint responsibility, they shall refer the matter to dispute resolution as set forth in Section 16. Should a matter be referred to dispute resolution, either party may elect to pay the full costs of the disputed maintenance, repair, or operations and seek reimbursement for the other party's costs through the dispute resolution.

6.5 Invoice. The City shall provide the District with invoices documenting the costs to repair, maintain, and operate the areas of joint responsibility, no less than annually.

6.6 Quality of Work. All maintenance, repairs, and operations must be performed competently and completely. In the event the work falls short of this standard, the City shall pursue claims for the remedy of the inferior work. The District shall be reimbursed for its share of any costs paid for the work, should the City receive an award of damages or reimbursement for District's share.

6.7 Responsibility for Damage. Should the actions of an officer, employee, agent, or contractor of the either party damage the areas of joint responsibility, that party shall promptly repair the damage and be solely responsible for said repair in its entirety.

Section 7 - Insurance

7.1 Property Insurance. Both parties shall obtain on or before the Effective Date and thereafter maintain in full force and effect during the term of this Agreement, a property insurance policy or policies covering loss or damage to the Library Building and surrounds, in the amount of the full replacement value thereof, as the same may exist from time to time against all perils included within the classification of fire, extended coverage, vandalism, malicious mischief, flood, earthquake, and special extended perils (“special form” as such term is used in the insurance industry). The City’s insurance policy shall be primary to the District’s insurance policy. At all times during the term of this Agreement, the City shall be a named additional insured on the District’s insurance policy and the District shall be a named additional insured on the City’s insurance policy. If either party fails to procure and maintain such insurance coverage as required, the other party may, but shall not be required to, procure and maintain the same, but at the expense of the noncomplying party.

7.2 Liability Insurance. Both parties shall maintain, in full force and effect during the Term of this Agreement, a policy or policies of public liability and property damage insurance with respect to the Library Building and surrounds and activities conducted by the City and the District in the Library Building, with a combined single limit for personal or bodily injury and property damage of not less than \$5,000,000. In the event the statutory limit of liability of a public body for claims arising out of a single accident or occurrence is increased above the combined single limit coverage requirements specified, the parties shall increase the coverage to the statutory limit for such claims and increase the aggregate coverage to the statutory limit. The District’s policy shall name the City as an additional insured, and the City’s policy shall name the District as an additional insured, and both shall contain a clause that the insurer will not cancel or change the insurance without first giving the additional insured 30 days’ written notice. The insurance shall be provided by an insurance company or self-insured insurance trust licensed to provide such coverage in the State of Oregon, and a copy of the policy or a certificate of insurance shall be delivered to the additional-insured party. The City’s policy shall be written to provide primary coverage.

7.3 Subrogation. Both parties waive their rights of subrogation against the other for any reason whatsoever, and any insurance policies required to be procedure by them shall contain an express waiver of any right of subrogation by the insurer.

Section 8 – Limitations of Liability/Indemnification

8.1 The District shall indemnify and defend the City from any claim, loss, or liability arising out of or related to any activity of the District on the Premises or any condition of the Premises which is the sole responsibility of the District, unless such condition is caused by or occurred through the negligence or wrongful acts of the City.

8.2 The District does not indemnify the City or any other person or entity for any risk, loss, or liability due to defective design or negligent construction of any building, facility, or structure on the Premises. In the event of loss or litigation arising from the design or construction of any building, facility, or structure, there is no agreement between the parties as to indemnity or contribution.

8.3 Except as set forth above, each party shall agree to indemnify the other from any claim, liability, or damage resulting from any error, omission, or act of negligence on the part of the indemnifying party, its officers, employees, or agents, in the performance of its responsibilities under this Agreement, provided, however, the parties shall not be required to indemnify the other for any such liability arising out of the wrongful acts of the other's officers, employees, or agents.

Section 9 – Damage and Destruction

If the Library is destroyed or damaged such that the cost of repair exceeds 30 percent of the value of the structure before the damage, either party may elect to terminate this Agreement as of the date of the damage or destruction by notice given to the other in writing not more than 45 days following the date of damage. In such event all rights and obligations of the parties shall cease as of the date of termination. If neither party elects to terminate, the City shall proceed to restore the Premises to substantially the same form as prior to the damage or destruction. City's obligation to rebuild is contingent upon its receipt of insurance proceeds sufficient to make such repairs. Work shall be commenced as soon as reasonably possible and thereafter shall proceed without interruption except for work stoppages on account of labor disputes and matters beyond City's reasonable control. Notwithstanding the foregoing, if the Premises or any portion of the Premises are damaged by fire or other casualty caused directly or indirectly by the fault or negligence of District or its agents, employees, contractors, or invitees, District shall be liable to City for the cost and expense of the repair and restoration of the Premises, the Library Building or the Property caused thereby to the extent that such cost and expense is equal to or less than the deductible amount covered by the insurance proceeds described in Section 7.1.

Section 10 – Condemnation

If a condemning authority takes all of the Premises or a portion sufficient to render the remaining premises reasonably unsuitable for the use that District was then making of the Premises, the lease shall terminate as of the date the title vests in the condemning authorities. City shall be entitled to all of the proceeds of condemnation, and District shall have no claim against City as a result of the condemnation, except for that portion of the award which reflects the unamortized value of any permanent improvements to the structure of the building in which the Premises are located which have been installed and paid for by District following the commencement of the lease term. District shall also be entitled to claim against the condemning authority for its moving expenses and associated expenses not covered by insurance.

Section 11 - Assignment and Subletting

No portion of the Premises may be assigned, mortgaged, or subleased without the prior written consent of the City.

Section 12 - Appropriation for Funding

Notwithstanding any other provision of this Agreement to the contrary, in the event insufficient funds are appropriated for performing this Agreement, and the District has no other lawfully available funds, the District may terminate this Agreement at the end of its current fiscal

year, with no further liability or penalty to the City. The District shall deliver written notice to the City of such termination pursuant to the terms set forth in Section 17, below.

Section 13 – Termination

13.1 Expiration. This Agreement shall expire at the end of the Term or Renewal Term, unless sooner terminated as provided for herein, and the District shall have no further rights, interest, or privileges hereby granted by this Agreement or otherwise claimed.

13.2 Mutual Consent. This Agreement may be terminated at any time by mutual consent of both parties.

13.3 For Cause. The District may terminate or modify this Agreement, in whole or in part, effective upon delivery of written notice to the City, or at such later date as may be established by the District, under any of the following conditions:

i. If District funding from federal, state, or other sources is not obtained and continued at levels sufficient to allow for the continued operation of the Central Point Branch Library;

ii. If federal or state regulations or guidelines are modified, changed, or interpreted in such a way that this Agreement is no longer allowable or appropriate or the provision of library services is no longer eligible for the funding utilized by the District to provide library services at the Central Point Branch Library;

iii. The District may also terminate this lease in the event the Premises becomes uninhabitable through no fault of the District and the District lacks sufficient funds to make the Premises habitable. In such an event, the District shall provide the City with 180 days' advance notice from when it deems the Premises uninhabitable. In the event of such a termination, the District shall have no further liability to the City; or

iv. As provided in Section 12.

13.4. For Default or Breach. Either party may terminate this Agreement in the event of a breach of the Agreement by the other. Prior to such termination, the party seeking termination shall give to the other party thirty days' (30) advance written notice of the breach and intent to terminate. If the party committing the breach has not entirely cured the breach within thirty (30) days of the date of the notice, then the Agreement may be terminated at any time thereafter by a written notice of termination by the party giving notice. In the event the breach is of such nature that it cannot be reasonably cured within 30 days, the breaching party shall have a reasonable amount of time to cure. Written notice to the parties shall be made in accordance with Section 17, herein. The rights and remedies of the District provided in this subsection are not exclusive and are in addition to any other rights and remedies provided by law, or in equity, or under this Agreement.

13.5. Obligation/Liability of Parties. Termination or modification of this Agreement pursuant to Section 13.1, 13.2, 13.3, and 13.4, above, shall be without prejudice to any obligations or liabilities of either party already accrued prior to such termination or modification.

Section 14 – Title to Improvements

14.1 Library Contents. All books, furniture, furnishings, and equipment contained within the Premises shall remain the property of the District.

14.2 Title to Facilities and Improvements. All existing facilities and improvements, and all new facilities and improvements or alterations performed on the Premises shall be the property of the City when installed.

14.3 Right to Re-Enter Premises. The District agrees to yield and peaceably deliver possession of the Premises to the City on the date of termination of this Lease, whatsoever the reason for such termination.

14.4 Holdover. In the event the District remains in possession of the Premises after the expiration of the Term, without any written renewal thereof, such holding over shall not be deemed as a renewal or extension of this Agreement but shall create only a tenancy from month to month which may be terminated at any time by the District or the City upon 30 days' written notice.

Section 15 - Compliance with Law

The District and the City shall comply with all federal, state and local laws and ordinances as applicable to this Agreement. Failure to comply with such requirements shall constitute a breach of this Agreement and shall be grounds for termination. Without limiting the generality of the foregoing, the City and the District expressly agree to comply with the following as applicable: (i) Title VI and VII of Civil Rights Act of 1964, as amended; (ii) Sections 503 and 504 of the Rehabilitation Act of 1973, as amended; (iii) the Health Insurance Portability and Accountability Act of 1996; (iv) the Americans with Disabilities Act of 1990, as amended; (v) ORS Chapter 659A, as amended; (vi) all regulations and administrative rules established pursuant to the foregoing laws; and (vii) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations. The respective performance by each party under the Agreement is conditioned upon the other party's compliance with the provisions of ORS Chapter 279A, B, and C, which are incorporated by reference herein.

Section 16 - Dispute Resolution

For any matter related to this Agreement which the parties cannot resolve, they shall attempt in good faith to resolve the controversy or claim by mediation. The parties shall agree on one mediator and shall split the cost of the mediator. The cost of the mediator shall be at the rate prevailing in the Jackson County area. The parties shall, to the extent possible, use mediation only once a year to resolve accumulated claims. The mediator shall have final, binding authority to decide a claim up to and no more than \$5,000.00. The parties shall exhaust mediation before resorting to any litigation for claims arising out of this Agreement.

Section 17 – Notice

Whenever notice is required or permitted to be given under this Agreement, such notice must be given in writing by personal delivery or mail, at the addresses provided below, unless

some other means or method of notice is required by law. Each party will notify the other of any change of address.

IF TO THE DISTRICT:
 Jackson County Library District
 Attn: Library Director
 205 South Central Avenue
 Medford, Oregon 97501

IF TO THE CITY:
 City of Central Point
 Attn: City Manager
 140 S. 3rd Street
 Central Point, OR 97502

Section 18 – Funds Available and Authorized

The District and the City have sufficient funds available and authorized for expenditure to finance the costs of this Agreement within their respective fiscal year budgets.

Section 19 – Miscellaneous

19.1 Jurisdiction and Venue. This Agreement has been made, and shall be construed, in accordance with the laws of the State of Oregon. The City and the District agree that any suit or action pertaining to the enforcement of the terms of this Lease shall be filed or brought in Jackson County, Oregon.

19.2 Successors. This Agreement shall be binding and inure to the benefit of any successor or assign of the City and/or any successor or assign of the District.

19.3 Headings. The section and subsection headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

19.4 Attorney Fees. In any action or arbitration brought by the other party under this Agreement, the prevailing party shall be entitled to recover interest, costs, and reasonable attorney fees, as set by the court or arbitrator, or if on appeal, by the appellate court.

19.5 Force Majeure. Neither party to this Agreement shall hold the other responsible for damages or delay in performance caused by acts of God, strikes, lockouts, accidents, pandemic, or other events beyond the control of the other or the other's officers, employees or agents.

19.6 Partial Invalidity. If any term, covenant, condition, or provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effective and shall in no way be affected, impaired, or invalidated thereby.

19.7 Non-Waiver. The failure of either party to insist upon strict performance of any of the terms, covenants, or conditions of this Agreement shall not be deemed a waiver of any right or remedy that either party may have, and shall not be deemed a waiver of the right to require strict performance of all the terms, covenants, and conditions of this Agreement thereafter, nor a waiver of any remedy for the subsequent breach or default of any term, covenant or condition of the Agreement. Any waiver, in order to be effective, must be signed by the party whose right or remedy is being waived.

19.8 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute one instrument.

19.9 Entire Agreement. This Agreement represents the entire agreement between the parties related to the lease of the Premises and shared use and maintenance of the Parking Lot, well, and waterline and shall supersede all previous communications, representations, or agreements, whether verbal or written, between the parties hereto with respect to such leasing. Any modifications, changes, additions, or deletions to this Agreement must be approved by the parties in writing and attached and incorporated by reference into this Agreement.

IN WITNESS WHEREOF, the parties or their duly-authorized representatives have executed this Agreement with the intent that it be effective as of July 1, 2020, notwithstanding the actual date of signing or delivery of this Agreement.

CITY OF CENTRAL POINT

JACKSON COUNTY LIBRARY DISTRICT

By: _____
Chris Clayton, City Manager

By: _____
Susan Kiefer, President

Dated: _____

Dated: _____

Approved as to Legal Sufficiency:

Approved as to Legal Sufficiency:

By: _____
Sydnee Dreyer, City Counsel

By: _____
Jacquelyn Bunick, District Counsel

Attachment: Terminating IGA Central Point FINAL (1286 : Intergovernmental Agreement with Jackson County for Branch Library)

AFTER RECORDING RETURN TO:

Jacquelyn Bunick
 Jarvis, Dreyer, Glatte & Larsen, LLP
 823 Alder Creek Drive
 Medford, OR 97504

**UNTIL A CHANGE IS REQUESTED
 SEND ALL TAX STATEMENTS TO:**

City of Central Point
 155 S. Second St.
 Central Point, OR 97502

Grantor: Jackson County
Grantee: City of Central Point

Consideration: \$0.00

QUITCLAIM DEED

WHEREAS, the City of Central Point, by quitclaim deed dated July 18, 2005 and recorded in the Jackson County records as instrument 2005-046875, granted to Jackson County and the City of Central Point, as tenants in common, all right title and interests in and to the real property described on Exhibit A (the "Property") for so long as the Property is used for a library and governmental office; and

Jackson County no longer operates a library on the Property and wishes to quitclaim its interest to the City as provided herein.

THEREFORE, Jackson County, a political subdivision of the State of Oregon ("Grantor"), does hereby release and quitclaim to the City of Central Point, a municipal corporation of the State of Oregon, ("Grantee"), all of Grantor's right, title and interest in and to the Property, together with all improvements, easements, hereditaments and appurtenances thereto.

There is no monetary consideration involved in this transfer. The actual consideration consists of value given or promised which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY DRAFT

QUIT CLAIM DEED

Page – 1

ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated ____ day of _____, 2020

JACKSON COUNTY

By _____
Colleen Roberts, Chair

STATE OF OREGON)
) ss.
County of Jackson)

On this ____ day of _____, 2020, before me, the undersigned Notary Public in and for said State, personally appeared Colleen Roberts, Chair of the Board of Commissioners of Jackson County, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that said instrument was voluntarily signed on behalf of Jackson County and by authority of its Board of Commissioners.

Attachment: Terminating IGA Central Point FINAL (1286 : Intergovernmental Agreement with Jackson County for Branch Library)

Exhibit A

Lots one, two, three, four and five in block 8 of the City of Central Point, Jackson County, Oregon, according to the official plat thereof.

Attachment: Terminating IGA Central Point FINAL (1286 : Intergovernmental Agreement with Jackson County for Branch Library)

RESOLUTION NO. _____

A RESOLUTION APPROVING THAT INTERGOVERNMENTAL AGREEMENT FOR CENTRAL POINT BRANCH LIBRARY BETWEEN THE CITY AND JACKSON COUNTY AND AUTHORIZING CITY MANAGER TO EXECUTE SAME

Recitals:

- A. On August 5, 2005 the City of Central Point and Jackson County entered into an Intergovernmental Agreement for the operation, maintenance and insurance for the Central Point library branch at which time the City quitclaimed a portion of its real property interest in the library building to Jackson County to be used for library purposes.
- B. The County desires to relinquish control of the branch library to the Jackson County Library District and terminate its intergovernmental agreement with the City for the operation, maintenance and insurance of such building.
- C. As a condition of such relinquishment of its interest, County and City have agreed to enter into an intergovernmental agreement to terminate the 2005 agreement, quitclaim the County's interest in the real property back to the City, and require that the City enter into a new Intergovernmental Agreement with the District to lease the library premises.

The City of Central Point resolves as follows:

Section 1. The Council approves the Intergovernmental Agreement attached hereto as Exhibit "A" and authorizes the City Manager or his designee to sign said Agreement on behalf of the City.

Passed by the Council and signed by me in authentication of its passage this _____ day of June, 2020.

Mayor Hank Williams

ATTEST:

City Recorder

Resolution No. _____ (June 25, 2020)

Attachment: RESOLUTION IGA County Library Branch (1286 : Intergovernmental Agreement with Jackson County for Branch Library)



City of Central Point **Staff Report to Council**

ISSUE SUMMARY

TO:	City Council	DEPARTMENT:	City Attorney
FROM:	Sydnee Dreyer, City Attorney		
MEETING DATE:	June 25, 2020		
SUBJECT:	Resolution No. _____, A Resolution Approving that Intergovernmental Agreement Between the City of Central Point and the Jackson County Library District and Authorizing City Manager to Execute Same		
ACTION REQUIRED:	Motion Resolution	RECOMMENDATION:	Approval

BACKGROUND INFORMATION:

The City and County are parties to an intergovernmental agreement for operation, maintenance and insurance for the library building which was entered into originally on August 5, 2005. As part of the IGA, the City quitclaimed a portion of its interest in the library building to the County for so long as the County continued to use the first floor for library purposes. The City retained a right of reversion in the property in the event the County ceased to operate a library.

The County leases the first floor of the library building to the Jackson County Library District ("District") to operate the branch library within the City. The County desires to turn over all operations of the branch library to the District. In doing so, the County agrees to Quit Claim its interest in the library building to the City as the County will no longer operate a library in the building.

Under the terms of the new Intergovernmental Agreement between the City and the County, presented to Council tonight, the City is to contract with the District directly for the lease of the library premises, including operation, maintenance and insurance of same. The proposed lease between the City and the District, is similar to the prior agreements between the City, County and District. The lease provides an initial 30-year term, with three options to renew of 5-years each. The City and the District are to share maintenance costs for the common areas; the District has sole maintenance obligations for the premises, its utilities, janitorial, etc. As under the existing agreement, the District is to share the parking lot with the City, though a provision has been added that should additional parking be required in the future, the parties must meet and negotiate in good faith for additional parking needs.

FINANCIAL ANALYSIS:

LEGAL ANALYSIS: Respective Counsel for the City, County and District have reviewed the agreement and approve as to legal sufficiency.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

STAFF RECOMMENDATION: Approve the Intergovernmental Agreement between the City and the Jackson County Library District.

RECOMMENDED MOTION: I move to approve Resolution No. _____, a Resolution Approving that Intergovernmental Agreement between the City of Central Point and the Jackson County Library District.

ATTACHMENTS:

1. JCLD Central Point IGA Lease Final
2. RESO IGA Library District Lease

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CENTRAL POINT AND THE JACKSON COUNTY LIBRARY DISTRICT

THIS INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CENTRAL POINT AND THE JACKSON COUNTY LIBRARY DISTRICT (the “Agreement”), is entered into by and between the CITY OF CENTRAL POINT (the “City”) and the JACKSON COUNTY LIBRARY DISTRICT, a library district organized under Chapters 198 and 357 of the Oregon Revised Statutes (the “District”) and is effective as of July 1, 2020 (the “Effective Date”).

RECITALS

WHEREAS, from June 2014 through June 30, 2020, the District has operated the Central Point Branch library out of the first floor of the library building (the “Premises”) on the real property identified Lots one, two, three, four and five in block 8 of the City of Central Point, Jackson County, Oregon, according to the official plat thereof (the “Property”) pursuant to the Intergovernmental Agreement Between Jackson County and Jackson County Library District for Lease and Sublease of Library Facilities and Property dated June 24, 2015 (the “Jackson County IGA”) in connection with the Intergovernmental Agreement Between Jackson County and the City of Central Point for Operation Maintenance and Insurance for Library Building and Surroundings, entered into on August 17, 2005, as amended (the “IGA Between Jackson County and Central Point”);

WHEREAS, in connection with the termination of the Jackson County IGA and the termination of the IGA Between Jackson County and Central Point on June 30, 2020, Jackson County will transfer all of its right, title, and interest in the Premises to the City;

WHEREAS, effective July 1, 2020, the City shall be the sole owner of the Property, including the Library Building and all improvements thereon.

WHEREAS, the City desires for the District to continue providing library services from the Premises;

WHEREAS, the District desires to continue providing library services from the Premises;

WHEREAS, ORS 190.010 allows a unit of local government to enter into a written agreement with any other unit of local government for the performance of any function and/or activity the local government has the authority to perform. Therefore, the District and City are jointly authorized to enter into such an agreement pursuant to Chapter 190 of the Oregon Revised Statutes;

WHEREAS, the parties desire to enter into an intergovernmental agreement pursuant to ORS Chapter 190 for the continued use of the Premises by the District for the operation of a free public library. The City hereby certifies that it meets the above eligibility criteria for such cooperation with the District, and the District hereby certifies that it meets the above eligibility criteria for such cooperation with the City;

WHEREAS, as a result of this Agreement, any unit of local government, consolidated department, intergovernmental entity or administrative officers designated herein to perform

specified functions or activities is vested with all powers, rights, and duties relating to those functions and activities that are vested by law in each party to the Agreement, its officers, agencies, and designated representatives.

NOW, THEREFORE, in consideration of the terms and conditions contained herein, it is mutually agreed by the District and City as follows:

AGREEMENT

Section 1 – Leased Premises

1.1 Agreement to Lease and Description. The City leases to the District and the District leases from the City the first floor of the Library Building located on the Property (the “Premises”), together with all improvements thereon which are owned by the City (collectively, “Improvements”). As used herein, “Library Building” shall refer to the two-story building of which the Premises are a part.

Section 2 – Term

1.1 Initial Term. This Agreement shall be binding upon the parties as of the Effective Date. The term of this Agreement (“Term”) shall commence on the Effective Date and shall continue, unless the Agreement is sooner terminated, until June 30, 2050 (the “Expiration Date”).

1.2 Renewal Term(s). The District shall maintain the option to extend the Term of this Agreement for 3 additional periods of 5 years each (each a “Renewal Term”) by delivering to City, no later than 3 months, and no earlier than 6 months before expiration of the then effective Term, written notice to the City of the District’s election to extend the Term. If the District exercises such option in accordance with this Section 2.2, this Agreement shall continue on the same terms during any such Renewal Term, except that during and after the second renewal term, Tenant will no longer have any option to renew this lease.

Section 3 – Rent

The District shall pay as rent for the Premises throughout the Term the sum of One Dollar (\$1.00) per year. It is expressly agreed that the rent payable by the District as a public body has been established to reflect the savings below market rent resulting from the exemption from taxation. Any condemnation or default rental valuation shall presume payment by the District of a fair market rental for the Premises.

Section 4 – Obligations and Responsibilities of the District

4.1 Maintenance and Repair of Interior of Library. The District, at its expense, shall keep the interior of the Premises in good repair, operating condition, working order, and appearance, including, without limitation: (i) Repair and maintenance of its separately-metered water, sewage, gas, and electrical services from the point of entry to the Premises; (ii) Repair of its separately-metered heating and air condition system, including ordinary maintenance; (iii) Repair of interior walls, floors, ceilings, doors, windows, and related hardware, light fixtures, switches, and wiring and plumbing; (iv) Windows in the Premises; (v) Signs pertaining to the use

Attachment: JCLD Central Point IGA Lease Final (1288 : Intergovernmental Agreement with Jackson County Library District for Lease)

of the Premises; (vi) District's own security system; (vii) District's own janitorial services; (viii) District's own facility maintenance staff.

4.2 Utilities and Services. The District shall be liable for, and shall pay or cause to be paid, before any delinquency, through the Term and any Renewal Term, all charges for all utility services furnished to the Library including but not limited to light, heat, A/C, electricity, gas, water, telephone and telecommunication service, sewage service, garbage disposal, hazardous waste disposal, and other public or private utilities of every kind furnished to the Premises.

4.3 Permitted Activities. The District's use of the Premises shall be limited to operating a free public library for the benefit of, and uniformly available on the same terms to, all members of the public in Jackson County, and is to use for these purposes the Premises and property interests furnished by the City. As used herein, the phrase "operating a free public library" includes all activities generally associated with a public library, both as of the Effective Date as well as at all times during the Term and any Renewal Term, and includes but is not limited to the storage, collection, display, circulation and care of books, periodicals, documents, photographs, films, musical scores, musical recordings, and all forms of electronic data, for use by the general public, as well the facilitation of programing (e.g., book talks, story times, lectures, etc.). Notwithstanding the foregoing, the District may also allow outside organizations to use the Premises (e.g., meeting room use) and may require the payment of rent and/or fees for such use in order to cover additional costs of maintenance and personnel to monitor Premises use. The District agrees not to use the Premises for any unauthorized purpose nor to engage in or permit any unauthorized activity within or from the Premises.

4.4 Provision of Library Services; Budget. The District, in its sole discretion, shall decide on the level of service to be provided and the budget allocations for the Central Point Branch Library.

4.5 Signs. The District shall not erect, install, nor permit upon the Library any sign or other advertising device without first having obtained the written consent of the City.

4.6 Alterations. The District may make alterations to the Premises and surrounds to ensure patron safety and convenience for facilitating efficient library operations. The District shall make no improvements or alterations on the Premises nor modify, alter, or remove any permanent capital improvements lying within the Premises without prior written approval of the City, which shall not be unreasonably withheld. Any such alterations shall be at the District's sole expense, unless agreed otherwise, and shall be made in a good and workmanlike manner, and in compliance with applicable laws and building codes.

4.7 Ownership and Removal of Alterations. All existing improvements and all improvements and alterations performed on the Premises that become permanent and cannot be removed without causing substantial damage to the Premises shall be the property of the City when installed.

4.8 Restrictions on Use. The District's activities on, or use or possession of, the Premises, must comply with all applicable laws, ordinances, codes, rules and regulations of the

State of Oregon, Jackson County, and the City, as they now exist or may be amended from time to time.

4.9 Liens. The District shall have no power to do any action to make any contract that may create or be the foundation for any lien, mortgage, or other encumbrance on any interest of the City in the Premises.

4.10 Taxes. The District agrees to pay all lawful taxes and assessments which may, during the term hereof, or any extension as provided for herein, become a lien or which may be levied by any tax levying body, upon the Premises or upon any taxable interest of the District acquired by the lease of the Premises, or any taxable possessory right which the District may have on the Premises or facilities hereby leased by reason of its occupancy thereof, or otherwise, as well as all taxes on taxable property, real or personal, leased or owned by the District in or on said Premises.

Section 5 – Obligations and Responsibilities of the City

5.1 Use of Parking Lot. The City shall permit users of the Central Point Branch Library to use any portion of the 14-space parking lot, located to the west of the Library Building, for library business during regular library hours. The City shall not charge library users a fee for the use of said parking lot.

5.1.1 Additional Parking Needs. Should the City and/or the District determine at any time during the term of this Agreement that existing parking is insufficient to serve the needs of City and/or District, the parties shall meet and negotiate in good faith the need for additional parking.

5.2 Alterations to Premises. The City may make alterations to the Premises, Library Building, and areas of joint responsibility, (as defined in Section 6.1, below), to ensure patron safety and convenience for facilitating efficient municipal operations. The City shall make no alterations to the Library Building or to the areas of joint responsibility without first obtaining the written consent of the District, which shall not be unreasonably withheld. Any such alterations shall be at the City's sole expense, unless agreed otherwise, and shall be made in a good and workmanlike manner, and in compliance with applicable laws and building codes.

5.3 Records. The City shall be the repository for any records relating this this Agreement.

5.4 Provision of Maintenance, Repair, Operations. The City shall be responsible for contracting and paying for services and materials needed to repair, maintain, and operate the areas of joint responsibility, as defined in Section 6, below.

Section 6 – Joint Obligations

6.1 – Definitions.

6.1.1 Areas of Joint Responsibility. As used herein “areas of joint responsibility” shall mean: (i) the exterior of both stories of the Library Building, including structural support, roof,

foundation, columns, girders, beams, bearing walls, ducts, mechanical shafts and standpipes, but excepting exterior windows; (ii) the parking lot located to the west of the Library Building, containing 14 spaces; (iii) the Entry Plaza; (iv) the curtilage surrounding the Library Building, including the landscaping; (vi) the Library Building's common door fronts on Third Street and Oak Street; and (vii) waste disposal and recycling areas.

6.1.2 Shared Maintenance, Repair, Operation. As used herein "shared maintenance, repair, and operation" shall mean all maintenance, repairs, or operations which are necessary to keep the areas of joint-responsibility functional and in a good state of repair.

6.1.3 Costs. As used herein, "costs for shared maintenance, repair, and operation" shall be only the actual cost paid by the City for the maintenance, repairs, and operations and shall not include any overhead or administrative costs incurred by the City or create any profit for the City.

6.2 Shared Maintenance for Library Building Surrounds. The City and the District shall each pay for one-half of the costs of the shared maintenance, repair, and operation of the areas of joint-responsibility.

6.3 Meetings. The City's manager and the District's library director shall meet not less than annually to discuss and decide on budgets to pay for the predicted costs of the shared maintenance, repairs, and operations of the areas of joint responsibility. Should a need for unanticipated shared maintenance, repairs, or operations occur mid-year, the City's manager and the District's library director shall confer as to whether the shared maintenance, repair, and operations are necessary and budgeted.

6.4 Disagreement. In the event the City and the District cannot agree on the necessity of the shared maintenance, repair, and operations, the budget to pay for the same, or whether the maintenance, repair, or operation is for an area of joint responsibility, they shall refer the matter to dispute resolution as set forth in Section 16. Should a matter be referred to dispute resolution, either party may elect to pay the full costs of the disputed maintenance, repair, or operations and seek reimbursement for the other party's costs through the dispute resolution.

6.5 Invoice. The City shall provide the District with invoices documenting the costs to repair, maintain, and operate the areas of joint responsibility, no less than annually.

6.6 Quality of Work. All maintenance, repairs, and operations must be performed competently and completely. In the event the work falls short of this standard, the City shall pursue claims for the remedy of the inferior work. The District shall be reimbursed for its share of any costs paid for the work, should the City receive an award of damages or reimbursement for District's share.

6.7 Responsibility for Damage. Should the actions of an officer, employee, agent, or contractor of the either party damage the areas of joint responsibility, that party shall promptly repair the damage and be solely responsible for said repair in its entirety.

Section 7 - Insurance

7.1 Property Insurance. Both parties shall obtain on or before the Effective Date and thereafter maintain in full force and effect during the term of this Agreement, a property insurance policy or policies covering loss or damage to the Library Building and surrounds, in the amount of the full replacement value thereof, as the same may exist from time to time against all perils included within the classification of fire, extended coverage, vandalism, malicious mischief, flood, earthquake, and special extended perils (“special form” as such term is used in the insurance industry). The City’s insurance policy shall be primary to the District’s insurance policy. At all times during the term of this Agreement, the City shall be a named additional insured on the District’s insurance policy and the District shall be a named additional insured on the City’s insurance policy. If either party fails to procure and maintain such insurance coverage as required, the other party may, but shall not be required to, procure and maintain the same, but at the expense of the noncomplying party.

7.2 Liability Insurance. Both parties shall maintain, in full force and effect during the Term of this Agreement, a policy or policies of public liability and property damage insurance with respect to the Library Building and surrounds and activities conducted by the City and the District in the Library Building, with a combined single limit for personal or bodily injury and property damage of not less than \$5,000,000. In the event the statutory limit of liability of a public body for claims arising out of a single accident or occurrence is increased above the combined single limit coverage requirements specified, the parties shall increase the coverage to the statutory limit for such claims and increase the aggregate coverage to the statutory limit. The District’s policy shall name the City as an additional insured, and the City’s policy shall name the District as an additional insured, and both shall contain a clause that the insurer will not cancel or change the insurance without first giving the additional insured 30 days’ written notice. The insurance shall be provided by an insurance company or self-insured insurance trust licensed to provide such coverage in the State of Oregon, and a copy of the policy or a certificate of insurance shall be delivered to the additional-insured party. The City’s policy shall be written to provide primary coverage.

7.3 Subrogation. Both parties waive their rights of subrogation against the other for any reason whatsoever, and any insurance policies required to be procedure by them shall contain an express waiver of any right of subrogation by the insurer.

Section 8 – Limitations of Liability/Indemnification

8.1 The District shall indemnify and defend the City from any claim, loss, or liability arising out of or related to any activity of the District on the Premises or any condition of the Premises which is the sole responsibility of the District, unless such condition is caused by or occurred through the negligence or wrongful acts of the City.

8.2 The District does not indemnify the City or any other person or entity for any risk, loss, or liability due to defective design or negligent construction of any building, facility, or structure on the Premises. In the event of loss or litigation arising from the design or construction of any building, facility, or structure, there is no agreement between the parties as to indemnity or contribution.

8.3 Except as set forth above, each party shall agree to indemnify the other from any claim, liability, or damage resulting from any error, omission, or act of negligence on the part of the indemnifying party, its officers, employees, or agents, in the performance of its responsibilities under this Agreement, provided, however, the parties shall not be required to indemnify the other for any such liability arising out of the wrongful acts of the other's officers, employees, or agents.

Section 9 – Damage and Destruction

If the Library is destroyed or damaged such that the cost of repair exceeds 30 percent of the value of the structure before the damage, either party may elect to terminate this Agreement as of the date of the damage or destruction by notice given to the other in writing not more than 45 days following the date of damage. In such event all rights and obligations of the parties shall cease as of the date of termination. If neither party elects to terminate, the City shall proceed to restore the Premises to substantially the same form as prior to the damage or destruction. City's obligation to rebuild is contingent upon its receipt of insurance proceeds sufficient to make such repairs. Work shall be commenced as soon as reasonably possible and thereafter shall proceed without interruption except for work stoppages on account of labor disputes and matters beyond City's reasonable control. Notwithstanding the foregoing, if the Premises or any portion of the Premises are damaged by fire or other casualty caused directly or indirectly by the fault or negligence of District or its agents, employees, contractors, or invitees, District shall be liable to City for the cost and expense of the repair and restoration of the Premises, the Library Building or the Property caused thereby to the extent that such cost and expense is equal to or less than the deductible amount covered by the insurance proceeds described in Section 7.1.

Section 10 – Condemnation

If a condemning authority takes all of the Premises or a portion sufficient to render the remaining premises reasonably unsuitable for the use that District was then making of the Premises, the lease shall terminate as of the date the title vests in the condemning authorities. City shall be entitled to all of the proceeds of condemnation, and District shall have no claim against City as a result of the condemnation, except for that portion of the award which reflects the unamortized value of any permanent improvements to the structure of the building in which the Premises are located which have been installed and paid for by District following the commencement of the lease term. District shall also be entitled to claim against the condemning authority for its moving expenses and associated expenses not covered by insurance.

Section 11 - Assignment and Subletting

No portion of the Premises may be assigned, mortgaged, or subleased without the prior written consent of the City.

Section 12 - Appropriation for Funding

Notwithstanding any other provision of this Agreement to the contrary, in the event insufficient funds are appropriated for performing this Agreement, and the District has no other lawfully available funds, the District may terminate this Agreement at the end of its current fiscal

year, with no further liability or penalty to the City. The District shall deliver written notice to the City of such termination pursuant to the terms set forth in Section 17, below.

Section 13 – Termination

13.1 Expiration. This Agreement shall expire at the end of the Term or Renewal Term, unless sooner terminated as provided for herein, and the District shall have no further rights, interest, or privileges hereby granted by this Agreement or otherwise claimed.

13.2 Mutual Consent. This Agreement may be terminated at any time by mutual consent of both parties.

13.3 For Cause. The District may terminate or modify this Agreement, in whole or in part, effective upon delivery of written notice to the City, or at such later date as may be established by the District, under any of the following conditions:

i. If District funding from federal, state, or other sources is not obtained and continued at levels sufficient to allow for the continued operation of the Central Point Branch Library;

ii. If federal or state regulations or guidelines are modified, changed, or interpreted in such a way that this Agreement is no longer allowable or appropriate or the provision of library services is no longer eligible for the funding utilized by the District to provide library services at the Central Point Branch Library;

iii. The District may also terminate this lease in the event the Premises becomes uninhabitable through no fault of the District and the District lacks sufficient funds to make the Premises habitable. In such an event, the District shall provide the City with 180 days' advance notice from when it deems the Premises uninhabitable. In the event of such a termination, the District shall have no further liability to the City; or

iv. As provided in Section 12.

13.4. For Default or Breach. Either party may terminate this Agreement in the event of a breach of the Agreement by the other. Prior to such termination, the party seeking termination shall give to the other party thirty days' (30) advance written notice of the breach and intent to terminate. If the party committing the breach has not entirely cured the breach within thirty (30) days of the date of the notice, then the Agreement may be terminated at any time thereafter by a written notice of termination by the party giving notice. In the event the breach is of such nature that it cannot be reasonably cured within 30 days, the breaching party shall have a reasonable amount of time to cure. Written notice to the parties shall be made in accordance with Section 17, herein. The rights and remedies of the District provided in this subsection are not exclusive and are in addition to any other rights and remedies provided by law, or in equity, or under this Agreement.

13.5. Obligation/Liability of Parties. Termination or modification of this Agreement pursuant to Section 13.1, 13.2, 13.3, and 13.4, above, shall be without prejudice to any obligations or liabilities of either party already accrued prior to such termination or modification.

Section 14 – Title to Improvements

14.1 Library Contents. All books, furniture, furnishings, and equipment contained within the Premises shall remain the property of the District.

14.2 Title to Facilities and Improvements. All existing facilities and improvements, and all new facilities and improvements or alterations performed on the Premises shall be the property of the City when installed.

14.3 Right to Re-Enter Premises. The District agrees to yield and peaceably deliver possession of the Premises to the City on the date of termination of this Lease, whatsoever the reason for such termination.

14.4 Holdover. In the event the District remains in possession of the Premises after the expiration of the Term, without any written renewal thereof, such holding over shall not be deemed as a renewal or extension of this Agreement but shall create only a tenancy from month to month which may be terminated at any time by the District or the City upon 30 days' written notice.

Section 15 - Compliance with Law

The District and the City shall comply with all federal, state and local laws and ordinances as applicable to this Agreement. Failure to comply with such requirements shall constitute a breach of this Agreement and shall be grounds for termination. Without limiting the generality of the foregoing, the City and the District expressly agree to comply with the following as applicable: (i) Title VI and VII of Civil Rights Act of 1964, as amended; (ii) Sections 503 and 504 of the Rehabilitation Act of 1973, as amended; (iii) the Health Insurance Portability and Accountability Act of 1996; (iv) the Americans with Disabilities Act of 1990, as amended; (v) ORS Chapter 659A, as amended; (vi) all regulations and administrative rules established pursuant to the foregoing laws; and (vii) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules and regulations. The respective performance by each party under the Agreement is conditioned upon the other party's compliance with the provisions of ORS Chapter 279A, B, and C, which are incorporated by reference herein.

Section 16 - Dispute Resolution

For any matter related to this Agreement which the parties cannot resolve, they shall attempt in good faith to resolve the controversy or claim by mediation. The parties shall agree on one mediator and shall split the cost of the mediator. The cost of the mediator shall be at the rate prevailing in the Jackson County area. The parties shall, to the extent possible, use mediation only once a year to resolve accumulated claims. The mediator shall have final, binding authority to decide a claim up to and no more than \$5,000.00. The parties shall exhaust mediation before resorting to any litigation for claims arising out of this Agreement.

Section 17 – Notice

Whenever notice is required or permitted to be given under this Agreement, such notice must be given in writing by personal delivery or mail, at the addresses provided below, unless

some other means or method of notice is required by law. Each party will notify the other of any change of address.

IF TO THE DISTRICT:
 Jackson County Library District
 Attn: Library Director
 205 South Central Avenue
 Medford, Oregon 97501

IF TO THE CITY:
 City of Central Point
 Attn: City Manager
 140 S. 3rd Street
 Central Point, OR 97502

Section 18 – Funds Available and Authorized

The District and the City have sufficient funds available and authorized for expenditure to finance the costs of this Agreement within their respective fiscal year budgets.

Section 19 – Miscellaneous

19.1 Jurisdiction and Venue. This Agreement has been made, and shall be construed, in accordance with the laws of the State of Oregon. The City and the District agree that any suit or action pertaining to the enforcement of the terms of this Lease shall be filed or brought in Jackson County, Oregon.

19.2 Successors. This Agreement shall be binding and inure to the benefit of any successor or assign of the City and/or any successor or assign of the District.

19.3 Headings. The section and subsection headings contained herein are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.

19.4 Attorney Fees. In any action or arbitration brought by the other party under this Agreement, the prevailing party shall be entitled to recover interest, costs, and reasonable attorney fees, as set by the court or arbitrator, or if on appeal, by the appellate court.

19.5 Force Majeure. Neither party to this Agreement shall hold the other responsible for damages or delay in performance caused by acts of God, strikes, lockouts, accidents, pandemic, or other events beyond the control of the other or the other's officers, employees or agents.

19.6 Partial Invalidity. If any term, covenant, condition, or provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effective and shall in no way be affected, impaired, or invalidated thereby.

19.7 Non-Waiver. The failure of either party to insist upon strict performance of any of the terms, covenants, or conditions of this Agreement shall not be deemed a waiver of any right or remedy that either party may have, and shall not be deemed a waiver of the right to require strict performance of all the terms, covenants, and conditions of this Agreement thereafter, nor a waiver of any remedy for the subsequent breach or default of any term, covenant or condition of the Agreement. Any waiver, in order to be effective, must be signed by the party whose right or remedy is being waived.

19.8 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute one instrument.

19.9 Entire Agreement. This Agreement represents the entire agreement between the parties related to the lease of the Premises and shared use and maintenance of the Parking Lot, well, and waterline and shall supersede all previous communications, representations, or agreements, whether verbal or written, between the parties hereto with respect to such leasing. Any modifications, changes, additions, or deletions to this Agreement must be approved by the parties in writing and attached and incorporated by reference into this Agreement.

IN WITNESS WHEREOF, the parties or their duly-authorized representatives have executed this Agreement with the intent that it be effective as of July 1, 2020, notwithstanding the actual date of signing or delivery of this Agreement.

CITY OF CENTRAL POINT

JACKSON COUNTY LIBRARY DISTRICT

By: _____
Chris Clayton, City Manager

By: _____
Susan Kiefer, President

Dated: _____

Dated: _____

Approved as to Legal Sufficiency:

Approved as to Legal Sufficiency:

By: _____
Sydnee Dreyer, City Counsel

By: _____
Jacquelyn Bunick, District Counsel

Attachment: JCLD Central Point IGA Lease Final (1288 : Intergovernmental Agreement with Jackson County Library District for Lease)

RESOLUTION NO. _____

A RESOLUTION APPROVING THAT INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF CENTRAL POINT AND THE JACKSON COUNTY LIBRARY DISTRICT AND AUTHORIZING CITY MANAGER TO EXECUTE SAME

Recitals:

- A. On August 5, 2005 the City of Central Point and Jackson County entered into an Intergovernmental Agreement for the operation, maintenance and insurance for the Central Point library branch at which time the City quitclaimed a portion of its real property interest in the library building to Jackson County to be used for library purposes.
- B. On June 25, 2020, the City approved an intergovernmental agreement with the County terminating the 2005 agreement, quitclaiming the County’s interest in the library building to City, and requiring the City to enter into a new intergovernmental agreement with the Library District for lease, operation, maintenance and insurance of the library building.
- C. The City desires to enter into an Intergovernmental Agreement with the Jackson County Library District to set forth the terms of the lease, operation, maintenance and insurance of the library building.

The City of Central Point resolves as follows:

Section 1. The Council approves the Intergovernmental Agreement attached hereto as Exhibit “A” and authorizes the City Manager or his designee to sign said Agreement on behalf of the City.

Passed by the Council and signed by me in authentication of its passage this ____ day of June, 2020.

Mayor Hank Williams

ATTEST:

City Recorder

Resolution No. _____ (June 25, 2020)

Attachment: RESO IGA Library District Lease (1288 : Intergovernmental Agreement with Jackson County Library District for Lease)



City of Central Point **Staff Report to Council**

ISSUE SUMMARY

TO:	City Council	DEPARTMENT: Public Works
FROM:	Matt Samitore, Parks and Public Works Director	
MEETING DATE:	June 25, 2020	
SUBJECT:	Resolution No. _____, Accepting the Lowest Responsible Bid from Knife River Materials Inc, for the Mingus Creek at Freeman Road Culvert Replacement and Authorizing the City Manager to Execute a Contract	
ACTION REQUIRED: Resolution		RECOMMENDATION: Approval

BACKGROUND INFORMATION:

The City conducted a bid letting procedure for the Mingus Creek at Freeman Road culvert replacement. The original engineer's estimate for the entire project was \$125,000 - \$175,000. A Formal bid letting was performed, and the City received two bids from Knife River Materials and Ledford Construction. The low bid was in the amount of \$149,999.00 from Knife River Materials, Inc. The project is needed as the existing culvert is eroding at a higher than normal rate and could eventually collapse. The funding for the project was appropriated in the 19/21 FY budget.

FINANCIAL ANALYSIS:

The project was budgeted for in the FY 2019/21 City of Central Point Budget (stormwater fund). No additional budget appropriation is needed to complete the project.

LEGAL ANALYSIS:

The Mingus Creek at Freeman Road Culvert Replacement bid letting was legally noticed/advertised per the requirements of Oregon Revised Statute Chapter 279.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Goal 3- Continually update infrastructure plans.

Strategies:

- a) Include pedestrian and bicycle-friendly options in every plan, and retrofit existing streets and neighborhoods whenever possible;
- b) Cooperate with developers to plan future needs for schools and parks;
- c) Take advantage of all opportunities to use environmentally friendly technology in city government and development of new or retrofitted infrastructure.

STAFF RECOMMENDATION:

Approve a resolution awarding the Mingus Creek at Freeman Road Culvert Replacement construction project to Knife River Materials, Inc.

RECOMMENDED MOTION:

I move to approve Resolution No. ____ accepting the lowest responsible bid from Knife River Materials Inc. for \$149,999.00 for the Mingus Creek at Freman and authorizing the City Manager to execute a contract.

ATTACHMENTS:

1. resol_culvert
2. Mingus Creek Culvert Replacement bid tabs 2
3. 20200617125511
4. Mingus Creek Bid

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE LOWEST RESPONSIBLE BID FROM KNIFE RIVER MATERIALS FOR MINGUS CREEK AT FREEMAN ROAD CULVERT REPLACEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT.

RECITALS:

A. WHEREAS, the City recently published a solicitation for bidders/contractors to install a new culvert on Mingus Creek at Freeman Road, as the existing culvert is starting to fail.

B. WHEREAS, the City received two bid submittals with the lowest responsible bidder being Knife River Materials, Inc. with the lowest base bid of \$149,999.00.

C. WHEREAS, the project was budgeted as part of the 2019-2021 fiscal year budget with an engineer's estimate of \$150,000.00.

The City of Central Point resolves as follows:

Section 1. The City Council hereby accepts the bid from Knife River Materials, Inc. in the amount of \$149,999.00.

Section 2. The City Manager is hereby authorized to execute a contract and any related documents necessary to effectuate the acceptance of this award in a form substantially the same as that included in the specifications.

Section 3. This Resolution shall take effect immediately from and after its passage and approval.

Passed by the Council and signed by me in authentication of its passage this _____ day of _____, 2020.

Mayor Hank Williams

ATTEST:

City Recorder

1 - Resolution No. _____ (6/25/2020 Council meeting)

Attachment: resol_culvert [Revision 1] (1284 : Mingus Creek at Freeman Road Culvert Replacement)

Mingus Creek Culvert Replacement and Fish Passage
City of Central Point

June 16, 2020				Engineer Est.		Knife River		Ledford		
Spec. No.	Item No.	Item	Bid Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
TEMPORARY FEATURES AND APPURTENANCES										
00210	10	Mobilization	LS	All	\$ 14,200.00	\$ 14,200.00	\$11,991.98	\$11,991.98	\$10,000.00	\$10,000.00
00225	20	Temporary Work Zone Traffic Control, Complete	LS	All	\$ 10,000.00	\$ 10,000.00	\$6,000.00	\$6,000.00	\$8,400.00	\$8,400.00
	30	Temporary Water Management Facility		All	\$ 5,000.00	\$ 5,000.00	\$12,000.00	\$12,000.00	\$36,000.00	\$36,000.00
00280	40	Erosion and Sediment Control	LS	All	\$ 2,500.00	\$ 2,500.00	\$400.00	\$400.00	\$800.00	\$800.00
00305	50	Sediment Barrier, Type 3	Foot	75	\$ 5.00	\$ 375.00	\$20.00	\$1,500.00	\$4.40	\$330.00
01140	60	Inlet Protection, Type 4	Each	5	\$ 100.00	\$ 500.00	\$65.00	\$325.00	\$325.00	\$1,625.00
01140	70	Turbidity Monitoring	LS	All	\$1,250.00	\$1,250.00	\$1,000.00	\$1,000.00	\$2,200.00	\$2,200.00
01140	80	Pollution Control Plan	LS	All	\$500.00	\$500.00	\$400.00	\$400.00	\$1,250.00	\$1,250.00
ROADWORK										
01140	90	Construction Survey Work	LS	All	\$3,700.00	\$3,700.00	\$1,200.00	\$1,200.00	\$3,000.00	\$3,000.00
01140	100	Removal of Structures and Opversations	LS	All	\$7,000.00	\$7,000.00	\$2,200.00	\$2,200.00	\$7,500.00	\$7,500.00
01140	110	Clearing and Grubbing	LS	All	\$ 2,500.00	\$ 2,500.00	\$800.00	\$800.00	\$1,500.00	\$1,500.00
01140	120	General Excavation	Cu Yd	30	\$ 35.00	\$ 1,050.00	\$65.00	\$1,950.00	\$31.00	\$930.00
01140	130	RipRap Geotextile, Type 1	Sq Yd	50	\$ 10.00	\$ 500.00	\$6.00	\$300.00	\$4.00	\$200.00
01140	140	Loose Riprap, Class 50	Cu Yd	15	\$ 100.00	\$ 1,500.00	\$170.00	\$2,550.00	\$180.00	\$2,700.00
DRAINAGE AND SEWERES										
01140	150	30 Inch Culvert, 5 foot Depth	Foot	80	\$ 140.00	\$ 11,200.00	\$146.00	\$11,680.00	\$180.00	\$14,400.00
01140	160	48 Inch Culvert Pipe, 5 Foot Depth	Foot	80	\$ 180.00	\$ 14,400.00	\$192.00	\$15,360.00	\$260.00	\$20,800.00
01140	170	16 Inch Ductile Iron Pipe Sleeve	Foot	14	\$ 170.00	\$ 2,380.00	\$520.00	\$7,280.00	\$280.00	\$3,920.00
01140	180	Concrete Manholes, Shallow	Each	1	\$ 6,000.00	\$ 6,000.00	\$2,400.00	\$2,400.00	\$3,100.00	\$3,100.00
01140	190	Extra for Manholes Over Existing Sewers	Each	1	\$ 1,500.00	\$ 1,500.00	\$475.00	\$475.00	\$1,000.00	\$1,000.00
HEADWALL										
01140	200	Structure Excavation	LS	All	\$ 40.00	\$ 2,800.00	\$3,650.00	\$3,650.00	\$3,000.00	\$3,000.00
01140	210	Granular Structure Backfill	LS	All	\$ 65.00	\$ 3,250.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00
01150	220	Shoring, Cribbing, and Cofferdams	LS	All	\$ 300.00	\$ 11,700.00	\$2,000.00	\$2,000.00	\$1,700.00	\$1,700.00
01150	230	Reinforcment, Grade 60	LS	All	\$ 3.50	\$ 8,400.00	\$3,075.00	\$3,075.00	\$6,300.00	\$6,300.00
01150	240	General Structural Concrete, Class 3300	LS	All	\$ 700.00	\$ 10,500.00	\$24,000.00	\$24,000.00	\$14,000.00	\$14,000.00
BASES										

Attachment: Mingus Creek Culvert Replacement bid tabs 2 (1284 : Mingus Creek at Freeman Road Culvert

June 16, 2020					Engineer Est.	Knife River	Ledford			
Spec.	Item									
No.	No.	Item	Bid Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	250	Aggregate Base	Ton	9	\$ 80.00	\$ 720.00	\$225.00	\$2,025.00	\$70.00	\$630.00
		WEARING SURFACES								
	260	Level 3, 1/2 Inch ACP Mixture	Ton	21	\$ 180.00	\$ 3,780.00	\$210.00	\$4,410.00	\$200.00	\$4,200.00
	270	Truncated Domes on New Surfaces	Sq Ft	13	\$ 115.00	\$ 1,495.00	\$55.00	\$715.00	\$37.00	\$481.00
	280	Concrete Curbs, Burb and Gutter	Foot	81	\$ 14.00	\$ 1,134.00	\$45.00	\$3,645.00	\$37.00	\$2,997.00
	290	Concrete Walks	Sq Ft	366	\$ 15.00	\$ 5,490.00	\$18.00	\$6,588.00	\$11.00	\$4,026.00
	300	Extra for Curb ramps	Each	1	\$ 1,500.00	\$ 1,500.00	\$2,500.00	\$2,500.00	\$2,700.00	\$2,700.00
		PERMANENT TRAFFIC SAFETY AND GUIDANCE DEVICES								
	310	Longitudinal Pavement Markings - Paint	Foot	40	\$ 18.75	\$ 750.00	\$5.00	\$200.00	\$9.00	\$360.00
		RIGHT-OF-WAY CONTROL & ROADSIDE DEVELOPMENT								
	320	Permanent Seeding	Acre	0.10	\$ 5,000.00	\$ 500.00	\$15,000.00	\$1,500.00	\$5,500.00	\$550.00
	330	Removing and Rebuilding Fence	LS	All	\$ 2,500.00	\$ 2,500.00	\$4,720.00	\$4,720.00	\$1,200.00	\$1,200.00
	340	Streambed Gravel	Cu Yd	22	\$ 65.00	\$ 1,430.00	\$280.00	\$6,160.00	\$280.00	\$6,160.00
		Bid Amount				\$ 142,004.00		\$149,999.98		\$171,959.00

Attachment: Mingus Creek Culvert Replacement bid tabs 2 (1284 : Mingus Creek at Freeman Road Culvert

AFFIDAVIT OF PUBLICATION

DJC



921 S.W. Washington St. Suite 210 / Portland, OR 97205-2810
(503) 226-1311

STATE OF OREGON, COUNTY OF MULTNOMAH--ss.

I, **Nick Bjork**, being first duly sworn, depose and say that I am a **Publisher** of the **Daily Journal of Commerce**, a newspaper of general circulation in the counties of CLACKAMAS, MULTNOMAH, and WASHINGTON as defined by ORS 193.010 and 193.020; published at Portland in the aforesaid County and State; that I know from my personal knowledge that the Construction notice described as

Case Number: NOT PROVIDED

MINGUS CREEK CULVERT REPLACEMENT & FISH PASSAGE PROJECT

City of Central Point; Bid Location Central Point, OR, Jackson County; Due 06/16/2020 at 02:00 PM

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 2 time(s) in the following issues:

5/29/2020

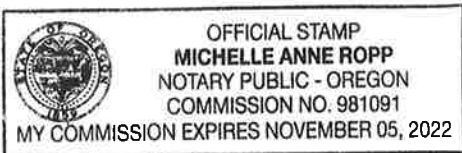
6/5/2020

State of Oregon
County of Multnomah

SIGNED OR ATTESTED BEFORE ME
ON THE **5th** DAY OF **June**, 2020

Nick Bjork

Notary Public-State of Oregon



**CITY OF CENTRAL POINT
MINGUS CREEK CULVERT
REPLACEMENT & FISH PASSAGE
PROJECT**

**Bids due 2:00 pm, June 16, 2020
NOTICE TO CONTRACTORS
PROJECT #7109728**

Sealed bids will be opened and publicly read at the City of Central Point, City Hall, 140 S. 3rd Street, Central Point, OR 97502 at 2:00 PDT on Thursday, June 16th, 2020 for the above referenced project. Bids must be submitted to Matt Samitore, Parks and Public Works Director, at the same address prior to 2:00 PDT on the above date. Subcontractor Disclosure forms must be submitted prior to 4:00 PDT on the same date.

Bidders must be prequalified in order to be eligible for award. Pre-qualification may be with the City of Central Point, City of Medford or the Oregon Department of Transportation. If the bidder is disqualified in any of these jurisdictions, the bidder will be ineligible for this contract.

Award of contract will not be final until the later of: 1) three business days after the City of Central Point announces Notice of Intent to Award, or 2) the City of Central Point provides a written response to each timely protest, denying the protest and affirming the award.

On all projects, work performed by the Contractor's own organization must be at least 30% of the awarded contract



1889071

Attachment: 20200617125511 (1284 : Mingus Creek at Freeman Road Culvert Replacement)

Cyndi Weeks
City of Central Point
140 S 3rd St
Central Point, OR 97502-2216

NOTICE TO CONTRACTORS
PUBLIC IMPROVEMENT PROJECT:
Mingus Creek Culvert Replacement & Fish Passage Project
PROJECT #7109728

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Award of contract will not be final until the later of: 1) three business days after the City of Central Point announces Notice of Intent to Award, or 2) the City of Central Point provides a written response to each timely protest, denying the protest and affirming the award.

On all projects, work performed by the Contractor's own organization must be at least 30% of the awarded contract amount.

Plans and specifications will be available **online only** at www.questcdn.com beginning May 30, 2020. Any addenda issued will be posted on the above websites.

COST ESTIMATE: \$125,000 - \$175,000

This project consists of replacement of the two Mingus Creek Culverts crossing Freeman Road, associated paving improvements and minor ADA accessibility improvements at the intersection of Freeman Road and Grand Avenue. This is a City funded project.

Work shall begin no earlier than **June 25th, 2020** and **must be completed within 30 days after receiving Notice to Proceed**. Please direct all questions to Jaime Jordan at (541) 494-0595 or jjordan@dowl.com

No bid will be received or considered by the City of Central Point unless bidder signs the bid statement.

The contract is for public work subject to ORS 279C.800 to 279.870. This project is subject to Oregon prevailing wage rates.

The City of Central Point may reject any bid not in compliance with all public bidding procedures and requirements and may reject for good cause any or all bids upon a finding by the City of Central Point that it is in the public interest to do so.

CITY OF CENTRAL POINT
 Matt Samitore, Parks and Public Works Director



City of Central Point **Staff Report to Council**

ISSUE SUMMARY

TO:	City Council	DEPARTMENT: Public Works
FROM:	Matt Samitore, Parks and Public Works Director	
MEETING DATE:	June 25, 2020	
SUBJECT:	Resolution No. _____, A Resolution accepting the Qualified Based Selection Process for the Parks and Public Works Operations Center Project and authorizing the City Manager to execute a contract with S&B James Construction, Inc.	
ACTION REQUIRED:	Motion Resolution	RECOMMENDATION: Approval

BACKGROUND INFORMATION: The City conducted a formal Qualified Based Selection (QBS) process for the selection of a contractor that would perform the tasks of designing and then constructing a new Parks and Public Works Operations Facility. The current facility located at Ash and South 5th Streets is currently at capacity. We have staff working in multiple locations, and a variety of equipment cannot be stored correctly. Additionally, some of the current storage and offices are in a location that is designated for the potential future Central Point Community Center.

The City conducted a formal QBS process where the City asked contractors their ability, time, and qualifications to design and build the new Operations Center over the next 18 months. The City received five bid submittals. In this scenario, the award was not based on the lowest bid but was based on qualifications. The City review team scored the submissions, and two contractors rose to the top, that being S & B James Construction and Outlier Construction. City staff held formal interviews with both teams on the 19th of May. Both teams did an exceptional job, and both would have done a great job with the project. However, after reviewing the documents again as well as the answers to the interview questions, it was decided that S&B James was the best fit for this job. The rationale from the design team was that S&B James had the most experience with prefab metal buildings and was viewing this mostly as an engineering project versus an architect driven project. In its proposal, it was stated that S&B James could complete the project at or under 4.5 million dollars.

The next steps are twofold. If the Council elects to select the contractor, City staff would finalize the contract and move forward on settling the site plan. City staff would bring back the financing options at a future meeting. Currently, 20-year bond rates are around 2.4%. The goal would be to have the site plan and master plan amended for the site by fall, so that rocking of the site could occur before rains start, to allow work over the winter.

FINANCIAL ANALYSIS: The project was budgeted for in the FY 2019/2021 City of Central Point Budget (water fund, street fund, storm drain fund, park fund). The bond financing will need to be approved at a subsequent meeting.

LEGAL ANALYSIS: The Qualified Based Selection process was legally noticed/advertised per the requirements of Oregon Revised Statute Chapter 279.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS: N/A

STAFF RECOMMENDATION: Approve the design-build project award to S&B James Construction, Inc.

RECOMMENDED MOTION: I move to approve Resolution No. ____ accepting the Qualified Based Selection Process for the Parks and Public Works Operations Center Project and authorizing the City Manager to execute a contract with S&B James Construction, Inc.

ATTACHMENTS:

1. resol_ops centert
2. Binder1
3. bidders
4. bidadvertisements

RESOLUTION NO. _____

A RESOLUTION APPROVING THE QUALIFIED BASED SELECTION PROCESS FOR THE DESIGN AND BUILD OF THE CENTRAL POINT PARKS AND PUBLIC WORKS OPERATION CENTER FROM S&B JAMES CONSTRUCTION, INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT.

RECITALS:

A. WHEREAS, the City recently published a solicitation for a Qualified Based Selection process to bidders/contractors for the design and construction of a new Parks and Public Works Operations Center.

B. WHEREAS, the City received five submittals. With a scoring matrix, two firms were identified for interviews.

C. WHEREAS, the review committee interviewed S&B James Construction, Inc. and Outlier Construction and decided that S&B James was the better selection for this particular project.

D. WHEREAS, the contractor indicated they can complete the project for \$4.5 million dollars or less.

The City of Central Point resolves as follows:

Section 1. The City Council hereby accepts the Qualified Based Selection Process and selects S&B James Construction, Inc. for the Design and Build of the Parks and Public Works Operations Center.

Section 2. The City Manager is hereby authorized to execute a contract and any related documents necessary to effectuate the acceptance of this award in a form substantially the same as that included in the specifications.

Section 3. This Resolution shall take effect immediately from and after its passage and approval.

Passed by the Council and signed by me in authentication of its passage this _____ day of _____, 2020.

Mayor Hank Williams

1 - Resolution No. _____ (6/25/2020 Council meeting)

Attachment: resol_ops centert [Revision 1] (1285 : City Public Works Operations Center - Design & Build)

ATTEST:

City Recorder

Attachment: resol_ops centert [Revision 1] (1285 : City Public Works Operations Center - Design & Build)

2 - Resolution No. _____ (6/25/2020 Council meeting)



2. EXECUTIVE SUMMARY

2

EXECUTIVE SUMMARY

“S+B James was truly a partner through the whole process from listening to our needs and wants, and helping us examine the building for additional needs. There were a number of surprises along the way but the team from S+B James was right there with us, in working out the solution.”

*Mark Williams, DBIA
Medford Armory*

The S+B James design-build team has been formed to create an alliance and partnership with the City of Central Point. Our design-build team is experienced and poised to deliver the most responsive and responsible design-build project possible to the City of Central Point. In our RFP response, we have detailed the S+B James team experience and the methods we will use to provide the best building experience, creative solutions, and highly efficient and collaborative team approach. S+B James has a proven track record of repeat clients in the valley. **That isn't by luck! It is a result of hard work, transparency and creating relationships with our clients!** S+B James is the right partner to join your team for the following reasons:

Partnering, Collaboration and Communication — Understanding the City's priorities, needs, and goals serves as our starting point for the preconstruction process. Developing a partnership with the City and design team is essential to project success. This process is how we work on EVERY project. :

Design — S+B James employs four full-time architects and 80% of the projects we build utilize our design-build delivery system. Our design-build project success is due to our experience, efficiency, and effectiveness while working directly with an owner. Our architects are proficient with making ideas reality.

Building a Diverse Local Project Team — S+B James Construction is a small business and we have minority business partners. We understand how important it is to be included even if you aren't the biggest or most well-known company in the business. Internally we work at building a diverse business, and externally we track new local minority subcontractors who are looking for opportunities to grow their organizations. We will partner with the City to maintain this core value.

Methodology for Controlling Costs — We believe the best method of controlling costs starts in the early stages of design and continues through the design development stage. During the design stage and the value engineering stage, our evaluations and analysis work to increase the value provided to the City. Evaluation of alternate materials, products and systems allows the City to select systems that best fit their needs and provide the best overall value. This process optimizes both the long- and short-term performance of the building.

Scope of Work Development — Developing a comprehensive set of bidding scopes for subcontractors is fundamental in controlling costs. This creates a level playing field for subcontractors so that all proposers are bidding apples-to-apples. We spend a great deal of time preparing a detailed menu of items that we expect subcontractors to include in their bids so that scope gaps are eliminated, and responsibility is clear and concise.

Coordination — Coordination is the outcome of great communication, trust, and partnerships. We bring in our trade partners at early stages to discuss each potential constructability issues so that they can be resolved timely.

Attachment: Binder1 (1285 : City Public Works Operations Center - Design & Build)



Constructability and Site Logistics — Bringing the team of builders together to evaluate the project site and the drawings for constructability at different times during design development reduces critical construction impacts to both cost, schedule and the safety of the students and staff.

Scheduling — We know that schedule and cost are directly related and play hand-in-hand with the overall success of the project. To this end, we use Microsoft Projects for our critical path method scheduling for the overall project schedule and during construction utilize our 3-week look-ahead schedule.

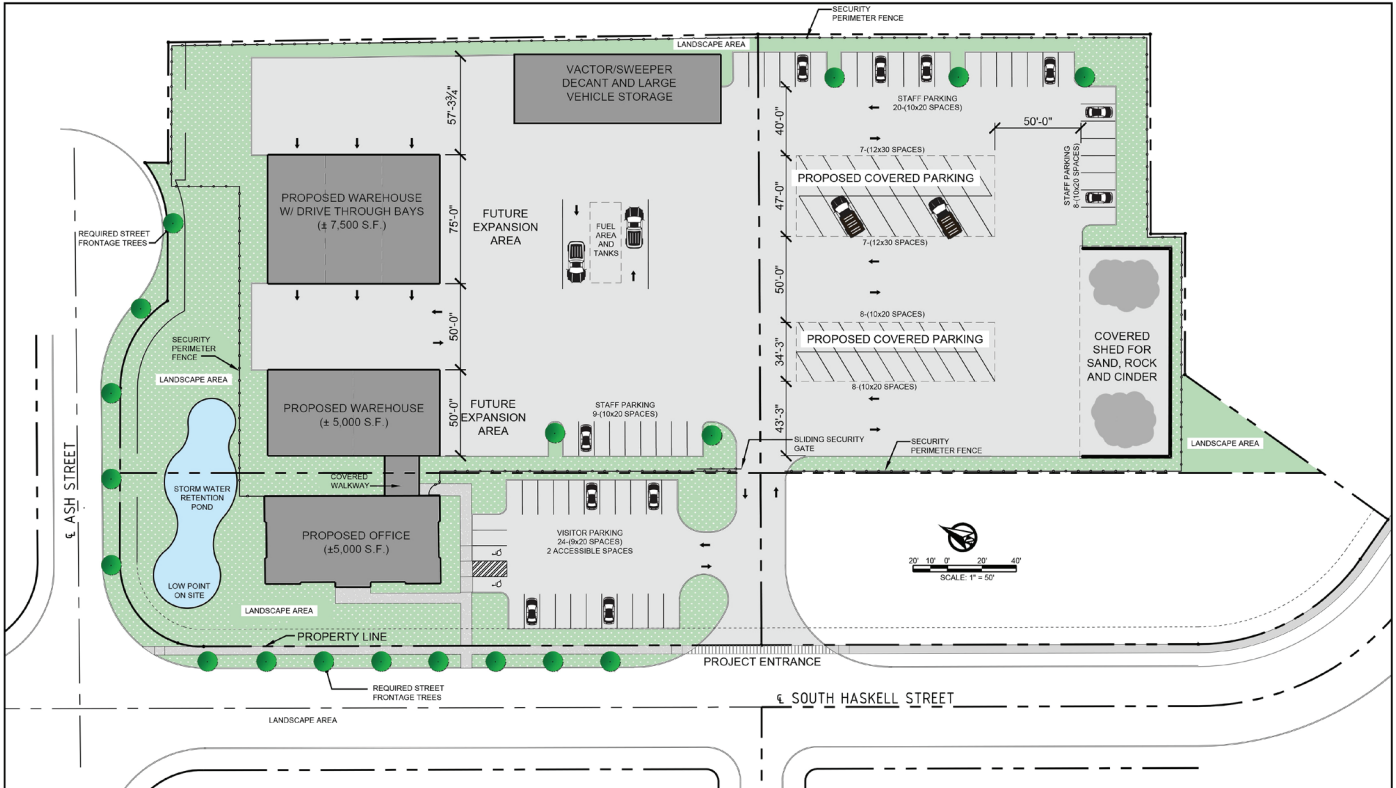
Safety — Our team is accustomed to working around a construction site and we fully understand the confusion, interest, noise, and dust that can accompany a project and concern those who will interface with us during the project. It is our utmost priority to protect the safety of the community, staff, and construction personnel. We will work to become part of your team so that everyone stays informed and, more importantly, disruptions are controlled and avoided. To ensure safety, we provide phasing and site logistic plans outlining how to safely access and exit the construction site.

We have carefully read and understand the requirements of the Request for Qualifications and commit to comply with its provision. We look forward to the opportunity to show you why we are the best contractor for this project.

“S+B James exceeded every expectation I had for the design and construction of our new mechanics shop. Through every step of our design-build process they were transparent and attentive. Their staff were professional, trustworthy and committed to working within our own internal confines of the project; they were truly an invaluable partner throughout the entire project.”

*Brennan Garrelts,, Logging Manager
Lone Rock Resources*

City and discussed prior to any changes taking place. Additionally, our project manager's diligence in monitoring the budget will also include finding ways to effectively reduce cost during the construction phase. This may occur through trade coordination and phasing the work more effectively and/or reducing material or equipment costs as the project progresses. The potential cost saving items will be discussed with the District to ensure the project vision is maintained. Overall, S+B James will continually focus on the needs of the City and incorporate ways to fulfill those needs through planning, communication, and cost control measures outlined above.



PROPOSED CITY OF CENTRAL POINT PUBLIC WORKS OPERATIONS CENTER

MARQUESS & ASSOCIATES
S&B JAMES CONSTRUCTION MANAGEMENT

CIVIL ENGINEER: JIM HIGDAY
ARCHITECT: BRUCE KELLING, NCARB

MAY 08, 2020



Attachment: Binder1 (1285 : City Public Works Operations Center - Design & Build)

Qualified Bidders

S&B James Construcion, Inc.
Outlier Construction
Ausland Group
JB Steel Inc.

Unqualified Bidder

Vitus Construction

Notes

Did not meet prequalificaiton requirements

**REQUEST FOR
PROPOSALS**

The City of Central Point is requesting proposals from Design-build teams to design and construct a new Public Works Operations Center located at 235 S. Haskell Street, Central Point, Oregon, 97502. Proposal documents can be downloaded from the City Central Points website (www.centralpointoregon.gov).

The City is holding a mandatory pre-proposal meeting at the site address on March 24th, 2020. Proposals are required to be submitted by April 10th, 2020. The project will be constructed on the existing 193,000 square foot site and will include, one 5,000 square foot office complex, two warehouse buildings, covered parking, site improvements and other miscellaneous improvements. The projected budget for the project is \$4.5 million dollars and is scheduled to be completed by January 2022. This project is subject to Oregon prevailing wage rates.

March 15, 16, 21 & 22,
2020

AFFIDAVIT OF PUBLICATION

DJC



921 S.W. Washington St. Suite 210 / Portland, OR 97205-2810
(503) 226-1311

STATE OF OREGON, COUNTY OF MULTNOMAH--ss.

I, **Nick Bjork**, being first duly sworn, depose and say that I am a **Publisher** of the **Daily Journal of Commerce**, a newspaper of general circulation in the counties of **CLACKAMAS, MULTNOMAH, and WASHINGTON** as defined by ORS 193.010 and 193.020; published at Portland in the aforesaid County and State; that I know from my personal knowledge that the Construction notice described as

Case Number: NOT PROVIDED
DESIGN AND CONSTRUCT A NEW PUBLIC WORKS OPERATIONS CENTER
City of Central Point; Bid Location Central Point, OR, Jackson County; Due 04/10/2020

a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for **2** time(s) in the following issues:

3/13/2020

3/20/2020

State of Oregon
County of Multnomah

SIGNED OR ATTESTED BEFORE ME
ON THE **24th** DAY OF **March, 2020**

Nick Bjork

Notary Public-State of Oregon



CITY OF CENTRAL POINT
DESIGN AND CONSTRUCT A NEW PUBLIC WORKS OPERATIONS CENTER
Proposals Due April 10, 2020
REQUEST FOR PROPOSALS

The City of Central Point is requesting proposals from Design-build teams to design and construct a new Public Works Operations Center located at 235 S. Haskell Street, Central Point, Oregon, 97502. Proposal documents can be downloaded from the City Central Points website (www.centralpointoregon.gov).

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Published Mar. 13 & 20, 2020. 11871362

Cyndi Weeks
City of Central Point
140 S 3rd St
Central Point, OR 97502-2216

Order No.: 11871362
Client Reference No:

Attachment: bidadvertisements (1285 : City Public Works Operations Center - Design & Build)

INVOICE

Daily Journal of Commerce

Oregon's Building Connection
 921 S.W. Washington St.
 Suite 210
 Portland, OR 97205-2810
 1 (503) 226-1311
 www.djcoregon.com

City of Central Point
Cyndi Weeks
 140 S 3rd St
 Central Point, OR 97502-2216

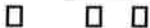
Account #	10032589	8.E.d
Invoice Date	3/20/2020	
Invoice #	744667483	
Order #	11871362	
Terms	NET 30	
PO/Case #		
Salesrep		

Days/Inserts	Description	Size/Qty	Unit Price	Amount
2	<p align="center">DESIGN AND CONSTRUCT A NEW PUBLIC WORKS OPERATIONS CENTER</p> <p>Daily Journal of Commerce (OR) Bids - Other / Construction City of Central Point; Bid Location Central Point, OR, Jackson County; Due 04/10/2020 03/13/2020,3/20 -Base Charge</p> <p>ACH payments can be made to: Daily Journal of Commerce, Inc. - US BANK, ABA#123000848, Acct#153910281275 Or call 1-866-802-8214 to setup payments.</p>	1 col x 3.32in 157 wrd / 31 ln		127.10
TOTAL DUE				127.10

DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO:

Daily Journal of Commerce
 SDS 12-2812
 PO Box 86
 Minneapolis, MN 55486-2812

Account #	Customer	Bill Attention	Invoice #	Invoice Date	Total Due
10032589	City of Central Point	Cyndi Weeks	744667483	3/20/2020	127.10



_____ / _____
 CARD NUMBER

M M Y Y
 _____ / _____ Security Code:
 EXP. DATE

Charge My Credit Card \$ _____ CUSTOMER SIGNATURE _____

Attachment: bidadvertisements (1285 : City Public Works Operations Center - Design & Build)

City of Central Point
140 S Third St.
Central Point, OR 97502

Affidavit of Publication

THIS IS NOT A BILL

State of Oregon
County of Jackson

CASE NO.

I, Charles Duncan, being first duly sworn, depose and say that I am the principal clerk of Medford Mail Tribune, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed at Medford in the aforesaid county and state; that the PUBLIC NOTICE, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 4 successive and consecutive insertion(s) in the following issues 3.15.20, 3.16.20, 3.21.20, 3.22.20 (HERE SET FORTH DATES OF ISSUE)

Charles Duncan

Subscribed and sworn to before me this 24th day of Sept, 2020.



Terrie Rogers
NOTARY PUBLIC FOR OREGON

My commission expires 24th day of Sept, 2022.

Rosebud Media - Mail Tribune - Ashland Tidings
111 N Fir St
Medford, OR 97501

PUBLICATION	EXPIRE DATE	AD CAPTION	# TIMES	AMOUNT	PO
Mail Tribune	3.22.20	Notice of Central Point Develo	4	240.54	

Attachment: bidadvertisements (1285 : City Public Works Operations Center - Design & Build)



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO: City Council **DEPARTMENT:** Administration

FROM: Chris Clayton, City Manager

MEETING DATE: June 25, 2020

SUBJECT: Resolution No. _____, Authorizing the City Manager to Execute Payment for Fiscal Year 2020-2021 City of Central Point Insurance Premiums

ACTION REQUIRED:
Resolution

RECOMMENDATION:

BACKGROUND INFORMATION:

Recently, the Human Resources Director and City Manager reviewed the 2020-2021 insurance proposal submitted by Brown and Brown Northwest (City's insurance agent). The total cost of the 2020-2021 annual premium for general liability, automotive, property damage, and cyber liability premiums exceeds the City Manager's purchasing authority as provided in Central Point Municipal Code (CPMC) 2.40.050 Public contracts—Authority of purchasing agent. As such, the CPMC requires authorization from the City Council before payment is issued.

FINANCIAL ANALYSIS:

The fiscal Year 2020-2021 insurance premiums for general liability, automotive, property damage, and cyber liability equal \$166,576, which is a \$25,753 (18%) increase from last year's premium.

The fiscal year 2020-2021 workers compensation insurance premium (SAIF Corporation) is \$56,818, which is a \$43,400 (43%) decrease. The sizable reduction in workers compensation insurance premium is a result of the City's enhanced safety program.

The agency fee for the 2020-2021 general insurance package is \$6,900.00.

General insurance premiums are budgeted in the City's internal services fund, and workers compensation insurance premiums are distributed amongst all city department personnel appropriations and expenditures.

**Insurance premium summary is contained on page 5 of the attached proposal.*

LEGAL ANALYSIS: Not Applicable

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS: Not Applicable

STAFF RECOMMENDATION:

City Staff is recommending City Council approve payment authorization for the 2020-2021 general and workers compensation insurance premiums, as presented in the attached proposal.

RECOMMENDED MOTION:

I move to approve Resolution _____, authorizing the City Manager to issue payment for the 2020-2021 insurance premiums, as presented by Brown and Brown Northwest.

ATTACHMENTS:

1. Proposal of Insurance Brown and Brown
2. Appraisal Report
3. Resolution authorizing Insurance Payment

Proposal of Insurance for **City of Central Point**

07/01/2020 - 07/01/2021

Presented on June 9, 2020

Attachment: Proposal of Insurance Brown and Brown (1289 : Resoluton Insurance Premiums)

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Attachment: Proposal of Insurance Brown and Brown (1289 : Resoluton Insurance Premiums)

This is an overview of your insurance program. Policy terms, conditions and exclusions referred to in this Proposal/Summary may be limited, please refer to your policy for all terms, conditions and exclusions that will govern. In the event of a difference, the policy will prevail. Higher limits may be available upon request.

SERVICE TEAM

PROPERTY & CASUALTY		Direct Phone	Direct Fax	Email Address
Account Executive	Geoff Sinclair, ARM	(503)329-2391	(503)274-6524	gsinclair@bbnw.com
Account Manager	Sandy Orr	(541)494-2687	(541)772-3785	sorr@bbnw.com

CLAIMS//RISK MANAGEMENT		Direct Phone	Direct Fax	Email Address
	Tim Clarke, MLS, CPCU, AIC	(503)219-3223	(503)914-5423	tclarke@bbnw.com
	Brad Miller, AIC, ARM	(503)219-3293	(503)914-5493	bmiller@bbnw.com
	Matt Koch	(503)219-3210	(503)914-5410	mkoch@bbnw.com
	Susan Towne	(503)219-3230	(503)914-5430	stowne@bbnw.com
	Betsy Shenk	(503)219-3289	(503)914-5489	bshenk@bbnw.com
	Connie Chung	(503)219-3276	(503)274-6524	cchung@bbnw.com

MAIN PHONE (541)772-1111

TOLL FREE (800)701-1175

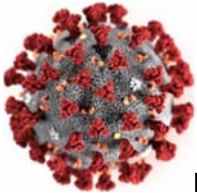
MAIN FAX (541)772-3785

Attachment: Proposal of Insurance Brown and Brown (1289 : Resoluton Insurance Premiums)

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EXECUTIVE SUMMARY

After nearly decade of insurance rate stability, the relatively soft market in property and general liability is gone and momentum continues to march towards a hard market increasing costs and constricting coverages. Prior to the COVID-19 Pandemic and economic shutdown, the losses in the US were larger and happening more often. Fires, floods, hurricanes, tornadoes and windstorms all are happening more often and with greater strength leading to losses that are hitting the reinsurance market's already crippled balance sheets.



Enter the COVID-19 pandemic and economic shutdown just a few months ago. The insurance market, much like other facets of our way of life is still working through what immediate and long-term effects this pandemic will have on our lives and financial markets. When insurance underwriters lose confidence in a risk or in the market they are writing business in, they have two options: increase premiums or narrow their exposure to that risk (or the exit the market completely). Being a member of a healthy insurance pool in this market has allowed coverages to stay nearly identical to last year and at lower costs than those who are direct writers in the commercial space.

Generally, as a CIS pool member: For the 2020/2021 renewal, we are seeing the rates increase from 10%-12%. Some higher because of increased property schedule values and annual budget numbers increasing. Those with higher claims experience will see a further increase. Looking ahead, we expect the economy to further deteriorate leading pricing pressures to continue well into the next year. We believe rates will continue to grow and some coverages will erode for at least the next 18 months.

Reinsurance rates have increased substantially across coverage lines and we expect those same challenges to continue well into 2021 and perhaps 2022. The economic cooling will certainly lead to a downturn which in Oregon spells budget challenges to all public entities. We believe rates will continue to press upwards and coverage will erode for at least the next 12 to 18 months.

Property: The last 5 years have continued to see a parade of large national losses which are happening more often and with much greater power. These losses are driving global reinsurance rates much higher resulting in higher costs to you, the retail consumer. The Pools, in this instance, are protecting the District from the real shock in the market that we are seeing in our other self-insured customers but nonetheless, much higher premiums are being levied this year and more than likely the next.

Liability: The insurance market for liability exposures is also hardening. The above will likely lead to additional rate increases for 2020 and beyond. This is a compounding effect due to the following:

- **SAM – Sexual Abuse and Molestation** – steep losses by the pools via jury awards, coverage restrictions, increased underwriting requirements.
- **Traumatic Brain Injury** – Long tail and difficult to underwrite.
- **Law Enforcement** – Frequency and severity increasing/wrongful arrest/excessive use of force
- **Jail Related Claims:** significant settlements /deaths from the lack of an initial medical evaluations
- **New Exposures** – Scooters, Marijuana – changing legislation
- **Auto Claims** – large settlements
- **Rising Medical Costs** – at least 5% for 10 years.
- **Risking Litigation Expense** – Business Income Loss Litigation as a result of COVID-19
- **Regulatory Expense** – state regulation is a one-way street. Always more regulation, not less.
- **Low Interest Rates** – insurers rely on investment for profit and are restricted in their investments to mostly bonds.

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PREMIUM SUMMARY

POLICY TERM: 7/1/2020-7/1/2021

	CARRIER & AM BEST RATING	2019-2020 PREMIUM	2019-2020 PREMIUM
General Liability	City County Ins Services Not Rated	\$ 80,200	\$ 87,839
Auto Liability	City County Ins Services Not Rated	\$ 18,088	\$ 21,331
Liab Agg/Retro Ded Credit (\$11,250)		\$ Included	\$ Included
Auto Physical Damage	City County Ins Services Not Rated	\$ 15,547	\$ 23,956
Property (Excluding Electrical Injury)	City County Ins Services Not Rated	\$ 21,795	\$ 26,867
Boiler & Machinery (Includes Equipment Breakdown/Electrical Injury)	City County Ins Services Not Rated	\$ Included	\$ Included
Inland Marine (included in Property)	City County Ins Services Not Rated	\$ Included	\$ Included
Excess Crime	City County Ins Services Not Rated	\$ 943	\$ 943
Total Package Premium		\$ 136,573	\$ 160,936
Cyber Liability	Beazley Insurance Co Admitted/A XIII	\$ 4,250	\$ 5,640
TOTAL Premium		\$ 140,823	\$ 166,576

	CARRIER & AM BEST RATING	2019-2020 PREMIUM	2020-2021 PREMIUM
Workers Compensation – Annual Prepay	SAIF Corporation Not Rated	\$ 100,218	\$ 56,818
Agency Fee		\$ 6,695	\$ 6,900

The information obtained from A.M. Best's Rating is not in any way a warranty or guaranty by Brown & Brown Northwest of the financial stability of the insurer and this information is current only as of the date of publication.

Premiums may be subject to audit
Premiums include Terrorism Coverage

PAYMENT TERMS

Premium is due on effective date. Premium can be paid as follows:

- Payment due to CIS by August 1, 2020
- Premium prepaid in full

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CIS MEMBER COMPARISON REPORT

General Liability	2020-21	2019-20
Limit:	\$10,000,000	\$10,000,000

Cyber Liability	2020-21	2019-20
Population:		
Limit:		

Excess Crime	2020-21	2019-20
Employee Count:	1 - 100	1 - 100
Limit:	\$500,000	\$500,000

Excess Flood	2020-21	2019-20
Limit:		

Excess Quake	2020-21	2019-20
Limit:		

Difference in Conditions	2020-21	2019-20
Limit:		

WC	2020-21	2019-20
Mod:		

Auto Exposures	2020-21	2019-20	Difference	% Change
AL:	82	85	(3)	(3.53%)
APD:	80	82	(2)	(2.44%)

Property Exposures	2020-21	2019-20	Difference	% Change
Content Value:	\$1,741,137	\$1,584,258	\$156,879	9.90%
Equip. Insured Value:	\$744,117	\$433,050	\$311,067	71.83%
PIO:	\$1,122,207	\$1,175,630	(\$53,423)	(4.54%)
Property Value:	\$23,648,539	\$23,661,522	(\$12,983)	(0.05%)
Total Insured Value:	\$27,256,000	\$26,854,460	\$401,540	1.50%

WC Exposures	2020-21	2019-20	Difference	% Change
Estimated EE Payroll:			\$0	0.00%

P/L Premium Summary*	2020-21	2019-20	Difference	% Change
General Liability:	\$112,214	\$103,436	\$8,778	8.49%
Cyber Liability:			\$0	0.00%
Excess Liability:			\$0	0.00%
Auto Liability:	\$24,518	\$23,633	\$885	3.75%
Auto Physical Damage:	\$27,536	\$21,245	\$6,291	29.61%
Property:	\$30,881	\$25,253	\$5,628	22.29%
Excess Crime:	\$1,048	\$1,048	\$0	0.00%
Excess Flood:			\$0	0.00%
Excess Quake:			\$0	0.00%
Difference In Conditions:			\$0	0.00%
Total Premium:	\$196,197	\$174,615	\$21,582	12.36%

Disc/Prem Summary	2020-21	2019-20	Difference	% Change
GL Aggregate Credit:	\$11,250	\$11,250	\$0	0.00%
P/L Direct Discount:	\$18,495	\$16,336	\$2,158	13.21%
P/L Multi-Line Discount:	\$5,517	\$4,870	\$647	13.30%
Total P/L Premium Due:	\$160,935	\$142,159	\$18,777	13.21%
WC State Tax:	\$0	\$0	\$0	0.00%
WC Multi-Line Discount:	\$0	\$0	\$0	0.00%
WC Direct Discount:	\$0	\$0	\$0	0.00%
Total WC Premium Due:	\$0	\$0	\$0	0.00%
Total Premium:	\$160,935	\$142,159	\$18,777	13.21%

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TERMS, CONDITIONS AND RECOMMENDATIONS

IMPORTANT NOTICE DISCLAIMER: This proposal/policy presented is based upon the exposures to loss made known to the agency. Any changes in these exposures (i.e. new operations, new products, additional state of hire, etc.) need to be promptly reported to our agency in order that proper coverage(s) may be put in place.

The proposal contains only a general description of the coverage(s) and does not constitute a policy / contract. For complete policy information, including exclusions, limitations and conditions, refer to the policy document. Please be advised, in all cases, the terms & conditions of the policy apply and supersede any statement contained in this document.

POINTS FOR DISCUSSION: Social Engineering Fraud is defined as the act of influencing a person to transfer money or securities, with the consent of the employee, to a criminal posing as a legitimate business associate.

NOTABLE CHANGES FROM EXISTING PROGRAM:

1. Property schedule reflects 3% building and contents trending factors from expiring values, plus updated values from recent appraisal
2. Workers compensation experience mod dropped from 1.08 to .62

QUOTE IS SUBJECT TO THE FOLLOWING:

1. Client is ultimately responsible to select insured property values
2. Cyber Liability - \$2M limit available
3. Cyber Liability binding contingency – carrier has requested an update on what has been done to mitigate future breaches like the 10/21/2019 incident

RECOMMENDATIONS:

1. Review building limits for adequate coverage
2. Fiduciary Liability

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SCHEDULE OF OTHER POLICIES

POLICY INFORMATION

Policy Number	Policy Description	Policy Comments	Policy Term	Insurance Company
PHPA057626	Risk/Accident/Disability Plans	Volunteer Accident	06/21/2020 - 06/21/2021	Philadelphia Indemnity Ins Co

Attachment: Proposal of Insurance Brown and Brown (1289 : Resoluton Insurance Premiums)

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POLICY INFORMATION

Description	Term	Company
Package	July 1, 2020- July 1, 2021	CityCounty Insurance Services (CIS)

NAMED INSURED

Named Insured: City of Central Point

PROPERTY

PREMISES

Loc #	Description
Per Property Statement of Values	Total Buildings, Contents (Business Personal Property), Property in the Open (PIO) & Mobile Equipment

SUBJECT OF INSURANCE

Subject	Limit	Valuation	Cause of Loss	Deductible
Total Building	Per Schedule	Replacement Value	Special form	10,000
Total Business Personal Property	Per Schedule	Replacement Value	Special form	10,000
Total Equipment	Per Schedule		Special form	1,000

Deductible is per occurrence

FORMS OR SPECIAL CONDITIONS, INCLUDING BUT NOT LIMITED TO:**Form Name**

CIS Trust Property Coverage Document
 CIS Equipment Breakdown Coverage Document – CIS BM (7/1/2020)

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ADDITIONAL COVERAGES

Coverage	Limit	Deductible
Earthquake	5,000,000	25,000
Excess Earthquake	5,000,000	
Flood	5,000,000	See Below
Excess Flood	5,000,000	
Combined Loss Of Revenue and Rental Value	1,000,000	
Combined Extra Expense and Rental Expense	1,000,000	
Property In Transit	1,000,000	
Hired, Rented or Borrowed Equipment	150,000	
Restoration/Reproduction of Books, Records, etc.	100,000	
Electronic Data Restoration/Reproduction	250,000	
Pollution Cleanup	25,000	
Crime Coverage	50,000	
Police Dogs (If Scheduled)	15,000	
Off Premises Service Interruption	100,000	
Miscellaneous Coverage	50,000	
Personal Property Unscheduled Locations	15,000	
Personal Property Employees or Volunteers	15,000	
Unscheduled Fine Arts	100,000	
Temporary Emergency Shelter Restoration	50,000	
Difference In Conditions – Earthquake & Flood (if any)	0	

FORMS OR SPECIAL CONDITIONS

Form Name	Description
Flood Deductible	<p>25,000 deductibles per occurrence applies for areas other than within or partially within a Special Flood Hazard Area (SFHA) or in, on, or over a body of water or any floodway.</p> <p>For property within or partially within a Special Flood Hazard Area (SFHA), the following apply:</p> <p>Any covered property eligible for National Flood Insurance Program (NFIP), coverage afforded under this coverage agreement is excess of the maximum limit of coverage which could have been purchased through NFIP, whether purchased or not.</p> <p>Any covered property which is located in a SFHA but classified ineligible for NFIP insurance, due to construction or location in, on, or over any body of water or floodway, coverage afforded under this agreement is subject to a deductible equal to 5% of the value of each unit damaged subject to a \$100,000 minimum and a \$500,000 maximum per occurrence.</p>

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PROPOSAL

Location #	Description	Address	Ded	Bldg Value	Content Value	PIO Value	TIV*
Total Scheduled: 45				\$23,648,539.00	\$1,741,137.00	\$1,122,207.00	\$26,511,883.00
Currently Scheduled: 45				\$23,648,539.00	\$1,741,137.00	\$1,122,207.00	\$26,511,883.00
001.01	OLD CITY HALL/POLICE DEPT (W/PIO VALUE)	155 2ND ST	\$10,000.00	\$4,965,000.00	\$700,000.00	\$126,100.00	\$5,791,100.00
002.01	SENIOR CENTER (W/PIO VALUE)	123 N 2ND ST	\$10,000.00	\$515,000.00	\$0.00	\$2,400.00	\$517,400.00
003.01	DPW SHOP - A (W/PIO VALUE)	399 S 5TH ST	\$10,000.00	\$325,000.00	\$186,400.00	\$148,000.00	\$659,400.00
003.02	STORAGE BAY - B	399 S 5TH ST	\$10,000.00	\$147,977.00	\$35,720.00	\$0.00	\$183,697.00
003.03	FLEET MAINTENANCE SHOP - C & D	399 S 5TH ST	\$10,000.00	\$605,000.00	\$135,000.00	\$0.00	\$740,000.00
003.04	POLE BUILDING - TRUCK/EQUIPMENT SHELTER	399 S 5TH ST	\$10,000.00	\$170,047.00	\$0.00	\$0.00	\$170,047.00
003.05	WATER RESERVOIR - 1 MG	399 S 5TH ST	\$10,000.00	\$1,375,000.00	\$0.00	\$0.00	\$1,375,000.00
003.06	GAS/DIESEL TANK - 500 G; WASTE OIL TANK - 200 G	399 S 5TH ST	\$10,000.00	\$0.00	\$0.00	\$13,800.00	\$13,800.00
004.02	RESTROOM	403 S 4TH ST - JOEL TANZI SKATE PARK	\$10,000.00	\$68,799.00	\$155.00	\$0.00	\$68,954.00
004.03	PARKS MAINTENANCE SHOP (W/PIO VALUE)	500 CEDAR ST	\$10,000.00	\$220,940.00	\$50,860.00	\$18,874.00	\$290,674.00
004.04	PARKS & REC PORTABLE BUILDING A	403 S 4TH ST - JOEL TANZI SKATE PARK	\$10,000.00	\$153,525.00	\$40,223.00	\$0.00	\$193,748.00
004.05	PARKS & REC PORTABLE BUILDING B	403 S 4TH ST - JOEL TANZI SKATE PARK	\$10,000.00	\$183,071.00	\$40,215.00	\$0.00	\$223,286.00
004.06	JOEL TANZI SKATE PARK - 6820 SF (W/PIO VALUE)	403 S 4TH ST - JOEL TANZI SKATE PARK	\$10,000.00	\$396,000.00	\$0.00	\$37,000.00	\$433,000.00
005.01	RESTROOM	MANZANITA ST/N 7TH ST - ROBERT J. PFAFF PARK	\$10,000.00	\$66,393.00	\$1,404.00	\$0.00	\$67,797.00
005.02	BAND STAND	MANZANITA ST/N 7TH ST - ROBERT J. PFAFF PARK	\$10,000.00	\$52,012.00	\$0.00	\$0.00	\$52,012.00
005.03	TENNIS COURT W/FENCING; LIGHTS	MANZANITA ST/N 7TH ST - ROBERT J. PFAFF PARK	\$10,000.00	\$0.00	\$0.00	\$67,189.00	\$67,189.00
005.04	PICNIC SHELTER	MANZANITA ST/N 7TH ST - ROBERT J. PFAFF PARK	\$10,000.00	\$15,699.00	\$0.00	\$0.00	\$15,699.00
006.01	WATER RESERVOIR - 2 MG (W/PIO VALUE)	3007 OLD STAGE RD	\$10,000.00	\$2,500,000.00	\$0.00	\$46,900.00	\$2,546,900.00
007.01	NEW CITY HALL (W/PIO VALUE)	140 S 3RD ST	\$10,000.00	\$4,670,000.00	\$380,000.00	\$32,500.00	\$5,082,500.00
007.02	COUNCIL CHAMBERS	140 S 3RD ST	\$10,000.00	\$1,132,000.00	\$65,000.00	\$0.00	\$1,197,000.00
008.01	WAREHOUSE (W/PIO VALUE)	4861 UPTON RD	\$10,000.00	\$219,493.00	\$76,882.00	\$11,348.00	\$307,723.00
009.01	RESTROOM	950 FREEMAN RD - VAN HORN PARK	\$10,000.00	\$42,210.00	\$0.00	\$0.00	\$42,210.00
009.02	PLAYGROUND EQUIPMENT	950 FREEMAN RD - VAN HORN PARK	\$10,000.00	\$0.00	\$0.00	\$45,517.00	\$45,517.00
010.01	RESTROOM	TWIN CREEKS CROSSING LOOP - TWIN CREEKS PARK	\$10,000.00	\$50,411.00	\$0.00	\$0.00	\$50,411.00
010.02	GAZEBO #1	TWIN CREEKS CROSSING LOOP - TWIN CREEKS PARK	\$10,000.00	\$65,607.00	\$0.00	\$0.00	\$65,607.00
010.03	BANDSHELL	TWIN CREEKS CROSSING LOOP - TWIN CREEKS PARK	\$10,000.00	\$119,877.00	\$0.00	\$0.00	\$119,877.00
010.05	GAZEBO #2	TWIN CREEKS CROSSING LOOP - TWIN CREEKS PARK	\$10,000.00	\$94,189.00	\$0.00	\$0.00	\$94,189.00
010.06	GAZEBO #3	TWIN CREEKS CROSSING LOOP - TWIN CREEKS PARK	\$10,000.00	\$65,607.00	\$0.00	\$0.00	\$65,607.00
011.01	RESTROOM	200 TIFFANY CT - FLANAGAN PARK	\$10,000.00	\$42,210.00	\$0.00	\$0.00	\$42,210.00
012.01	RESTROOM	223 W VILAS RD - DON JONES PARK	\$10,000.00	\$42,210.00	\$0.00	\$0.00	\$42,210.00
012.02	GAZEBO	223 W VILAS RD - DON JONES PARK	\$10,000.00	\$26,532.00	\$0.00	\$0.00	\$26,532.00
012.03	GAZEBO - WAR MEMORIAL	223 W VILAS RD - DON JONES PARK	\$10,000.00	\$26,532.00	\$0.00	\$0.00	\$26,532.00
012.05	TENNIS COURTS W/LIGHTS	223 W VILAS RD - DON JONES PARK	\$10,000.00	\$0.00	\$0.00	\$95,561.00	\$95,561.00
012.06	PLAYGROUND EQUIPMENT	223 W VILAS RD - DON JONES PARK	\$10,000.00	\$0.00	\$0.00	\$111,295.00	\$111,295.00
013.01	GAZEBO	136 BRANDON ST - MENTEER PARK	\$10,000.00	\$21,708.00	\$0.00	\$0.00	\$21,708.00
014.01	RESTROOM	2190 JEREMY ST - BLUEGRASS DOWNS PARK	\$10,000.00	\$42,210.00	\$0.00	\$0.00	\$42,210.00
014.02	GAZEBO	2190 JEREMY ST - BLUEGRASS DOWNS PARK	\$10,000.00	\$26,532.00	\$0.00	\$0.00	\$26,532.00
016.01	BRIDGE	1101 GATEPARK DR - FOREST GLEN PARK	\$10,000.00	\$30,150.00	\$0.00	\$0.00	\$30,150.00
016.02	RESTROOM	1101 GATEPARK DR - FOREST GLEN PARK	\$10,000.00	\$47,295.00	\$0.00	\$0.00	\$47,295.00
017.01	DIRT MEETING/CLASSROOM BUILDING	4572 N PACIFIC HWY	\$10,000.00	\$118,236.00	\$0.00	\$0.00	\$118,236.00
018.01	RESERVOIR - 2.5 MG (W/PIO VALUE)	181 W VILAS RD	\$10,000.00	\$3,345,000.00	\$0.00	\$30,900.00	\$3,375,900.00
018.02	PUMP STATION	181 W VILAS RD	\$10,000.00	\$1,622,000.00	\$0.00	\$0.00	\$1,622,000.00
019.01	LEASED OFFICE - CHAMBER OF COMMERCE	650 E PINE ST - STE 104C	\$10,000.00	\$0.00	\$29,278.00	\$0.00	\$29,278.00
020.01	RESTROOM	525 STONE POINTE DR - BOHNERT FARM PARK	\$10,000.00	\$39,067.00	\$0.00	\$0.00	\$39,067.00
020.02	PLAYGROUND EQUIPMENT; LIFETRAIL SYSTEM; BE	525 STONE POINTE DR - BOHNERT FARM PARK	\$10,000.00	\$0.00	\$0.00	\$334,823.00	\$334,823.00

Attachment: Proposal of Insurance Brown and Brown (1289 : Resoluton Insurance Premiums)

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MOBILE EQUIPMENT

Item #	Description	Serial #	Model #	Department	Deductible	Val Code	Value
Total Scheduled: 78							\$744,117.00
Currently Scheduled: 78							\$744,117.00
	POLICE DOG - MATTIS	K-9	ENGLISH SPRINGER SPANIEL	POLICE	\$1,000	RV	\$15,000.00
	POLICE DOG - SAGE	K-9	ENGLISH SPRINGER SPANIEL	POLICE	\$1,000	RV	\$15,000.00
	BRONZE ELK STATUES (3 @ \$25,000 EACH)	LOCATED AT TWIN CREEKS CROSSING		ART	\$1,000	ACV	\$75,000.00
	BRONZE EAGLE STATUE - WAR MEMORIAL	LOCATED AT 223 W VILAS RD - DC		ART	\$1,000	ACV	\$15,000.00
	BRONZE CHILDREN SCULPTURE	LOCATED AT CITY HALL, 140 S 3RD		ART	\$1,000	ACV	\$22,000.00
	POLICE (THERAPY) DOG - SIMON	K-9	GERMAN SHEPHERD	POLICE	\$1,000	RV	\$15,000.00
	POLICE DOG - GUS	K-9	GERMAN SHEPHERD	POLICE	\$1,000	RV	\$15,000.00
	2019 HONDA 5000 KW GENERATOR	2005593		PUBLIC WKS	\$1,000	RV	\$2,205.00
	2019 SONETICS HEADSETS (6 @ \$2059 EACH)		APX379-BH	PUBLIC WKS	\$1,000	RV	\$12,355.00
0053	EQUIP PER INVENTORY FROM OACP IN 2008 CAR	5NHUBL6208T416881		POLICE	\$1,000	RV	\$10,000.00
1008	1997 GENERAC GENERATOR	2052818	49A07890	CITY HALL	\$1,000	ACV	\$4,000.00
2082	2011 HUSTLER 60" MOWER	11071311	HTE928614	PUBLIC WKS	\$1,000	ACV	\$2,500.00
2083	2015 EXMARK 60" RIDING MOWER	316610451	LAZER D902	PARKS	\$1,000	ACV	\$7,000.00
2086	2014 TORO PRO FORCE BLOWER	314000917	44538	PARKS	\$1,000	ACV	\$2,500.00
2087	2018 KUBOTA 42" ZERO TURN MOWER	29013	RCK42P-122Z	PARKS	\$1,000	RV	\$3,700.00
2088	2018 KUBOTA 60" ZERO TURN MOWER	19984	ZD1211-60	PARKS	\$1,000	RV	\$12,000.00
2099	2019 KUBOTA TRACTOR	KBUL5FHCEK8G48346	GRAND L6060	PUBLIC WKS	\$1,000	RV	\$49,822.00
2115	2008 LAND PRIDE 58" ROTARY TILLER	253430	RTA15	PARKS	\$1,000	ACV	\$600.00
2199	2011 BOBCAT UTILITY VEHICLE	AJNT20125	3400GPKG1	PARKS	\$1,000	ACV	\$9,000.00
2201	2018 YAMAHA ADVENTURER ONE GOLF CART W/	JW6-910404		PARKS	\$1,000	RV	\$8,000.00
2210	LAND PRICE SLICE SEEDER	1442782	OS1572	PUBLIC WKS	\$1,000	RV	\$12,000.00
3008	1966 ITT SHOP GENERATOR	6115-081-2034	MB17	PUBLIC WKS	\$1,000	ACV	\$2,000.00
3009	2005 CURTIS TOLEDO COMPRESSOR	AS4070418	E-71	PUBLIC WKS	\$1,000	ACV	\$1,000.00
3010	GENERAL ELECTRIC BOOSTER PUMP	ZWJ1207307	5K6256X0201A	PUBLIC WKS	\$1,000	ACV	\$1,000.00
3011	GENERAL ELECTRIC BOOSTER PUMP	ZWJ1207306	5K6256XC29A	PUBLIC WKS	\$1,000	ACV	\$1,000.00
3039	2014 MSA ALTAIR GAS DETECTOR			PUBLIC WKS	\$1,000	ACV	\$900.00
3040	2011 INTERROGATOR METER READER	90637	AR5502	PUBLIC WKS	\$1,000	ACV	\$1,000.00
3041	2011 INTERROGATOR METER READER	90689	AR5502	PUBLIC WKS	\$1,000	ACV	\$1,000.00
3049	2003 VACMASTER HYDRO-EXCAVATOR	1M9EA14M331104399	SYSTEM 100	PUBLIC WKS	\$1,000	ACV	\$15,000.00
3070	2011 MULTIQUIP RAMMER	V7057	MTX-70	PUBLIC WKS	\$1,000	ACV	\$1,000.00
3071	2011 ICS CHAINSAW	2700186	695GC	PUBLIC WKS	\$1,000	ACV	\$1,500.00
3075	2007 MULTIQUIP MIKASA PLATE COMPACTOR	R4320	MVHR60	PUBLIC WKS	\$1,000	ACV	\$600.00
3080	2011 HONDA TRASH PUMP	WAAJ-1035826	WT20XK3A	PUBLIC WKS	\$1,000	ACV	\$700.00
3089	2006 GENERAC GENERATOR	4361706	46753	PUBLIC WKS	\$1,000	ACV	\$750.00
3091	2013 HONDA GENERATOR	EBRC-1004638	EM4000SX	PUBLIC WKS	\$1,000	ACV	\$1,000.00
3094	2007 HONDA GENERATOR	EEAJ-1559535	EU20001	PUBLIC WKS	\$1,000	ACV	\$700.00
3096	2007 HONDA GENERATOR	EAAJ-1490965	EU20001	PUBLIC WKS	\$1,000	ACV	\$700.00
3097	2013 HONDA GENERATOR	EBRC-1003869	EM4000SX	PUBLIC WKS	\$1,000	ACV	\$1,000.00
3103	STIHL CUT OFF SAW	164097350	TS400	PUBLIC WKS	\$1,000	ACV	\$350.00
3107	2017 KUBOTA 54" ZERO TURN MOWER	13735K3861-41011	Z724XKW	PARKS	\$1,000	ACV	\$7,000.00
3115	2012 AIRLESSCO AIRLESS SPRAYER	BA00435	24F561	PUBLIC WKS	\$1,000	ACV	\$900.00
3116	TAPPING TOOL TAPMATE II 3/4-1"	102311		PUBLIC WKS	\$1,000	ACV	\$1,000.00
3137	2014 SPEED SHORE MAPS SHORING BOX			PUBLIC WKS	\$1,000	ACV	\$5,000.00

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Attachment: Proposal of Insurance Brown and Brown (1289 : Resoluton Insurance Premiums)

Item #	Description	Serial #	Model #	Department	Deductible	Val Code	Value
3144	2011 HYPERTHERM PLASMA CUTTER	65-00856	POWERMAX65	PUBLIC WKS	\$1,000	ACV	\$950.00
3146	2011 LINCOLN TIG WELDER	U1110506597	K2535-S	PUBLIC WKS	\$1,000	ACV	\$1,500.00
3148	2004 MATCO CAR HOIST	1070BJM17657	DP 10A	PUBLIC WKS	\$1,000	ACV	\$3,500.00
3158	2014 DR FIELD & BRUSH 30" TRIMMER MOWER	ATM131654	PRO-XL	PARKS	\$1,000	ACV	\$3,600.00
3159	2016 WANCO READER BOARD	5F12S1612G1008709	WTMMB	PUBLIC WKS	\$1,000	ACV	\$15,000.00
3163	2011 HUSTLER MOWER	11070937	HTE930131	PUBLIC WKS	\$1,000	ACV	\$1,500.00
3164	2011 HENDERSON ROAD SANDER	FSP2-14573	FSP-P	PUBLIC WKS	\$1,000	ACV	\$2,000.00
3182	2005 CASE LOADER BACKHOE	N4C306622	580SMII	PUBLIC WKS	\$1,000	ACV	\$40,000.00
3183	2006 CASE BACKHOE 4WD	N6C410744	580SMII	PUBLIC WKS	\$1,000	ACV	\$50,000.00
3184	2016 CATERPILLAR MINI EXCAVATOR	0H5M01651	305 E2	PUBLIC WKS	\$1,000	ACV	\$64,000.00
3189	2007 CB TOYOTA FORKLIFT	62949	7FGKU40	PUBLIC WKS	\$1,000	ACV	\$20,000.00
3190	2012 AMSIG PORTABLE MESSAGE SIGN	1A9AS2329C2228454	CMS-232 ADVANTAGE	PUBLIC WKS	\$1,000	ACV	\$3,000.00
3194	2015 HOTSY MOBILE PRESSURE WASHER	11105660-102205	1075BE	PUBLIC WKS	\$1,000	ACV	\$6,500.00
3197	2001 CRAFCO CRACK SEALER	1C9SY101711418285	SS125	PUBLIC WKS	\$1,000	ACV	\$3,500.00
3201	2004 BOBCAT UTV	522712175	2400	PUBLIC WKS	\$1,000	ACV	\$3,500.00
3204	2012 ENVIROSIGHT ZOOM PIPE	2000285	QVH3.6	PUBLIC WKS	\$1,000	ACV	\$12,000.00
3205	2011 KEG 6-JET FLOOR CLEANER	KEG 100121-C	100121-C	PUBLIC WKS	\$1,000	ACV	\$1,000.00
3207	2011 METROTECH LOCATOR	50863	9890 XT	PUBLIC WKS	\$1,000	ACV	\$1,500.00
3208	2011 SKIDRIL POST DRIVER 4-CYCLE BREAKER/D	319985	G30E	PUBLIC WKS	\$1,000	ACV	\$2,000.00
3209	2011 HURCO SPIN DOCTOR BOOM	083011-1357-800	SD400	PUBLIC WKS	\$1,000	ACV	\$10,000.00
3210	2011 GRACO PAINT STRIPING MACHINE	BA132	24G625	PUBLIC WKS	\$1,000	ACV	\$20,000.00
3211	2012 SENSUS WATER TESTER	74826354	125W	PUBLIC WKS	\$1,000	ACV	\$3,500.00
3213	2019 TITAN STRIPER	1847300080	POWRLINER 4955	PUBLIC WKS	\$1,000	RV	\$8,322.00
3215	2013 JE ADAMS COMMERCIAL VACUUM	73298	AA9420-1CG	PUBLIC WKS	\$1,000	ACV	\$1,500.00
3230	2013 NEW HOLLAND RUSTLER UTV	1405-4369117	115	PUBLIC WKS	\$1,000	ACV	\$4,000.00
3231	2013 NEW HOLLAND RUSTLER UTV	1405-4369124	115	PUBLIC WKS	\$1,000	ACV	\$4,000.00
3240	2017 VIVAX-METROTECH LOCATOR	VML2-B003-I5		PUBLIC WKS	\$1,000	RV	\$4,700.00
3259	2018 WANCO READER BOARD	5F12S1613J1003980	WTMMB	PUBLIC WKS	\$1,000	RV	\$18,586.00
3260	2018 WANCO READER BOARD	5F12S1611J1003993	WTMMB	PUBLIC WKS	\$1,000	RV	\$18,586.00
3265	HINIKER SNOW PLOW		7912	PUBLIC WKS	\$1,000	RV	\$6,419.00
3266	2018 MULTQUIP TRASH PUMP	24731	QP-2TH	PUBLIC WKS	\$1,000	RV	\$1,022.00
3271	2019 MILLER WELDER		MILLERMATIC 252	PUBLIC WKS	\$1,000	RV	\$2,800.00
3274	2019 SMITH WALK-BEHIND SCARIFIER	E19ALNX8H13000164	LNx8-H13	PUBLIC WKS	\$1,000	RV	\$13,000.00
W002	2019 ROMAC TAPMATE TAPPING MACHINE 4"-12"		350-00	PUBLIC WKS	\$1,000	RV	\$23,024.00
W003	2019 SEWERIN LEAK CORRELATOR		SECORRPHON AC 200	PUBLIC WKS	\$1,000	RV	\$16,826.00

Attachment: Proposal of Insurance Brown and Brown (1289 : Resoluton Insurance Premiums)

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BOILER & MACHINERY/EQUIPMENT BREAKDOWN

PREMISES

Loc #	Description
Per Property Statement of Values	Boiler and Machinery/Equipment Breakdown Coverage

SUBJECT OF INSURANCE

Subject	Limit	Valuation	Cause of Loss	Deductible
Property Damage – Building & Business Personal Property	Per Schedule Or \$100,000,000	Replacement Cost	Mechanical Breakdown	10,000

ADDITIONAL COVERAGES

Coverage	Limit
Rental Value/Rental Expense	Included in Property Damage
Extra Expense	Included in Property Damage
Service Interruption (24 Hour Waiting Period)	Included in Property Damage
Drying Out Following Flood	Included in Property Damage
Course of Construction	Included in Property Damage
Computer Equipment	Included in Property Damage
Portable Equipment	Included in Property Damage
CFC Refrigerants	Included in Property Damage
Hazardous Substance	2,000,000
Data Restoration	250,000
Perishable Goods	2,000,000
Expediting Expense	2,000,000
Demolition	2,000,000
Ordinance or Law	2,000,000
Off Premises Property Damage	250,000
Contingent Rental Value/ Rental Expense	250,000
Newly Acquired Locations	1,000,000 (365 Days Max)
Extended Period of Restoration	30 Days

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EXCESS CRIME

Description	Term	Company
Excess Crime	July 1, 2020 – July 1, 2021	National Union Fire Insurance Company

EMPLOYEE THEFT

Limit	500,000
Deductible Per Occurrence	50,000 (Sublimit from Property Coverage)

FORGERY OR ALTERATION

Limit	Included
Deductible Per Occurrence	50,000 (Sublimit from Property Coverage)

THEFT, DISAPPEARANCE & DESTRUCTION

Inside the Premises Limit	Included
Inside Deductible Per Occurrence	50,000 (Sublimit from Property Coverage)
Outside the Premises Limit	Included
Outside Deductible Per Occurrence	50,000 (Sublimit from Property Coverage)

COMPUTER FRAUD

Limit	Included
Deductible Per Occurrence	50,000 (Sublimit from Property Coverage)

ADDITIONAL COVERAGES

Coverage	Limit	Deductible Per Occurrence
Faithful Performance of Duty	Included	50,000 (Sublimit from Property Coverage)
Money Orders and Counterfeit Paper Currency	Included	50,000 (Sublimit from Property Coverage)
Funds Transfer Fraud	Included	50,000 (Sublimit from Property Coverage)
Impersonation Fraud Coverage	250,000	

FORMS OR SPECIAL CONDITIONS, INCLUDING BUT NOT LIMITED TO:**Form Name**

Coverage Limits excess of 50,000 crime coverage provided under the CIS Property Coverage Agreement
National Union Fire Insurance Excess Crime
CIS Trust Property Coverage Document

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PUBLIC ENTITY LIABILITY

GENERAL COVERAGE INFORMATION

Coverage Type Public Entity & Excess Liability
Occurrence/Claims Made Occurrence

COVERAGE/LIMITS

Coverage	Limit	Aggregate Deductible
Public Entity Liability Coverage (including Auto Liability)	10,000,000	15,000
Annual Aggregate	30,000,000	15,000
Cyber Security Expense Coverage	50,000	5,000

Refer to the CIS General & Auto Liability Coverage Agreement and CIS Excess Liability Coverage Agreement and endorsements (if any) for detailed coverages, special deductibles, limits, sublimits, exclusions, and conditions that may apply.

Excess Liability coverage does provide Uninsured Motorist Coverage.

Coverage may be subject to audit

FORMS OR SPECIAL CONDITIONS, INCLUDING BUT NOT LIMITED TO:**Form Name**

Conditional Deductible on Certain Employment Claims, 10% up to \$10,000 each claim - Section 2 of Coverage Agreement
 CIS Trust General and Auto Liability Coverage Document
 CIS Trust Excess Liability Coverage Document

GENERAL LIABILITY CLASSIFICATIONS

(Questions)	Responses
Total Personal Services for last year	9,634,853
Total Materials and Services for last year	8,100,425
Total Requirements (Expenditures)	34,535,789
Premises owned or occupied by member – total square feet	79,133
Storm and sanitary sewer systems - total number of miles	51.7
Water department - millions of gallons delivered annually	945
Streets and Roads – total miles of paved & unpaved	68.53
Law Enforcement Officers – Paid – total number	27
Any Other Public Safety Reserves/Volunteers – total number	20
Parks and Playgrounds – Total Area (Acres)	194.73
Preschool/Day Care/Day Camp/Youth Programs – Number of children enrolled	400
Total employees	83

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BUSINESS AUTO

COVERED AUTO SYMBOLS

Liability	1
Personal Injury Protection	5
Uninsured Motorist	6
Underinsured Motorist	6
Comprehensive	7,8
Collision	7,8

- (1) Any Auto
- (2) All Owned Autos
- (3) Owned Private Passenger Autos
- (4) Owned Autos Other Than Private Passenger
- (5) All Owned Autos Which Require No-Fault Coverage
- (6) Owned Autos Subject to Compulsory U.M. Law
- (7) Autos Specified On Schedule
- (8) Hired Autos
- (9) Non-Owned Autos

COVERAGES/LIMITS

Coverage	Limit	Deductible per Accident	Special Conditions
Combined single limit	Included		Included in Public Entity Liability Limits
Personal Injury Protection (Basic)	Limited		Private Passenger & Pick Up Vehicles Only
Uninsured/Underinsured Motorist	Statutory		
Comprehensive			Per Schedule
Collision			Per Schedule
Hired/Non-Owned Auto Liability	Included		Included in Public Entity Liability Limits
Hired Auto - Comprehensive	ACV, not to exceed 100,000	100	Rented or Leased Autos (60 Days or Less)
Hired Auto - Collision	ACV, not to exceed 100,000	500	Rented or Leased Autos (60 Days or Less)

FORMS OR SPECIAL CONDITIONS, INCLUDING BUT NOT LIMITED TO:**Form Name**

- PIP Coverage – Covered Autos Only 10,000 Limit Applies to Private Passenger or Pick Up Truck Usage Only.
- CIS Auto Physical Damage Coverage Agreement – CIS APD (7/1/2020)
- CIS Trust General and Auto Liability Coverage Agreement

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VEHICLE SCHEDULE

Auto #	Year	Make	Model	VIN	Dept	Auto Code	Equip Code	Comp Ded	Coll Ded	Reported Value	
Total Scheduled: 82		(AL: 82 / APD: 80)								\$2,918,547.00	
Currently Scheduled: 82		(AL: 82 / APD: 80)								\$2,918,547.00	
	2012	DODGE	CHARGER	2C3CDXAGXCH267625	POLICE	POL	B	\$100.00	\$1,000.00	\$48,200.00	
	2000	INTERSTATE	BOX TRAILER	4RACS081XYN008543	CERT	TRL	X	N/A	N/A	\$0.00	
	2018	FORD	EXPLORER	1FM5K8AR1JGB59593	POLICE	POL	B	\$100.00	\$1,000.00	\$56,477.00	
	2019	FORD	F350	TBD	PUBLIC WKS	LTV	AS	\$100.00	\$1,000.00	\$34,583.00	
	2019	FORD	F150 POLICE RESPONDER	1FTEW1P48KKD58103	POLICE	POL	B	\$100.00	\$1,000.00	\$50,000.00	
	2019	FORD	ESCAPE	1FMCU0F76KUA81602	POLICE	POL	B	\$100.00	\$1,000.00	\$21,416.00	
	2019	FORD	F150 POLICE RESPONDER	1FTEW1P41KKE96694	POLICE	POL	B	\$100.00	\$1,000.00	\$55,000.00	
	2019	FORD	F150 POLICE RESPONDER	1FTEW1P48KKE96692	POLICE	POL	B	\$100.00	\$1,000.00	\$55,000.00	
	2019	FORD	F150 POLICE RESPONDER	1FTEW1P4XKKE96693	POLICE	POL	B	\$100.00	\$1,000.00	\$55,000.00	
	2019	FORD	F150 POLICE RESPONDER	1FTEW1P43KKE96695	POLICE	POL	B	\$100.00	\$1,000.00	\$55,000.00	
	2019	FORD	F150 POLICE RESPONDER	1FTEW1P45KKE96696	POLICE	POL	B	\$100.00	\$1,000.00	\$55,000.00	
	2019	FORD	F150 POLICE RESPONDER	1FTEW1P47KKE96697	POLICE	POL	B	\$100.00	\$1,000.00	\$55,000.00	
	2019	FORD	RANGER	1FTER4FH4KLB09689	POLICE	POL	B	\$100.00	\$1,000.00	\$45,000.00	
	2019	FORD	RANGER	1FTER4FH2KLB09691	POLICE	POL	B	\$100.00	\$1,000.00	\$40,000.00	
	2020	FORD	ESCAPE	1FMCU9G64LUA14220	POLICE	POL	B	\$100.00	\$1,000.00	\$30,000.00	
	2019	FORD	RANGER	1FTER4FH0KLB09690	POLICE	POL	B	\$100.00	\$1,000.00	\$40,000.00	
	2020	FORD	EXPLORER	1FM5K8AB6LGB67632	POLICE	POL	B	\$100.00	\$1,000.00	\$5,800.00	
0060	2012	DODGE	CHARGER	2C3CDXAG8CH267624	POLICE	POL	B	\$100.00	\$1,000.00	\$48,200.00	
0062	2012	DODGE	CHARGER	2C3CDXAG1CH267626	POLICE	POL	B	\$100.00	\$1,000.00	\$48,200.00	
0064	2007	FORD	CROWN VICTORIA	2FAHP71W07X139671	POLICE	POL	B	\$100.00	\$1,000.00	\$35,858.00	
0065	2006	FORD	CROWN VICTORIA	2FAHP71W26X110946	POLICE	POL	B	\$100.00	\$1,000.00	\$34,458.00	
0066	2014	DODGE	CHARGER	2C3CDXATXEH133018	POLICE	POL	B	\$100.00	\$1,000.00	\$40,000.00	
0068	2006	NISSAN	FRONTIER	1N6AD06U26C420916	COMMUNITY SRVC:	LTV	X	\$100.00	\$1,000.00	\$17,665.00	
0071	1998	FORD	CROWN VICTORIA	2FAFP71W2WX142433	POLICE	POL	X	\$100.00	N/A	\$1,500.00	
0072	2003	FORD	CROWN VICTORIA	2FAFP71W43X120459	POLICE	POL	B	\$100.00	\$1,000.00	\$17,000.00	
0073	2016	FORD	EXPLORER	1FM5K8AR8GGC36789	POLICE	POL	B	\$100.00	\$1,000.00	\$53,000.00	
0074	2016	FORD	EXPLORER	1FM5K8AR4GGC36790	POLICE	POL	B	\$100.00	\$1,000.00	\$53,000.00	
0075	2016	FORD	EXPLORER	1FM5K8AR6GGC26603	POLICE	POL	B	\$100.00	\$1,000.00	\$53,000.00	
0075	2009	HONDA	MOTORCYCLE	JH2SC51769K600099	POLICE	MCY	B	\$100.00	\$1,000.00	\$4,500.00	
1012	2012	TOYOTA	HIGHLANDER	JTEBC3EH0C2010709	PUBLIC WKS	SUV	X	\$100.00	\$1,000.00	\$22,000.00	
1013	2012	TOYOTA	HIGHLANDER	JTEBC3EH5C2010740	PUBLIC WKS	SUV	X	\$100.00	\$1,000.00	\$21,500.00	
1014	2012	TOYOTA	HIGHLANDER	JTEBC3EH3C2010719	PUBLIC WKS	SUV	X	\$100.00	\$1,000.00	\$21,000.00	
1016	2016	FORD	F150	1FTEX1CF0GFC07762	PUBLIC WKS	LTV	C	\$100.00	\$1,000.00	\$23,500.00	
1017	2010	FORD	ESCAPE HYBRID	1FMCU5K32AKD33744	PUBLIC WKS	SUV	X	\$100.00	\$1,000.00	\$7,500.00	
1019	2018	FORD	TRANSIT T-250 CARGO VAN	1FTYR2CM1JKA35249	RECREATION	LTV	X	\$100.00	\$1,000.00	\$35,000.00	
2014	2012	FORD	F350	1FDRF3GT9CEA45285	PUBLIC WKS	LTV	E	\$100.00	\$1,000.00	\$22,500.00	
2015	2017	FORD	F350	1FD7X3E6XHEC56827	PUBLIC WKS	LTV	C	\$100.00	\$1,000.00	\$28,800.00	
2021	2016	FORD	F150	1FTEX1CFXGFB12481	PARKS	LTV	S	\$100.00	\$1,000.00	\$24,300.00	
2090	2016	CARGO MATE	OREHWB8.524TA3 ENCLOSED	5NHUEHZ24GB455466	PARKS	TRL	X	\$100.00	\$1,000.00	\$7,000.00	
2091	2009	INTERSTATE	TRAILER	4RACS14279N066891	PARKS	TRL	X	\$100.00	N/A	\$3,500.00	
2096	2019	PJ TRAILERS	6.5'X10' FLATBED TRAILER	3CVUK102XK2594820	PARKS	TRL	X	\$100.00	\$1,000.00	\$3,400.00	
2097	2017	PJ TRAILERS	7'X22' TILT CAR HAULER TRAIL	4P5T62225H1262789	PARKS	TRL	X	\$100.00	\$1,000.00	\$6,595.00	
2098	2018	IRON EAGLE	16' FLATBED TRAILER	5L6D716C3JF008354	PARKS	TRL	F	\$100.00	\$1,000.00	\$3,500.00	

Attachment: Proposal of Insurance Brown and Brown (1289 : Resoluton Insurance Premiums)

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Auto #	Year	Make	Model	VIN	Dept	Auto Code	Equip Code	Comp Ded	Coll Ded	Reported Value
3010	2019	FORD	F550	1FD0W5HT3KED95268	PUBLIC WKS	MHT	CDS	\$100.00	\$1,000.00	\$79,000.00
3012	2019	FORD	F150	1FTEW1E42KKD30607	PUBLIC WKS	LTV	V	\$100.00	\$1,000.00	\$38,000.00
3013	2015	FORD	TRANSIT CONNECT	NM0LS6E75F1210481	PUBLIC WKS	LTV	T	\$100.00	\$1,000.00	\$19,000.00
3014	2012	FORD	F450	1FDUF4GT4CEB74910	PUBLIC WKS	LTV	D	\$100.00	\$1,000.00	\$37,000.00
3015	2006	CHEVROLET	3500 SILVERADO	1GBJC34D46E225886	PUBLIC WKS	LTV	X	\$100.00	\$1,000.00	\$15,000.00
3016	2008	FORD	F450	1FDXF46R58EA52549	PUBLIC WKS	LTV	CD	\$100.00	\$1,000.00	\$28,000.00
3018	2006	FORD	ESCAPE	1FMYU92Z47KA26523	PUBLIC WKS	SUV	X	\$100.00	\$1,000.00	\$5,000.00
3020	2017	FORD	F250	1FT7X2A62HEC56826	PUBLIC WKS	LTV	C	\$100.00	\$1,000.00	\$28,300.00
3021	2000	FORD	F250	1FTNX21SXYEC13405	PUBLIC WKS	LTV	C	\$100.00	\$1,000.00	\$9,000.00
3024	2008	FORD	F250	1FTSX20508ED00034	PUBLIC WKS	LTV	C	\$100.00	\$1,000.00	\$9,000.00
3031	2015	FORD	F150	1FTEX1C89FKD12226	PUBLIC WKS	LTV	CS	\$100.00	\$1,000.00	\$24,000.00
3032	2015	FORD	F150	1FTEX1C80FKD12227	PUBLIC WKS	LTV	CS	\$100.00	\$1,000.00	\$24,000.00
3033	2017	FORD	EXPLORER	1FM5K8B87HGC14161	PUBLIC WKS	SUV	S	\$100.00	\$1,000.00	\$28,104.00
3034	2018	FORD	F550 DUMP	1FDUF5HT6JDA00814	PUBLIC WKS	MHT	E	\$100.00	\$1,000.00	\$65,000.00
3073	2017	PJ TRAILERS	DL14 14' DUMP TRAILER	4P5DL1428J1282870	PUBLIC WKS	TRL	X	\$100.00	\$1,000.00	\$8,000.00
3160	2004	FREIGHTLINER	TYMCO STREET SWEEPER	1FVAB6BV04DN04447	PUBLIC WKS	SSW	M	\$100.00	\$1,000.00	\$43,000.00
3161	2016	PETERBILT	COE 220 TYMCO 600 STREET S	3BPPHM7X3GF590983	PUBLIC WKS	SSW	X	\$100.00	\$1,000.00	\$215,000.00
3165	2006	INTERNATIONAL	FLATBED VACMASTER SEWER	1HTMPAFM46H305446	PUBLIC WKS	SSW	M	\$100.00	\$1,000.00	\$57,000.00
3166	2013	FORD	F550 BUCKET TRUCK	1FDUF5GY2DEA57085	PUBLIC WKS	MHT	U	\$100.00	\$1,000.00	\$73,000.00
3169	2019	KENWORTH	VACTOR 2100I PD SEWER CLE	1NKZLJ0X7KJ346284	PUBLIC WKS	SSW	LM	\$100.00	\$1,000.00	\$431,249.00
3171	1991	FORD	10 YD DUMP TRUCK	1FDYW82A5MVA00621	PUBLIC WKS	MHT	I	\$100.00	N/A	\$20,000.00
3172	2013	FORD	F650 DUMP TRUCK	3FRNF6FC6DV769451	PUBLIC WKS	MHT	H	\$100.00	\$1,000.00	\$68,000.00
3191	2013	BIG TEX	DUMP TRAILER	16VDX1020D4E88392	POLICE	TRL	E	\$100.00	\$1,000.00	\$1,500.00
3195	2017	FELLING	7'X23' TILT EQUIPMENT TRAILER	5FTCE2821H1004974	PUBLIC WKS	TRL	S	\$100.00	\$1,000.00	\$12,284.00
3269	2019	PJ TRAILERS	7'X12' FLATBED TRAILER	3CVUL1222L2599540	PARKS	TRL	X	\$100.00	\$1,000.00	\$4,696.00
3270	2019	PJ TRAILERS	U712 6.5'X12' UTILITY TRAILER	3CVU71212K2594817	PUBLIC WKS	TRL	X	\$100.00	\$1,000.00	\$2,502.00
ADMIN	2013	DODGE	CHARGER	2C3CDXAG1DH686240	POLICE	POL	B	\$100.00	\$1,000.00	\$40,000.00
ADMIN	2012	DODGE	DURANGO	1C4SDJFT3CC361391	POLICE	POL	B	\$100.00	\$1,000.00	\$26,500.00
ADMIN	2016	FORD	EXPLORER	1FM5K8AR5GGA37585	POLICE	POL	B	\$100.00	\$1,000.00	\$35,000.00
CERT	2000	FORD	E350 VAN	1FDSE35F6YHA94211	POLICE	POL	B	\$100.00	\$1,000.00	\$3,000.00
CID	2004	FORD	CROWN VICTORIA	2FAHP71W44X102943	POLICE	POL	B	\$100.00	\$1,000.00	\$17,480.00
CID	2003	CHRYSLER	SEBRING	1C3ELA6R12N322537	POLICE	POL	B	\$100.00	\$1,000.00	\$8,000.00
CID	2016	RAM	1500 ST	1C6RR7FG6GS142823	POLICE	POL	B	\$100.00	\$1,000.00	\$38,000.00
COMMA	1997	FORD	E350 VAN	1FDJE30F4VHA90396	POLICE	POL	B	\$100.00	\$1,000.00	\$20,000.00
DARE	1991	CHEVROLET	CAMARO	1G1FP238XML194682	POLICE	POL	B	N/A	N/A	\$3,500.00
ORPAT	2008	CARGO MATE	ORPAT TRAILER	5NHUBL6238T416881	POLICE	TRL	X	\$100.00	\$1,000.00	\$5,000.00
RANGE	2007	INTERSTATE	12' BOX TRAILER	4RACS12277N053431	POLICE	TRL	X	\$100.00	N/A	\$3,500.00
TRAFFIC	2004	FORD	CROWN VICTORIA	2FAHP71W54X102921	POLICE	POL	B	\$100.00	\$1,000.00	\$17,480.00
VIP	2007	GEM	825 UTILITY CART METER REAR	5ASAG474X7F044235	POLICE	UTC	A	\$100.00	\$1,000.00	\$18,500.00

Attachment: Proposal of Insurance Brown and Brown (1289 : Resoluton Insurance Premiums)

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POLICY INFORMATION

Description	Term	Company
Internet/Cyber Liability	07/01/2020 - 07/01/2021	Beazley Insurance Company Inc

CYBER LIABILITY

GENERAL COVERAGE INFORMATION

Coverage Type	Cyber Liability
Occurrence/Claims Made	Claims Made

COVERAGE/LIMITS

Coverage	Limit	Deductible	Ded Type	Ded Basis
Notified Individuals	100,000			
Legal,Forensic & Public Relations/Crisis Mgmt	1,000,000			
Policy Aggregate Limit of Liability	1,000,000			
Additional Breach Response Limit	1,000,000			
Business Interruption Loss	1,000,000			
Dependent Business Loss	100,000			
Cyber Extortion Loss	1,000,000			
Data Recovery Costs	1,000,000			
LIABILITY				
Data & Network Liability	1,000,000			
Regulatory Defense & Penalties	1,000,000			
Payment Card Liability& Costs	1,000,000			
Media Liability	1,000,000			
eCRIME				
Fraudulent Instruction	100,000			
Funds Transfer Fraud	100,000			
Telephone Fraud	250,000			
Criminal Reward	25,000			
Retention - Legal, Forensic/Pub Rel/Crisis	10,000	10,000	Dollars	Per Claim
Retention - for Legal		5,000	Dollars	Per Claim
Retention for Each Incident, Claim or Loss		1,000	Dollars	Per Claim
Retention - Cyber Extortion Loss		1,000	Dollars	Per Claim
Notified Individuals Threshold		100	Other	Per Claim
Waiting Period		8	Hours	Per Claim

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FORMS OR SPECIAL CONDITIONS

Form Name	Description
OREGON AMENDATORY ENDORSEMENT	
NUCLEAR EXCLUSION	
SANCTION LIMITATION AND EXCLUSION CLAUSE	
CONSEQUENTIAL REPUTATIONAL LOSS	LIMIT: \$1,000,000; RETENTION TO MATCH ELECTED RETENTION
AMEND DEFINITION OF FRAUDULENT INSTRUCTION	
POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM	INSURANCE COVERAGE
AMEND NOTIFIED INDIVIDUALS THRESHOLD	
OTHER INSURANCE CLAUSE - PRIMARY WITH ASBESTOS, POLLUTION AND CONTAMINATION	RESPECTS TO BREACH RESPONSE SERVICES EXCLUSION ENDORSEMENT
WAR AND CIVIL WAR EXCLUSION	
POST BREACH REMEDIAL SERVICES ENDORSEMENT	
CAP ON LOSSES ARISING OUT OF CERTIFIED ACTS	OF TERRORISM
GDPR CYBER ENDORSEMENT	
AMEND DATA RECOVERY COSTS	

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POLICY INFORMATION

Description	Term	Company
Workers Compensation	07/01/2020 - 07/01/2021	SAIF Corporation

WORKERS COMPENSATION

PART 1 WORKERS COMPENSATION STATE INFORMATION**State**

OR

PART 2 EMPLOYERS LIABILITY INFORMATION

Coverage	WC & Employer's liability
Each Accident	3,000,000
Disease-Policy Limit	3,000,000
Disease-Each Employee	3,000,000

PART 3 OTHER STATE INFORMATION

State	Included/Excluded
OR	Include

RATING INFORMATION

State	Class Code	Class Description	Payroll	Rate	Premium
OR	8411	PUBLIC SAFETY VOLUNTEERS	\$32,960.00	0.81000	\$266.98
OR	8742V	VOLUNTEER BOARDS/COMMISSIONS/PUBLIC OFFICIALS	\$18,054.00	0.16000	\$28.89
OR	9102	PARK MAINTENANCE	\$196,327.00	2.34000	\$4,594.05
OR	8810	CLERICAL	\$1,014,745.00	0.09000	\$913.27
OR	5506	STREET/ROAD MAINTENANCE	\$498,922.00	4.09000	\$20,405.91
OR	8742	PUB REL/FIELD REPS/COLLECTORS	\$154,091.00	0.16000	\$246.55
OR	7520	WATER	\$415,155.00	1.89000	\$7,846.43
OR	8380	GARAGE/SHOP	\$58,174.00	1.78000	\$1,035.50
OR	9102	Vol Park NOC All Emp -Dr	\$3,510.00	2.34000	\$82.13
OR	9410	MUNICIPAL/COUNTY EMPLOYEE	\$1,287,198.00	1.09000	\$14,030.46
OR	7720	LAW ENFORCEMENT	\$2,126,185.00	2.39000	\$50,815.82

Description	Factor
Experience Mod Factor	.62

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IMPORTANT INFORMATION

■ **DISCLOSURE** This is a convenient coverage summary, not a legal contract. Please refer to the actual policies quoted for specific terms, conditions, limitations and exclusions that will govern. In the event of a difference the policy will prevail. In all cases, the terms and conditions of the policy apply and supersede any statements contained in this document.

This section is intended to provide simple explanations of common insurance terms and is for illustrative purposes only. Policies may contain specific definitions of the following terms that could differ, perhaps in a material way, from the explanation presented here. Only definitions provided in the policy govern coverage.”

In evaluating your exposures to loss, we have depended upon information provided by you. If there are other areas that need to be evaluated prior to binding coverage, please bring these areas to our attention. Should any of your exposures change after coverage is bound, such as new operations, hiring employees in additional states, buying more property, etc., please let us know so proper coverage(s) can be discussed.

■ **AUTHORIZED ADMITTED INSURERS** An authorized or admitted insurer has been authorized to do business in the state of Oregon. When an authorized Oregon insurance company becomes insolvent and is liquidated by a court order, the Oregon Insurance Guarantee Fund will pay covered claims against insurers that were licensed to do business in Oregon at the time of the insolvency. The guaranty funds will not pay any claim the insurance company would not have paid. Claims are paid according to the terms of the original insurance policy.

■ **NON-ADMITTED INSURERS** If your policy charges surplus lines taxes then it is written with a non-admitted insurer. A non-admitted insurer means the contract will be registered and delivered as a surplus line coverage under the insurance code of the state. It will not be issued by a company regulated by the State Insurance Commissioner and will not be protected by any State Guaranty Fund Law.

■ **EXPOSURES** This presentation is based upon exposures to loss that currently exist and that were made known to the agency. Values used were those presented by you and should be carefully reviewed and/or appraised for accuracy. All changes to exposures must be reported by you in order that proper coverage may be modified. Additional coverages may be available.

■ **HIGHER LIMITS** Please note that higher limits may be available either through the existing policy or through umbrella coverage. Please contact our office should you wish to purchase higher limits.

■ **NAMED INSUREDS** Partnerships and joint ventures are not automatically included unless listed. Certain responsibilities or duties fall upon the first **Named Insured** under the proposed insurance contract:

- Pay all premiums, including audit premiums. Receive all return or refund premiums,
- May cancel the policy by delivering advance notice, receive written notice of cancellation or non-renewal from the Insurer,
- Make changes in the terms of the policy subject to Insurer consent,
- Keep records of information needed for premium computation,
- Request information about claims or occurrences from the Insurer

■ **ORDINANCE OR LAW COVERAGE**, pays for loss or damage (if building property is damaged by a covered cause of loss) caused by the enforcement of any ordinance or law requiring demolition of undamaged portions, to remove certain materials such as asbestos, or the increased cost of construction to rebuild with superior construction materials as mandated.

■ **CO-INSURANCE**

A policy may contain a coinsurance clause requiring that the limit of coverage be a minimum percentage (usually 80%) of the insurable value of your property. If the amount of insurance carried is less than what is required by this clause, any claim payment may be reduced by the same percentage as the deficiency. For example, covered property worth \$100,000 may require a minimum of 80%, or \$80,000, of coverage for compliance with the policy's coinsurance requirement. If only \$60,000 of coverage is carried (25% less than the required \$80,000), then any loss payment would be reduced by 25%.

■ **CONTRACTS** Occasionally, in the course of your business operations, you may sign leases, contracts, or other agreements that transfer serious financial obligations to you. We suggest you have your attorney or CPA review the contracts and let us know of any changes necessary in your insurance program to properly treat these exposures.

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- **CERTIFICATES** We are often asked to provide certification of your business insurance coverages to lenders, landlords, vendors, contractors, etc. Many of these requests require modified coverage or coverage provisions to the policies. The Department of Insurance may not have approved your insurance company to modify the coverage form as requested by various entities.
- **COMPENSATION** We are compensated for our services by way of commissions from insurance providers on an individual account basis. In addition to commissions we may earn additional compensation from our insurance carriers. These arrangements are contingent upon a variety of factors spanning multiple years or specific periods of time and they may not occur every year. Consequently, calculating the effect of your premium in these arrangements would be challenging. Please let us know if you have any questions regarding our compensation and we will be glad to address them.
- **MINIMUM EARNED PREMIUM** A minimum earned premium endorsement can be attached to either a flat charge policy or an adjustable policy. In either case, this amount is the LEAST that will be retained by the insurance company once the policy goes into effect. The amount retained would be the GREATER of the actual earned premium – whether calculated on a pro-rate or short rate basis – or the minimum earned premium.
- **MINIMUM AND DEPOSIT** This is the amount of premium due. Although the policy is subject to adjustment based on the rate per exposure unit, under no circumstances will the annual earned premium be less than the minimum premium. Therefore, the policy may generate an additional premium on audit, but not a return.
- **FLAT CANCELLATIONS** Surplus Lines Insurance Companies normally do not allow flat cancellations. Once the policy is in effect, some premium will be fully earned.
- **WHAT IS AN AUDIT?** Policies which use fluctuating values as the exposure basis, i.e.: payroll or sales, are subject to an audit. The company may visit your business to examine your records or ask you to complete a voluntary "mail in" audit. If at the time of the audit your exposures are different from what you estimated at the time your policy was written, you will receive a return premium credit or an additional premium billing.
- If you subcontract any work, it is essential that the subcontractor provide you with a Certificate of Insurance indicating that insurance coverage is in place for General Liability, Workers Compensation, and Automobile Liability. If at the time of audit you do not have evidence of insurance from your subcontractors, you will be charged an additional premium for the payroll of the subcontractor on your policies. We recommend you require subcontractors to carry insurance via a contract.
- Audits that generate an additional premium are due upon receipt. It is important that you review audits as soon as you receive them and advise us of any discrepancies in the exposures immediately so that we may inform the insurance carrier. If payment of the audit is not received by the insurance company on a timely basis, your coverage may be canceled and could adversely affect the future placement of insurance coverage. We recommend that you review the actual exposures as compared to your estimated exposures quarterly and advise us of any significant variance.
- **EXECUTIVE LIABILITY** Standard liability policies exclude coverage liability arising out of executive decisions. If your insurance program does not currently include such coverage (Employment Practices Liability, Directors & Officers Liability, Fiduciary Liability), we strongly recommend that you contact us regarding purchasing coverage.
- **PROFESSIONAL LIABILITY** Standard liability policies exclude coverage for professional services. If your insurance program does not currently include such coverage, we strongly recommend that you contact us regarding purchasing coverage.
- **CLAIMS MADE POLICIES** When coverage is renewed with a different carrier it's extremely important that continuity of coverage is maintained as well as reporting any known incidents to your current carrier prior to the expiration.

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COMPENSATION DISCLOSURE

All States other than Florida & New York

Compensation. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not client-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or "pooled") with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

Questions and Information Requests. Should you have any questions, or require additional information, please contact this office at 800-344-5581 or, if you prefer, submit your question or request online at <http://www.bbinsurance.com/customerinquiry>

Attachment: Proposal of Insurance Brown and Brown (1289 : Resoluton Insurance Premiums)

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AM BEST RATING DISCLOSURE

A.M. Best's ratings are independent opinions, based on a comprehensive quantitative and qualitative evaluation, of a company's balance sheet strength, operating performance and business profile. They are not a warranty of a company's financial strength and ability to meet either its obligations to policyholders or its financial obligations.

Financial Strength Ratings provide an opinion of an insurer's financial strength and ability to meet ongoing obligations to policyholders. The following table outlines the rating scale and associated descriptions:

Secure		Vulnerable	
A++, A+	Superior	B, B-	Fair
A, A-	Excellent	C++, C+	Marginal
B++, B+	Very Good	C, C-	Weak
		D	Poor
		E	Under Regulatory Supervision
		F	In Liquidation
		S	Rating Suspended

To enhance the usefulness of these ratings, A.M. Best assigns each letter rated (A++ through D) insurance company a **Financial Size Category** (FSC). The FSC is designed to provide a convenient indicator of the size of a company in terms of its statutory surplus and related accounts. The following table outlines the financial size categories:

FSC	Adjusted Policyholders Surplus
I	Less than 1
II	1 to 2
III	2 to 5
IV	5 to 10
V	10 to 25
VI	25 to 50
VII	50 to 100
VIII	100 to 250

FSC	Adjusted Policyholders Surplus
IX	250 to 500
X	500 to 750
XI	750 to 1,000
XII	1,000 to 1,250
XIII	1,250 to 1,500
XIV	1,500 to 2,000
XV	Greater than 2,000

The information obtained from A.M. Best's Rating is not in any way a warranty or guaranty by Brown & Brown Northwest of the financial stability of the insurer and this information is current only as of the date of publication.

Note: Ranges are in millions of U.S. Dollars

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COMMON POLICY EXCLUSIONS

Below is a list of standard exclusions that are found in most policies but are not limited to the following lists. Some of these exclusions can be removed or modified. Upon receipt of your policy please refer to the policy provisions for the details of these exclusions and any other terms and conditions.

PROPERTY EXCLUSIONS:

Flood, Surface Water, Tidal Waves
 Earth Movement
 Electrical Disturbance, unless fire ensues
 Wear & Tear
 Mysterious Disappearance
 Mechanical Breakdown
 Explosion of Steam Boilers
 War, Military, or Governmental Action
 Nuclear Hazard
 Mold/Pollution/Asbestos
 Vacancy Clause

INLAND MARINE EXCLUSIONS

Flood, Surface Water, Tidal Waves
 Earth Movement
 Wear & Tear
 Mysterious Disappearance
 War, Military, or Governmental Action
 Nuclear Hazard
 Mold/Pollution/Asbestos

BOILER EXCLUSIONS

Earth Movement
 Flood, Surface Water, Tidal Waves
 Wear & Tear
 Indirect result of an accident to an object
 War, Military, or Governmental Action
 Nuclear Hazard
 Mold/Pollution/Asbestos

CRIME EXCLUSIONS:

Fraudulent Acts by Insured or Partners
 Voluntary Surrender of Property
 Loss discovered by inventory
 Social Engineering

GENERAL LIABILITY EXCLUSIONS

Bodily Injury to Employees
 Nuclear Hazard, War
 Aircraft
 Watercraft over 26' in Length
 Intentional or Illegal Acts
 Employment Related Practices
 Professional Services
 Mold/Pollution/Asbestos
 Electronic Privacy Violations

AUTOMOBILE EXCLUSIONS

Depletion of Value
 Mold/Pollution/Asbestos
 Bodily Injury to Employees
 Loss of Use
 Nuclear Hazard, War

UMBRELLA/EXCESS EXCLUSIONS

Mold/Pollution/Asbestos
 Nuclear Hazard, War
 ERISA
 Property in Insureds Care Custody & Control
 Uninsured Motorists
 Employment Related Practices

WORKERS COMPENSATION

Volunteers
 Domestic Servants
 Aircraft Flight Crew
 USL&H

TERRORISM – Under the Terrorism Act the government will share the risk of loss for certain future terrorism events with insurers. It provides licensed, admitted carriers with a substantial, federal reinsurance backstop for internationally and domestically instigated terrorism acts that are certified by the US Secretary of the Treasury as covered events (known as “certified” losses). The act responds to events that take place within the US, its territories, and possessions. Your participation may be optional, as some carriers and/or coverage lines automatically include or exclude coverage therefore you may have the ability to accept or reject the offer.

This is an overview of your insurance program. Policy terms, conditions and exclusions referred to in this Proposal/Summary may be limited, please refer to your policy for all terms, conditions and exclusions that will govern. In the event of a difference, the policy will prevail. Higher limits may be available upon request.

RISK MANAGEMENT SERVICES

Our internal staff and outside strategic partners will be happy to provide you the following service options upon request. We tailor risk management service plans to fit your company's unique needs and management style as requested. Additional rates may apply for certain services.

Program Administration

- Rate projections and forecasting
- Premium and loss allocation by department
- Actuarial Services
- Annual reports, board presentations, and objective setting

Risk Management Programs

- Development of risk management manuals and disaster plans
- Analysis of your risk management systems

Other Risk Services

- Industrial hygiene and environmental health
- Hazardous materials handling, hazard communication, emergency response and environmental protection
- Workplace safety & health written programs and training
- Property and machinery risk engineering
- Legal services

Training Programs

- Workers compensation claims training
- Ergonomics evaluations and training
- Fleet safety training
- Safety committee training
- Training on proper accident investigation, claims reporting, and incentive program development

Contractual Risk Management

- Boilerplate insurance wording
- Tailored construction wording
- Indemnity clause consulting
- Certificate checklists

Volunteer Risk Management

- Policy statement design
- Volunteer coordinator training
- Volunteer risk identification program
- Creative insurance options

This is an overview of your insurance program. Policy terms, conditions and exclusions referred to in this Proposal/Summary may be limited, please refer to your policy for all terms, conditions and exclusions that will govern. In the event of a difference, the policy will prevail. Higher limits may be available upon request.

RISK MANAGEMENT SERVICES - CONTINUED

Loss Prevention Services

- Client self-inspection checklists
- Emergency evacuation plans
- Safety handbooks
- Fleet safety programs
- Premises liability safety surveys
- Advanced property protection
- School-to-work risk management programs
- Negotiating optimum loss control services with insurance companies

Claims Cost Containment

- On-staff client claims advocates
- Claims reviews to lower reserves
- Employer at Injury Program requirements
- Early Return to Work programs
- Catastrophic claims management

Resources

- Internet Research
- Risk Management resource and video library
- Prima database

Bonds

- Highway Use Tax Bonds
- UCC Bonds
- Fuel Tax Bonds
- Performance/Payment Bonds

This is an overview of your insurance program. Policy terms, conditions and exclusions referred to in this Proposal/Summary may be limited, please refer to your policy for all terms, conditions and exclusions that will govern. In the event of a difference, the policy will prevail. Higher limits may be available upon request.

Appraisal Report for
City of Central Point
Central Point, Oregon

Insurance As of
November 30, 2019

Produced by

AssetWORKS
APPRAISAL

Innovative Solutions. Accurate Valuations.

January 23, 2020

Elizabeth Simas
HR Director/Risk Manager
City of Central Point
140 S 3rd St
Central Point, OR 97502

Dear Elizabeth Simas:

AssetWorks is pleased to submit this Summary Appraisal Report. This report is a Summary Appraisal Report and not a Self-Contained or Restricted Report. AssetWorks was retained by Citycounty Insurance Services (CIS) to conduct an inventory and valuation of certain designated assets at City of Central Point owned facilities.

The intended client use, scope of investigation, value definitions, methodologies employed, valuation conclusions and other related information, are identified in this report.

Intended Client and Use

The Uniform Standards of Professional Appraisal Practice (USPAP) requires that both the intended client and use of the appraisal be clearly identified. Accordingly, the primary intended use for this assignment is to express an opinion of value of the cost of replacement new for insurance purposes for the intended client, the City of Central Point.

Subject Entity and Property Description

The subject entity, City of Central Point is a municipality located in Oregon. The buildings investigated were in fair to good condition and in a normal layout. The machinery, furniture and equipment as well as the site and improvements were in good condition and standard for municipality occupancies.

Assets Included in Report

AssetWorks conducted a field inventory of certain assets owned by the City of Central Point, including the following categories of tangible property:

- Buildings & Related Service Systems
- Contents (modeling concept)
- Site Improvements

Excluded from the investigation and report were:

- Assets of an intangible nature
- Records, consumable supplies, spare parts and inventory items
- Leased property and personal property of employees



Values Definitions

The onsite inventory and subsequent offsite valuation results in the following values, defined as:

Replacement Cost New as applicable to insurance valuation is the amount required to reproduce property in like utility and function, in accordance with current market prices for materials, labor, equipment, contractor's overhead, profit and fees, but with no provisions for overtime or bonuses for labor and premiums for material or equipment, based upon replacing the entire property at one time. This methodology takes local wages and material costs into account, as well as specific structural attributes that will cause increase or decrease in base value such as sprinkler systems, elevators, exterior wall adjustments, actual building occupancy, and quality of construction as related to industry standards. In determining replacement cost new, AssetWorks will not consider costs associated with demolition of property, debris removal, or partial loss into our analysis.

Cost of Replacement New Less Depreciation, an appraisal term synonymous with "Actual Cash Value" in the insurance industry, is the cost of replacement new, less an allowance for accrued depreciation as is evidenced by observed condition in comparison with new units of like kind with consideration of physical deterioration and functional and economic factors deemed relevant for insurance purposes.

Inspection Date & Effective Date of Valuation

The physical inspection of the subject assets was conducted by Daniel Auchard on September 24, 2019. The effective date of the appraisal for insurance purposes is November 30, 2019.

Scope of Work

The scope of this investigation includes the onsite and offsite investigation techniques for the following forms of property in order to complete our valuations.

Buildings / Structures:

Each building has been physically inspected. Square footage for each building was generated by physically measuring each building, blueprints, or supplied and agreed upon by the City of Central Point. Major construction components and building features were identified and valued. A description of each building was developed and recorded, showing construction type and materials used.

Contents (modeling concept):

Contents were valued utilizing a modeling concept, which matched each building's contents value with a similar model in our database of previously appraised buildings.



Elizabeth Simas
 City of Central Point
 January 23, 2020
 Page 3

Site Improvements:

Site improvement assets are those assets located outside of a building and particular to a parcel of land including, but not limited to bleachers, scoreboards, flagpoles, fencing and lighting. All assets within this classification have been physically inspected and included in this report.

Approaches to Value:

All three recognized approaches to value were considered for this project (Cost, Sales Comparison and Income Approaches). The three approaches, as defined by the American Society of Appraisers are:

Cost Approach – This approach is based on the proposition that the informed purchaser would pay no more for a property than the cost of producing a substitute property with the same utility as the subject property. It considers that the maximum value of a property to a knowledgeable buyer would be the amount currently required to construct or purchase a new asset of equal utility. When the subject asset is not new, the current cost new for the subject must be adjusted for all forms of depreciation and obsolescence as of the effective date of the appraisal.

Sales Comparison (Market) Approach – This approach involves the comparison of comparable recent sales (or offerings) of similar assets to the subject. If the comparable sales are not exactly like the subject, adjustments must be made to the price of the comparable sales (or offerings). The adjustments may be either up or down in order to estimate what the comparable would have sold for if it had the same characteristics as the subject. This approach leads to an indication of the most probable selling price for the assets being appraised.

Income Approach – This approach considers value in relation to the present worth of future benefits derived from ownership and is usually measured through the capitalization of a specific level of income.

In considering the Sales Comparison (Market) Approach to value, it was determined that, while there is an active market for some of the many assets included in the scope of this mass appraisal, the process of identifying a comparable property for every asset and adjusting the comparable costs is not practical or cost effective. For this reason, AssetWorks did not use the Sales Comparison Approach.

In considering the Income Approach, it was concluded that there is no way to accurately determine the income associated with each asset included in the appraisal. For this reason, AssetWorks did not use the Income Approach.

The most reliable data available for the type of assets included in the scope of the appraisal includes existing original cost and replacement cost information. For this reason, AssetWorks has employed the Cost Approach. Sources for these values include, but are not limited to client cost records, purchase orders, recent contracts, files, databases, past inventories, manufacturers' suggested retail price lists, manufacturers' price quotes, bluebooks, industry price guides (Marshall & Swift, Means), reference books, vendors' price lists, and retail equipment catalogs.



Elizabeth Simas
 City of Central Point
 January 23, 2020
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Highest and best use was not utilized in this appraisal due to no market values being provided.

Summary

The appraisal report includes the following documents:

- This letter, which summarizes the appraisal procedures applied in the update process;
- The following appraisal reports:
 - Insurance Summary Report
 - Statement of Value Comparison Report
 - Building Detail Report with Color Photographs
 - Computer Generated Sketch of Each Building (Treatment Plants Only)
- A schedule showing assigned code numbers utilized and corresponding descriptions;
- A statement of assumptions and limiting conditions

Based upon the original appraisal investigation and analysis, and the premises outlined in this document, my opinion of the estimated replacement cost new for insurance purposes as of November 30, 2019 is as follows:

Replacement Cost New	\$21,450,000
Contents Value	\$ 1,466,400
Land Improvements Value	\$ 459,600
Actual Cash Value	\$17,186,910

Company Background

AssetWorks LLC is a wholly owned subsidiary of Constellation Software, Inc., an international provider of market-leading software and professional services to a variety of industries, across both public and private sectors. The AssetWorks group has been performing appraisals since 1989 and has served customers across the United States. AssetWorks offers asset management solutions that embrace all aspects of capital asset and real property tracking, valuation and reporting. Our innovative solutions help organizations to vastly improve their property insurance and tracking programs, GASB34/35 accounting compliancy, generate detailed financial reports, carry out depreciation and capitalization modeling, and much more.

Appraisal Staff Background

The core of our success is our dedicated and qualified personnel. Our appraisal staff are comprised of consultants possessing backgrounds in a wide range of specialties, including architecture, engineering, construction estimating, accounting, real estate, finance, and business management. Members of our staff maintain affiliations with various professional associations focusing on the American Society of Appraisers (ASA).



Elizabeth Simas
 City of Central Point
 January 23, 2020
 Page 5

AssetWorks has a unique combination of highly skilled professionals and cutting edge technology that allows us to assess, execute, and support each client's specific valuation requirements in a professional, timely, and cost effective manner. The increased reliance on modern information technology (versus manual processes) was a core component of the reengineering of our Asset Valuation Practice. AssetWorks has the information technology to enable the development of software applications built specifically to support asset valuation and management.

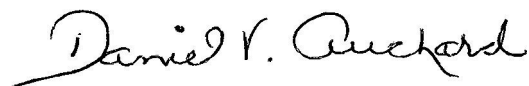
Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are AssetWorks personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- AssetWorks has no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- AssetWorks has no bias with respect to any property that is the subject of this report or to the parties involved with this assignment.
- AssetWorks engagement in this assignment was not contingent upon developing or reporting predetermined results.
- AssetWorks compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- AssetWorks analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- AssetWorks has made a personal inspection of the properties that are the subject of this report, excluding items as previously noted in the report.
- No one provided significant mass appraisal assistance to the person signing this certification.

Respectfully submitted,

AssetWorks LLC
 Appraisal Division



Daniel V. Auchard
 Responsible Appraiser



ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions and limiting conditions:

1. It is assumed that the utilization of the improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey has been offered or ordered in connection with the service.
2. Building areas discussed have been calculated in accordance with standards developed by the American Institute of Architects as included in AIA Document D101 "Methods of Calculating Areas and Volumes of Buildings".
3. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
4. All engineering and architecture is assumed to be correct.
5. It is assumed that the property is free from insect infestation, dry rot, and fungus growth. The mechanical systems, heating system, piping, plumbing, and other building service equipment have not been specifically tested, but are assumed to be in good working order and adequate for the buildings, unless specifically cited otherwise.
6. It is assumed that all applicable zoning and land use regulations have been complied with.
7. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been, or can be obtained or renewed for any use on which the value estimate contained in this report is based.
8. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
9. It is assumed that there are no hazardous substances on the subject property or on surrounding properties that would potentially adversely affect the value of the subject property. The analyses and value conclusions in this appraisal report are null and void should any such hazardous materials be discovered. We possess no expertise or qualifications for identifying hazardous materials. We assume no responsibility for investigating or arranging for competent engineering studies of the property to identify such hazardous materials.
10. The information furnished by others is believed to be reliable and has been confirmed with public records or a knowledgeable party when possible. However, no warranty is given for its accuracy.
11. All assets lists provided by the client are assumed to be owned, operated, and maintained by the client with no shared interest by another entity. No land surveys, title searches or legal determination of ownership has been conducted.
12. The appraisal is valid only for the dates and function, which is stated herein. Any other use of, or reliance upon this report by you or third parties is invalid.
13. Liability of AssetWorks LLC, and its employees for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this assignment.

All services provided are performed in accordance with the Uniform Standards of Professional Appraisal Practice. AssetWorks has acted as an independent contractor and has no personal interest, either present or contemplated, in the subject property. AssetWorks certifies that no fee received, or to be received, or the employment of our services, is in any way contingent upon the opinion reported. All files, work papers or documents developed during the course of the assignment will be retained for at least five years.

Tables:
Various Table Listings
Codes and Corresponding Descriptions



Client Information

As Of

Central Point
140 S 3rd St
Central Point, OR 97502

11/30/2019

Central Point
Building Table Listing

	Code	Description
Entity:	CPT	CENTRAL POINT
Site:	001	OLD CITY HALL / POLICE DEPARTMENT
	001.01	OLD CITY HALL / POLICE DEPARTMENT 155 2ND ST CENTRAL POINT, OR 97502
Site:	002	SENIOR CENTER
	002.01	SENIOR CENTER 123 N 2ND ST CENTRAL POINT, OR 97502
Site:	003	PUBLIC WORKS
	003.01	DPW SHOP - A 399 S 5TH ST CENTRAL POINT, OR 97502
	003.03	FLEET MAINTENANCE SHOP - C & D 399 S 5TH ST CENTRAL POINT, OR 97502
	003.05	WATER RESERVOIR - 1 MG 399 S 5TH ST CENTRAL POINT, OR 97502
Site:	004	PARKS & RECREATION
	004.06	JOEL TANZI SKATE PARK 455 S 4TH ST CENTRAL POINT, OR 97502
Site:	006	WATER RESERVOIR - 2 MG
	006.01	WATER RESERVOIR - 2 MG 3007 OLD STAGE RD CENTRAL POINT, OR 97502
Site:	007	NEW CITY HALL
	007.01	NEW CITY HALL 140 S 3RD ST CENTRAL POINT, OR 97502
	007.02	COUNCIL CHAMBERS 140 S 3RD ST CENTRAL POINT, OR 97502
Site:	018	RESERVOIR - 2.5 MG / PUMP STATION
	018.01	RESERVOIR - 2.5 MG 181 W VILAS RD CENTRAL POINT, OR 97502
	018.02	PUMP STATION 181 W VILAS RD CENTRAL POINT, OR 97502

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Code	Description
HAZARD CODE	EXPLANATION
A	PREMISES GENERAL HOUSEKEEPING
A1	HOUSEKEEPING IN PREMISES ONLY
A2	HOUSEKEEPING OUTSIDE AND/OR SURROUNDING ONLY
B	ROOF
C	BUILDING CONDITION (REPAIR OR MAINTENANCE)
D	PRESENCE OF HIGH HAZARD OCCUPANCE
E	PRESENCE OF HIGH ADJACENT AREA HAZARD
V	VACANT BUILDING
W	EXPOSED WIRING
F	OPEN FLAMMABLES
L	LEAKAGE
M	MOLD
H	HAZARDOUS MATERIAL
U	UNEVEN/UNSTABLE FLOORING
S	NON-FUNCTIONING SYSTEM
X	CODE VIOLATION

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Coverage Report:
Summary By Building



Central Point
Coverage Summary by Building

Code	Building Description Address	City	Square Footage	Replacement Cost New	Contents Value	Property In The Open	Total Insurable Replacement Cost	Actual C Value	
Entity: CPT CENTRAL POINT									
Site: 001 OLD CITY HALL / POLICE DEPARTMENT									
001.01	OLD CITY HALL / POLICE DEPARTMENT 155 2ND ST	CENTRAL POINT, OR 97502	17,000	4,965,000	700,000	126,100	5,791,100	3,475,5	
Notes: C/O 2-STORY BLDG. W/ LOBBY, RECEPTION, POLICE OFFICES, PROPERTY ROOM, EVIDENCE ROOM, CONFERENCE ROOM, CRIME LAB W/ (20) COMPUTERS, SERVERS, (19) LAPTOPS, BREAK ROOM, TRAINING ROOM, LOCKER ROOMS, 2ND FLOOR IS PARTIALLY VACANT. THIS BLDG. & BLDGS. 007.01 & 007.02 ARE JOINED BY A 2ND LEVEL ENCLOSED WALKWAY.									
LAND IMPROVEMENTS:									
60 KW GENERATOR = \$51,000									
(8) 18' STEEL POLES W/ (1) LIGHT = \$26,400									
PICNIC TABLE = \$600									
(2) 30' STEEL FLAGPOLES = \$9,200									
POLICE SIGN = \$6,000									
7' WROUGHT IRON FENCE & (2) AUTO GATES X 290 LF = \$29,900									
4' WROUGHT IRON FENCE X 50 LF = \$1,800									
6' CL FENCE W/ PRIVACY SLATS X 40 LF = \$1,200									
Site total for 001:			Asset Count 1	17,000	4,965,000	700,000	126,100	5,791,100	3,475,5
Site: 002 SENIOR CENTER									
002.01	SENIOR CENTER 123 N 2ND ST	CENTRAL POINT, OR 97502	3,098	515,000	0	2,400	517,400	324,4	
Notes: C/O OPEN MEETING AREA, KITCHEN, OFFICES, THRIFT STORE, RESTROOMS. NO CITY CONTENTS.									
LAND IMPROVEMENTS:									
20' STEEL FLAGPOLE = \$2,400									
Site total for 002:			Asset Count 1	3,098	515,000	0	2,400	517,400	324,4
Site: 003 PUBLIC WORKS									
003.01	DPW SHOP - A 399 S 5TH ST	CENTRAL POINT, OR 97502	3,040	325,000	186,400	161,800	673,200	221,0	
Notes: C/O 38' X 40' 2-STORY BLDG. W/ 1ST FLOOR - OFFICE, BREAK ROOM, RESTROOM/LOCKER ROOM, 2ND FLOOR - SIGN SHOP, LUNCH ROOM.									
LAND IMPROVEMENTS:									
6' CL FENCE W/ BARBED WIRE & PRIVACY SLATS X 750 LF = \$24,800									
(5) 8' X 20' STORAGE CONTAINERS W/ CONTENTS = \$37,500									
(1) 8' X 40' STORAGE CONTAINER W/ CONTENTS = \$15,000									
500 GALLON GAS/DIESEL TANK W/ (2) PUMPS = \$11,000									
60 KW GENERATOR = \$51,000									
30' STEEL FLAGPOLE = \$3,100									

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Central Point
Coverage Summary by Building

Code	Building Description Address	City	Square Footage	Replacement Cost New	Contents Value	Property In The Open	Total Insurable Replacement Cost	Actual Ca Value
	200 GALLON WASTE OIL TANK = \$2,800 (2) AUTO GATES = \$8,000 25' WOOD POLE W/ (20 LIGHTS) = \$3,800 20' STEEL POLE W/ (2) LIGHTS & (2) VIDEO CAMERAS = \$4,800							
003.03	FLEET MAINTENANCE SHOP - C & D 399 S 5TH ST	CENTRAL POINT, OR 97502	3,920	605,000	135,000	0	740,000	411,4
	Notes: C/O PW SHOP / PUMP STATION W/ TRUCK/VEHICLE REPAIR BAYS, OFFICE, 6' X 7' PANEL, (2) 40 HP PUMPS, 3' X 5' PANEL, 2' X 3' LCP PANEL, PIPING, 3-TON HOIST							
003.05	WATER RESERVOIR - 1 MG 399 S 5TH ST	CENTRAL POINT, OR 97502	0	1,375,000	0	0	1,375,000	838,7
	Notes: C/O REINFORCED CONCRETE TANK. CAPACITY = 1 MG, DIAMETER = 84', HEIGHT = 24'. THE YEAR BUILT WAS PREVIOUSLY LISTED AS 1950, IT HAS BEEN CORRECTED TO 1962.							
	Site total for 003:	Asset Count 3	6,960	2,305,000	321,400	161,800	2,788,200	1,471,7
Site: 004	PARKS & RECREATION							
004.06	JOEL TANZI SKATE PARK 455 S 4TH ST	CENTRAL POINT, OR 97502	6,820	396,000	0	37,000	433,000	340,5
	Notes: C/O APPROX. 55' X 124' SKATE PARK W/ RAMPS, PLATFORMS, GRIND SECTIONS. THE LAND IMPROVEMENTS ARE STILL ON SITE, BUT WERE NOT APPRAISED, PER THE CONTRACT AGREEMENT = \$37,000							
	Site total for 004:	Asset Count 1	6,820	396,000	0	37,000	433,000	340,5
Site: 006	WATER RESERVOIR - 2 MG							
006.01	WATER RESERVOIR - 2 MG 3007 OLD STAGE RD	CENTRAL POINT, OR 97502	0	2,500,000	0	46,900	2,546,900	1,950,0
	Notes: C/O REINFORCED CONCRETE TANK. CAPACITY = 2 MG, DIAMETER = APPROX. 125', HEIGHT / DEPTH = 12' ABOVE GROUND, APPROX. 10' BELOW GROUND. LAND IMPROVEMENTS: 6' CL FENCE W/ BARBED WIRE & PRIVACY SLATS X 800 LF = \$26,400 25' STEEL POLE W/ (1) LIGHT & (2) VIDEO CAMERAS = \$4,500 15 KW GENERAC GENERATOR & PANEL = \$16,000							
	Site total for 006:	Asset Count 1	0	2,500,000	0	46,900	2,546,900	1,950,0
Site: 007	NEW CITY HALL							
007.01	NEW CITY HALL 140 S 3RD ST	CENTRAL POINT, OR 97502	16,375	4,670,000	380,000	54,500	5,104,500	4,016,2
	Notes: C/O 2-STORY MIXED CLASS BLDG. APPROX. 1/3 STEEL (CLASS D), 2/3 MASONRY, W/ 1ST FLOOR - LIBRARY (NOT CITY CONTENTS), 2ND FLOOR - LOBBY, RECEPTION, CITY OFFICES, RESTROOMS, 2ND FLOOR BLDG. CONNECTOR. THE CITY OWNS & INSURES THE ENTIRE BLDG. W/ THE LIBRARY HAVING A 20 YEAR LEASE TO OCCUPY THE 1ST FLOOR. NEW ROOF YR. 2018.							

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Central Point
Coverage Summary by Building

Code	Building Description Address	City	Square Footage	Replacement Cost New	Contents Value	Property In The Open	Total Insurable Replacement Cost	Actual Ca Value
	LAND IMPROVEMENTS:							
	(2) 20' STEEL POLES W/ (2) LIGHTS = \$9,000							
	10' STEEL PEDESTAL CLOCK = \$13,000							
	35' STEEL FLAGPOLE = \$5,100							
	(2) 6' STEEL BENCHES = \$1,000							
	(3) STEEL/CONCRETE GARBAGE CANS = \$1,500							
	WOOD PICNIC TABLE W/ UMBRELLA = \$800							
	7' STEEL BIKE RACK = \$700							
	5' CL FENCE W/ PRIVACY SLATS X 55 LF = \$1,400							
	BRONZE CHILDREN SCULPTURE = \$22,000							
007.02	COUNCIL CHAMBERS 140 S 3RD ST	CENTRAL POINT, OR 97502	4,000	1,132,000	65,000	0	1,197,000	973,5
	Notes: C/O 2-STORY MIXED CLASS BLDG. APPROX. 1/3 STEEL (CLASS D), 2/3 MASONRY W/ 1ST FLOOR - COUNCIL CHAMBERS, 2ND FLOOR - CHAMBER MEETING ROOM, COUNCIL DESKS, VIDEO CAMERAS, LED PROJECTOR. 2ND FLOOR BLDG. CONNECTORS TO NEW CITY HALL & OLD CITY HALL/POLICE DEPT. COUNCIL CHAMBER UNDER RENOVATION 9/2019.							
	Site total for 007:	Asset Count 2	20,375	5,802,000	445,000	54,500	6,301,500	4,989,7
Site: 018	RESERVOIR - 2.5 MG / PUMP STATION							
018.01	RESERVOIR - 2.5 MG 181 W VILAS RD	CENTRAL POINT, OR 97502	0	3,345,000	0	30,900	3,375,900	3,110,8
	Notes: C/O REINFORCED CONCRETE TANK. CAPACITY = 2.5 MG, DIAMETER = APPROX. 145', HEIGHT = APPROX. 20', (336) ROOF MOUNTED SOLAR PANELS.							
	LAND IMPROVMENTS:							
	6' CL FENCE X 680 LF = \$18,400							
	(2) 20' STEEL POLES W/ (1) LIGHT & (1) VIDEO CAMERA = \$7,600							
	20' STEEL POLE W/ (2) LIGHTS & (1) VIDEO CAMERA = \$4,900							
018.02	PUMP STATION 181 W VILAS RD	CENTRAL POINT, OR 97502	2,100	1,622,000	0	0	1,622,000	1,524,6
	Notes: C/O 28' X 75' BLDG. W/ 8' X 18' G.E. EVOLUTION SERIES E9000 PANEL, 4' X 6' PCP PANEL, (2) 150 HP PUMPS, (2) 75 HP PUMPS, PIPING, 6' X 7' SOLAR PANEL, 4' X 6' SOLECTRA SOLAR PANEL INVERTERS (EXT), ASCO TRANSFER SWITCH. GENERATOR TO BE PURCHASED IN THE FUTURE.							
	Site total for 018:	Asset Count 2	2,100	4,967,000	0	30,900	4,997,900	4,635,5
	Entity total for CPT:	Asset Count 11	56,353	21,450,000	1,466,400	459,600	23,376,000	17,186,9
	Report Total:	Asset Count 11	56,353	21,450,000	1,466,400	459,600	23,376,000	17,186,9

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Coverage Report:
Statement of Value Comparison



Central Point
Coverage Summary by Building - Statement of Value (SOV) Comparison

Code	Building Description Address		Replacement Cost New	Pre-Appraisal Value (SOV)	Replacement Cost Difference	% Change
Entity: CPT CENTRAL POINT						
Site: 001 OLD CITY HALL / POLICE DEPARTMENT						
001.01	OLD CITY HALL / POLICE DEPARTMENT 155 2ND ST CENTRAL POINT, OR 97502	Building	4,965,000	4,878,988	86,012	1.76
		Contents	700,000	557,346	142,654	25.60
		Property in the Open	126,100	120,813	5,287	4.38
Site total for 001:			Building	4,878,988	86,012	1.76
			Contents	557,346	142,654	25.60
			Property in the Open	120,813	5,287	4.38
Site: 002 SENIOR CENTER						
002.01	SENIOR CENTER 123 N 2ND ST CENTRAL POINT, OR 97502	Building	515,000	513,827	1,173	0.23
		Contents	0	0	0	0.00
		Property in the Open	2,400	2,404	-4	-0.17
Site total for 002:			Building	513,827	1,173	0.23
			Contents	0	0	0.00
			Property in the Open	2,404	-4	-0.17
Site: 003 PUBLIC WORKS						
003.01	DPW SHOP - A 399 S 5TH ST CENTRAL POINT, OR 97502	Building	325,000	321,625	3,375	1.05
		Contents	186,400	186,329	71	0.04
		Property in the Open	161,800	146,549	15,251	10.41
003.03	FLEET MAINTENANCE SHOP - C & D 399 S 5TH ST CENTRAL POINT, OR 97502	Building	605,000	551,672	53,328	9.67
		Contents	135,000	131,140	3,860	2.94
		Property in the Open	0	0	0	0.00
003.05	WATER RESERVOIR - 1 MG 399 S 5TH ST CENTRAL POINT, OR 97502	Building	1,375,000	1,434,347	-59,347	-4.14
		Contents	0	0	0	0.00
		Property in the Open	0	0	0	0.00
Site total for 003:			Building	2,307,644	-2,644	-0.11
			Contents	317,469	3,931	1.24
			Property in the Open	146,549	15,251	10.41

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Central Point
Coverage Summary by Building - Statement of Value (SOV) Comparison

Code	Building Description Address		Replacement Cost New	Pre-Appraisal Value (SOV)	Replacement Cost Difference	% Change
Site: 004 PARKS & RECREATION						
004.06	JOEL TANZI SKATE PARK 455 S 4TH ST CENTRAL POINT, OR 97502	Building	396,000	404,376	-8,376	-2.07
		Contents	0	0	0	0.00
		Property in the Open	37,000	36,501	499	1.37
Site total for 004:		Building	396,000	404,376	-8,376	-2.07
		Contents	0	0	0	0.00
		Property in the Open	37,000	36,501	499	1.37
Site: 006 WATER RESERVOIR - 2 MG						
006.01	WATER RESERVOIR - 2 MG 3007 OLD STAGE RD CENTRAL POINT, OR 97502	Building	2,500,000	2,692,160	-192,160	-7.14
		Contents	0	0	0	0.00
		Property in the Open	46,900	40,872	6,028	14.75
Site total for 006:		Building	2,500,000	2,692,160	-192,160	-7.14
		Contents	0	0	0	0.00
		Property in the Open	46,900	40,872	6,028	14.75
Site: 007 NEW CITY HALL						
007.01	NEW CITY HALL 140 S 3RD ST CENTRAL POINT, OR 97502	Building	4,670,000	4,667,146	2,854	0.06
		Contents	380,000	378,668	1,332	0.35
		Property in the Open	54,500	32,020	22,480	70.21
007.02	COUNCIL CHAMBERS 140 S 3RD ST CENTRAL POINT, OR 97502	Building	1,132,000	1,130,928	1,072	0.09
		Contents	65,000	64,040	960	1.50
		Property in the Open	0	0	0	0.00
Site total for 007:		Building	5,802,000	5,798,074	3,926	0.07
		Contents	445,000	442,708	2,292	0.52
		Property in the Open	54,500	32,020	22,480	70.21
Site: 018 RESERVOIR - 2.5 MG / PUMP STATION						
018.01	RESERVOIR - 2.5 MG 181 W VILAS RD CENTRAL POINT, OR 97502	Building	3,345,000	3,310,033	34,967	1.05
		Contents	0	0	0	0.00
		Property in the Open	30,900	27,430	3,470	12.65
018.02	PUMP STATION 181 W VILAS RD CENTRAL POINT, OR 97502	Building	1,622,000	1,621,916	84	0.01
		Contents	0	0	0	0.00 %
		Property in the Open	0	0	0	0.00 %

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Central Point
Coverage Summary by Building - Statement of Value (SOV) Comparison

Code	Building Description Address		Replacement Cost New	Pre-Appraisal Value (SOV)	Replacement Cost Difference	% Change
	Site total for 018:	Building	4,967,000	4,931,949	35,051	0.71
		Contents	0	0	0	0.00
		Property in the Open	30,900	27,430	3,470	12.65
	Entity total for CPT:	Building	21,450,000	21,527,018	-77,018	-0.36
		Contents	1,466,400	1,317,523	148,877	11.30
		Property in the Open	459,600	406,589	53,011	13.04
	Report Total:	Building	21,450,000	21,527,018	-77,018	-0.36
		Contents	1,466,400	1,317,523	148,877	11.30
		Property in the Open	459,600	406,589	53,011	13.04

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Coverage Report:
Building Detail with Photographs



Entity: CPT CENTRAL POINT
Site: 001 OLD CITY HALL / POLICE DEPARTMENT
Building: 001.01 OLD CITY HALL / POLICE DEPARTMENT
 155 2ND ST
 CENTRAL POINT, OR 97502

Department: 2019 APPRAISAL **Condition:** GOOD
Built / Acquired: 1980 / 1980 **Inspection Date:** 09/24/2019
Nbr. of Stories: 2 **Total Square Feet:** 17,000
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 2 JOISTED MASONRY
Frame Type: JM JOISTED MASONRY
Occupancy: GPS POLICE STATION
Hazard / Additional Risk:

GPS Lat & Long: 42.373585 -122.914730
Fire Protection: FIRE ALARM - AUTOMATIC INTRUSION SYSTEM
 VIDEO CAMERAS

GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL SIDING, CONCRETE BLOCK, DEC. CONC BLK, REINFORCED
Roofing: BUILT-UP SMOOTH,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: CARPETING, SEALER, CERAMIC TILE
Ceiling Finish: ACOUSTICAL, DRYWALL, STEEL
Partitions: CONCRETE BLOCK, DRYWALL, CERAMIC TILE ON STUDS/DRYWALL

SERVICES

ELECTRICAL
 PLUMBING
 HEATING - CENTRAL (HOT WATER)
 HEATING/AIR CONDITIONING (HEAT PUMP)
 AIR CONDITIONING - CENTRAL

FEATURES

PASSENGER ELEVATOR
 BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
 LOCKERS
 COVERED ENTRANCE WAY
 AUTO DOOR OPENERS
 ROOF TOP STRUCTURE
 2093818
 KEY PAD ENTRY, RAILING

NOTES

C/O 2-STORY BLDG. W/ LOBBY, RECEPTION, POLICE OFFICES, PROPERTY ROOM, EVIDENCE ROOM, CONFERENCE ROOM, CRIME LAB W/ (20) COMPUTERS, SERVERS, (19) LAPTOP
 BREAK ROOM, TRAINING ROOM, LOCKER ROOMS, 2ND FLOOR IS PARTIALLY VACANT. THIS BLDG. & BLDGS. 007.01 & 007.02 ARE JOINED BY A 2ND LEVEL ENCLOSED WALKWAY.

LAND IMPROVEMENTS:

60 KW GENERATOR = \$51,000
 (8) 18' STEEL POLES W/ (1) LIGHT = \$26,400
 PICNIC TABLE = \$600
 (2) 30' STEEL FLAGPOLES = \$9,200



VALUATION CONCLUSIONS

Replacement Cost New:	4,965,
Contents Value:	700,
Property In The Open:	126,
Total Insurable Replacement Cost:	5,791,
Actual Cash Value:	3,475,

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

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Central Point
Coverage Detail Report

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POLICE SIGN = \$6,000

7' WROUGHT IRON FENCE & (2) AUTO GATES X 290 LF = \$29,900

4' WROUGHT IRON FENCE X 50 LF = \$1,800

6' CL FENCE W/ PRIVACY SLATS X 40 LF = \$1,200

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

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DBCIS1

Central Point
Coverage Detail Report

As of: 11/30/2019
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Entity: CPT CENTRAL POINT
Site: 002 SENIOR CENTER
Building: 002.01 SENIOR CENTER
 123 N 2ND ST
 CENTRAL POINT, OR 97502
Department: 2019 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1965 / 1965 **Inspection Date:** 09/24/2019
Nbr. of Stories: 1 **Total Square Feet:** 3,098
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GRC SENIOR CENTER
Hazard / Additional Risk:

GPS Lat & Long: 42.375914 -122.917645
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: WOOD SIDING ON STUDS,
Roofing: METAL, ASPHALT SHINGLES
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: CARPETING, VINYL
Ceiling Finish: DRYWALL,
Partitions: DRYWALL/STUDS,

SERVICES

ELECTRICAL
 PLUMBING
 HEATING/AIR CONDITIONING (HEAT PUMP)

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
 COVERED ENTRANCE WAY
 COVERED PATIO
 RAILINGS
 2093953

VALUATION CONCLUSIONS

Replacement Cost New: 515,
Contents Value:
Property In The Open: 2,

Total Insurable Replacement Cost: 517,

Actual Cash Value: 324,

NOTES

C/O OPEN MEETING AREA, KITCHEN, OFFICES, THRIFT STORE, RESTROOMS. NO CITY CONTENTS.

LAND IMPROVEMENTS:

20' STEEL FLAGPOLE = \$2,400

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

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DBCIS1

Central Point
Coverage Detail Report

As of: 11/30/2019
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Entity: CPT CENTRAL POINT
Site: 003 PUBLIC WORKS
Building: 003.01 DPW SHOP - A
 399 S 5TH ST
 CENTRAL POINT, OR 97502

Department: 2019 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1976 / 1976 **Inspection Date:** 09/24/2019
Nbr. of Stories: 2 **Total Square Feet:** 3,040
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 3 NON COMBUSTIBLE
Frame Type: PES PRE-ENGINEERED STEEL
Occupancy: GPWG PUBLIC WORKS OFFICE/SHOP
Hazard / Additional Risk:

GPS Lat & Long: 42.373044 -122.910266
Fire Protection: INTRUSION SYSTEM

GENERAL BUILDING CHARACTERISTICS

Exterior Walls: METAL SIDING ON GIRTS,
Roofing: METAL,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: CARPETING, CERAMIC TILE, SEALER, VINYL, PLYWOOD
Ceiling Finish: ACOUSTICAL, DRYWALL
Partitions: CONC. BLOCK, DRYWALL/STUDS, CERAMIC TILE ON STUDS/DRYWALL

SERVICES

ELECTRICAL
 PLUMBING
 HEATING/AIR CONDITIONING (HEAT PUMP)

FEATURES

BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
 LOCKERS
 COVERED ENTRANCE WAY
 RAILINGS
 KEY PAD ENTRY
 2093824

NOTES

C/O 38' X 40' 2-STORY BLDG. W/ 1ST FLOOR - OFFICE, BREAK ROOM, RESTROOM/LOCKER ROOM, 2ND FLOOR - SIGN SHOP, LUNCH ROOM.

LAND IMPROVEMENTS:

- 6' CL FENCE W/ BARBED WIRE & PRIVACY SLATS X 750 LF = \$24,800
- (5) 8' X 20' STORAGE CONTAINERS W/ CONTENTS = \$37,500
- (1) 8' X 40' STORAGE CONTAINER W/ CONTENTS = \$15,000
- 500 GALLON GAS/DIESEL TANK W/ (2) PUMPS = \$11,000
- 60 KW GENERATOR = \$51,000
- 30' STEEL FLAGPOLE = \$3,100



VALUATION CONCLUSIONS

Replacement Cost New: 325,
Contents Value: 186,
Property In The Open: 161,

Total Insurable Replacement Cost: 673,

Actual Cash Value: 221,

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

200 GALLON WASTE OIL TANK = \$2,800

(2) AUTO GATES = \$8,000

25' WOOD POLE W/ (20 LIGHTS = \$3,800

20' STEEL POLE W/ (2) LIGHTS & (2) VIDEO CAMERAS = \$4,800

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Central Point
Coverage Detail Report

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Entity: CPT CENTRAL POINT
Site: 003 PUBLIC WORKS
Building: 003.03 FLEET MAINTENANCE SHOP - C & D
 399 S 5TH ST
 CENTRAL POINT, OR 97502

Department: 2019 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1976 / 1976 **Inspection Date:** 09/24/2019
Nbr. of Stories: 1 **Total Square Feet:** 3,920
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 2 JOISTED MASONRY
Frame Type: JM JOISTED MASONRY
Occupancy: GPWG PUBLIC WORKS GARAGE
Hazard / Additional Risk:

GPS Lat & Long: 42.373072 -122.910250
Fire Protection: INTRUSION SYSTEM

GENERAL BUILDING CHARACTERISTICS

Exterior Walls: CONCRETE BLOCK,
Roofing: BUILT-UP SMOOTH,
Foundation: CONCRETE SLAB ON GROUND,
Floor Finish: SEALER,
Ceiling Finish: WOOD, NONE
Partitions: CONCRETE BLOCK, WOOD PANELING ON STUDS

SERVICES

ELECTRICAL
 PLUMBING
 UNIT HEATERS
 HEATING/AIR CONDITIONING (HEAT PUMP)

FEATURES

MEZZANINE, LOCKERS
 BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
 COVERED ENTRANCE WAY
 AUTOMOTIVE LIFTS
 ROOF TOP STRUCTURE
 AUTOMOTIVE PIT, RAILING
 2093792
 (6) OVERHEAD DOORS

VALUATION CONCLUSIONS

Replacement Cost New: 605,
Contents Value: 135,
Property In The Open:

Total Insurable Replacement Cost: 740,
Actual Cash Value: 411,



NOTES

C/O PW SHOP / PUMP STATION W/ TRUCK/VEHICLE REPAIR BAYS, OFFICE, 6' X 7' PANEL, (2) 40 HP PUMPS, 3' X 5' PANEL, 2' X 3' LCP PANEL, PIPING, 3-TON HOIST.

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Entity: CPT CENTRAL POINT
Site: 003 PUBLIC WORKS
Building: 003.05 WATER RESERVOIR - 1 MG
 399 S 5TH ST
 CENTRAL POINT, OR 97502
Department: 2019 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1962 / 1962 **Inspection Date:** 09/24/2019
Nbr. of Stories: 1 **Total Square Feet:** 0
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 6 FIRE RESISTIVE
Frame Type: RC REINFORCED CONCRETE
Occupancy: TKGM WATER TANK - GROUND 1,000,000
Hazard / Additional Risk:

GPS Lat & Long: 42.373120 -122.910349
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: REINFORCED CONCRETE,
Roofing: CONCRETE,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: SEALER,
Ceiling Finish: NONE,
Partitions: REINFORCED CONCRETE,

SERVICES	FEATURES
ELECTRICAL	2093762
PLUMBING	

VALUATION CONCLUSIONS

Replacement Cost New:	1,375,
Contents Value:	
Property In The Open:	
Total Insurable Replacement Cost:	1,375,
Actual Cash Value:	838,

NOTES

C/O REINFORCED CONCRETE TANK. CAPACITY = 1 MG, DIAMETER = 84', HEIGHT = 24'. **THE YEAR BUILT WAS PREVIOUSLY LISTED AS 1950, IT HAS BEEN CORRECTED TO 1962.**

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

01/23/2020
DBCIS1

Central Point
Coverage Detail Report

As of: 11/30/2019
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Entity: CPT CENTRAL POINT
Site: 004 PARKS & RECREATION
Building: 004.06 JOEL TANZI SKATE PARK
 455 S 4TH ST
 CENTRAL POINT, OR 97502
Department: 2019 APPRAISAL **Condition:** GOOD
Built / Acquired: 2005 / 2005 **Inspection Date:** 09/24/2019
Nbr. of Stories: 1 **Total Square Feet:** 6,820
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 6 FIRE RESISTIVE
Frame Type: RC REINFORCED CONCRETE
Occupancy: NA SKATE PARK
Hazard / Additional Risk:

GPS Lat & Long: 42.371638 -122.910452
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: REINFORCED CONCRETE,
Roofing: NONE,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: SEALER,
Ceiling Finish: NONE,
Partitions: REINFORCED CONCRETE,

SERVICES
NOT APPLICABLE

FEATURES
RAILINGS
2093907

VALUATION CONCLUSIONS

Replacement Cost New:	396,
Contents Value:	
Property In The Open:	37,
Total Insurable Replacement Cost:	433,
Actual Cash Value:	340,

NOTES

C/O APPROX. 55' X 124' SKATE PARK W/ RAMPS, PLATFORMS, GRIND SECTIONS.
 THE LAND IMPROVEMENTS ARE STILL ON SITE, BUT WERE NOT APPRAISED, PER THE CONTRACT AGREEMENT = \$37,000

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Entity: CPT CENTRAL POINT
Site: 006 WATER RESERVOIR - 2 MG
Building: 006.01 WATER RESERVOIR - 2 MG
 3007 OLD STAGE RD
 CENTRAL POINT, OR 97502

Department: 2019 APPRAISAL **Condition:** AVERAGE
Built / Acquired: 1996 / 1996 **Inspection Date:** 09/24/2019
Nbr. of Stories: 1 **Total Square Feet:** 0
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 6 FIRE RESISTIVE
Frame Type: RC REINFORCED CONCRETE
Occupancy: TKG2 WATER TANK - GROUND 2,000,000
Hazard / Additional Risk:

GPS Lat & Long: 42.360587 -122.950730
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: REINFORCED CONCRETE,
Roofing: CONCRETE,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: SEALER,
Ceiling Finish: NONE,
Partitions: REINFORCED CONCRETE,

<u>SERVICES</u>	<u>FEATURES</u>
ELECTRICAL	RAILINGS
PLUMBING	2093868

VALUATION CONCLUSIONS

Replacement Cost New:	2,500,
Contents Value:	
Property In The Open:	46,
Total Insurable Replacement Cost:	2,546,
Actual Cash Value:	1,950,

NOTES

C/O REINFORCED CONCRETE TANK. CAPACITY = 2 MG, DIAMETER = APPROX. 125', HEIGHT / DEPTH = 12' ABOVE GROUND, APPROX. 10' BELOW GROUND.

LAND IMPROVEMENTS:

- 6' CL FENCE W/ BARBED WIRE & PRIVACY SLATS X 800 LF = \$26,400
- 25' STEEL POLE W/ (1) LIGHT & (2) VIDEO CAMERAS = \$4,500
- 15 KW GENERAC GENERATOR & PANEL = \$16,000

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

Entity: CPT CENTRAL POINT
Site: 007 NEW CITY HALL
Building: 007.01 NEW CITY HALL
 140 S 3RD ST
 CENTRAL POINT, OR 97502

Department: 2019 APPRAISAL **Condition:** GOOD
Built / Acquired: 2005 / 2005 **Inspection Date:** 09/24/2019
Nbr. of Stories: 2 **Total Square Feet:** 16,375
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GCHH CITY HALL
Hazard / Additional Risk:

GPS Lat & Long: 42.373938 -122.914270
Fire Protection: FIRE ALARM - AUTOMATIC INTRUSION SYSTEM
 SPRINKLER SYSTEM VIDEO CAMERAS



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: STUCCO ON STUDS, GLASS METAL CURTAIN, BRICK
Roofing: BUILT-UP SMOOTH/MEMBRANE,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: CARPETING, CERAMIC TILE
Ceiling Finish: ACOUSTICAL, DRYWALL
Partitions: BRICK, DRYWALL, CERAMIC TILE ON STUDS/DRYWALL

<u>SERVICES</u>	<u>FEATURES</u>
ELECTRICAL	BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
PLUMBING	AUTO DOOR OPENERS
HEATING - CENTRAL (HOT WATER)	RAILINGS
AIR CONDITIONING - CENTRAL	KEY PAD ENTRY
	2093800

VALUATION CONCLUSIONS

Replacement Cost New:	4,670,
Contents Value:	380,
Property In The Open:	54,
Total Insurable Replacement Cost:	5,104,
Actual Cash Value:	4,016,

NOTES
 C/O 2-STORY MIXED CLASS BLDG. APPROX. 1/3 STEEL (CLASS D), 2/3 MASONRY, W/ 1ST FLOOR - LIBRARY (NOT CITY CONTENTS), 2ND FLOOR - LOBBY, RECEPTION, CITY OFFICES RESTROOMS, 2ND FLOOR BLDG. CONNECTOR. THE CITY OWNS & INSURES THE ENTIRE BLDG. W/ THE LIBRARY HAVING A 20 YEAR LEASE TO OCCUPY THE 1ST FLOOR. NEW ROOF YR. 2018.

- LAND IMPROVEMENTS:**
- (2) 20' STEEL POLES W/ (2) LIGHTS = \$9,000
 - 10' STEEL PEDESTAL CLOCK = \$13,000
 - 35' STEEL FLAGPOLE = \$5,100
 - (2) 6' STEEL BENCHES = \$1,000

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

(3) STEEL/CONCRETE GARBAGE CANS = \$1,500

WOOD PICNIC TABLE W/ UMBRELLA = \$800

7' STEEL BIKE RACK = \$700

5' CL FENCE W/ PRIVACY SLATS X 55 LF = \$1,400

BRONZE CHILDREN SCULPTURE = \$22,000

Entity: CPT CENTRAL POINT
Site: 007 NEW CITY HALL
Building: 007.02 COUNCIL CHAMBERS
 140 S 3RD ST
 CENTRAL POINT, OR 97502

Department: 2019 APPRAISAL **Condition:** GOOD
Built / Acquired: 2005 / 2005 **Inspection Date:** 09/24/2019
Nbr. of Stories: 2 **Total Square Feet:** 4,000
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** YES
ISO Class: 1 FRAME/COMBUSTIBLE
Frame Type: WD WOOD
Occupancy: GCHH COUNCIL CHAMBERS
Hazard / Additional Risk:

GPS Lat & Long: 42.374032 -122.914234
Fire Protection: FIRE ALARM - AUTOMATIC INTRUSION SYSTEM
 SPRINKLER SYSTEM VIDEO CAMERAS

GENERAL BUILDING CHARACTERISTICS

Exterior Walls: STUCCO ON STUDS, GLASS METAL CURTAIN, BRICK
Roofing: BUILT-UP SMOOTH/MEMBRANE,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: CARPETING, CERAMIC TILE
Ceiling Finish: ACOUSTICAL, DRYWALL
Partitions: BRICK, DRYWALL, CERAMIC TILE ON STUDS/DRYWALL

SERVICES

ELECTRICAL
 PLUMBING
 HEATING - CENTRAL (HOT WATER)
 AIR CONDITIONING - CENTRAL

FEATURES

PASSENGER ELEVATOR
 BUILT-INS (CABINETS, LOCKERS, BOOKCASES)
 AUTO DOOR OPENERS
 RAILINGS
 2093822

NOTES

C/O 2-STORY MIXED CLASS BLDG. APPROX. 1/3 STEEL (CLASS D), 2/3 MASONRY W/ 1ST FLOOR - COUNCIL CHAMBERS, 2ND FLOOR - CHAMBER MEETING ROOM, COUNCIL DESKS, VIDEO CAMERAS, LED PROJECTOR. 2ND FLOOR BLDG. CONNECTORS TO NEW CITY HALL & OLD CITY HALL/POLICE DEPT. **COUNCIL CHAMBERS UNDER RENOVATION 9/2019.**



VALUATION CONCLUSIONS

Replacement Cost New: 1,132,
Contents Value: 65,
Property In The Open:

Total Insurable Replacement Cost: 1,197,
Actual Cash Value: 973,

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

01/23/2020
DBCIS1

Central Point
Coverage Detail Report

As of: 11/30/2019
Page: 13

Entity: CPT CENTRAL POINT
Site: 018 RESERVOIR - 2.5 MG / PUMP STATION
Building: 018.01 RESERVOIR - 2.5 MG
 181 W VILAS RD
 CENTRAL POINT, OR 97502

Department: 2019 APPRAISAL **Condition:** GOOD
Built / Acquired: 2012 / 2012 **Inspection Date:** 09/24/2019
Nbr. of Stories: 1 **Total Square Feet:** 0
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 6 FIRE RESISTIVE
Frame Type: RC REINFORCED CONCRETE
Occupancy: TKG2 WATER TANK - GROUND 2,500,000
Hazard / Additional Risk:

GPS Lat & Long: 42.387012 -122.888055
Fire Protection: NONE



GENERAL BUILDING CHARACTERISTICS

Exterior Walls: REINFORCED CONCRETE,
Roofing: CONCRETE,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: SEALER,
Ceiling Finish: NONE,
Partitions: REINFORCED CONCRETE,

SERVICES

ELECTRICAL
PLUMBING

FEATURES

RAILINGS
 (336) ROOF MOUNTED SOLAR PANELS
 2093956

VALUATION CONCLUSIONS

Replacement Cost New: 3,345,
 Contents Value:
Property In The Open: 30,
 Total Insurable Replacement Cost: 3,375,
 Actual Cash Value: 3,110,

NOTES

C/O REINFORCED CONCRETE TANK. CAPACITY = 2.5 MG, DIAMETER = APPROX. 145', HEIGHT = APPROX. 20', (336) ROOF MOUNTED SOLAR PANELS.

LAND IMPROVEMENTS:

- 6' CL FENCE X 680 LF = \$18,400
- (2) 20' STEEL POLES W/ (1) LIGHT & (1) VIDEO CAMERA = \$7,600
- 20' STEEL POLE W/ (2) LIGHTS & (1) VIDEO CAMERA = \$4,900

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

01/23/2020
DBCIS1

Central Point
Coverage Detail Report

As of: 11/30/2019
Page: 14

Entity: CPT CENTRAL POINT
Site: 018 RESERVOIR - 2.5 MG / PUMP STATION
Building: 018.02 PUMP STATION
 181 W VILAS RD
 CENTRAL POINT, OR 97502

Department: 2019 APPRAISAL **Condition:** GOOD
Built / Acquired: 2013 / 2013 **Inspection Date:** 09/24/2019
Nbr. of Stories: 1 **Total Square Feet:** 2,100
Basement: NO **Bsmt Square Feet:**
Flood Zone: X **Adds/Renovations:** NO
ISO Class: 4 MASONRY NON COMBUSTIBLE
Frame Type: ST STEEL
Occupancy: WTPS WATER - PUMPING STATION
Hazard / Additional Risk:

GPS Lat & Long: 42.386932 -122.888058
Fire Protection: INTRUSION SYSTEM

GENERAL BUILDING CHARACTERISTICS

Exterior Walls: CONCRETE BLOCK,
Roofing: BUILT-UP SMOOTH,
Foundation: CONCRETE FOUNDATION WALLS, CONCRETE SLAB ON GROUND
Floor Finish: SEALER,
Ceiling Finish: METAL,
Partitions: CONCRETE BLOCK, DRYWALL/STUDS

SERVICES

ELECTRICAL
 PLUMBING
 HEATING - ROOF TOP
 UNIT HEATERS
 AIR CONDITIONING - ROOF TOP

FEATURES

SKYLIGHTS
 (1) AUTO OVERHEAD DOOR
 2093784

NOTES

C/O 28' X 75' BLDG. W/ 8' X 18' G.E. EVOLUTION SERIES E9000 PANEL, 4' X 6' PCP PANEL, (2) 150 HP PUMPS, (2) 75 HP PUMPS, PIPING, 6' X 7' SOLAR PANEL, 4' X 6' SOLECTRA SOLAR PANEL INVERTERS (EXT), ASCO TRANSFER SWITCH. GENERATOR TO BE PURCHASED IN THE FUTURE.



VALUATION CONCLUSIONS

Replacement Cost New: 1,622,
Contents Value:
Property In The Open:

Total Insurable Replacement Cost: 1,622,
Actual Cash Value: 1,524,

Attachment: Appraisal Report (1289 : Resoluton Insurance Premiums)

AssetWorks LLC
Appraisal Division
168 Industry Drive
Pittsburgh, PA 15275
Telephone: 412.809.0600
Facsimile: 412.809.0777



RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE PAYMENT FOR FISCAL YEAR 2020-2021 CITY OF CENTRAL POINT INSURANCE PREMIUMS.

RECITALS:

- A. The total cost of the premium for general liability, automotive, property damage, and cyber liability insurance for fiscal year 2020-2021 is \$166,576.
- B. The total cost of the premium for workers' compensation insurance for fiscal year 2020-2021 is \$56,818.
- C. The 2020-2021 general insurance agency fee is \$6,900.00.
- D. The total cost of the combined insurance premiums exceeds the city manager's purchasing authority, as described in Central Point Municipal Code section 2.40.050.

The City of Central Point resolves as follows:

Section 1. The City Manager is hereby authorized and directed to execute on behalf of the Central Point City Council a \$230,294.00 payment for Fiscal Year 2020-2021 insurance premiums.

Passed by the Council and signed by me in the authentication of its passage this 25th day of June 2020.

Mayor Hank Williams

ATTEST:

City Recorder

Attachment: Resolution authorizing Insurance Payment [Revision 1] (1289 : Resoluton Insurance Premiums)



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO:	City Council	DEPARTMENT:	Community Development
FROM:	Tom Humphrey, Community Development Director		
MEETING DATE:	June 25, 2020		
SUBJECT:	Resolution No. _____, Approving the Regional Plan Progress Report, a Self-Evaluation Monitoring Report Addressing Compliance with Regional Plan Performance Indicators for the City of Central Point, Oregon		
ACTION REQUIRED:	Resolution	RECOMMENDATION:	Approval

BACKGROUND:

The City adopted the Regional Plan Element in 2012 as a new Element of its Comprehensive Plan in response to the County adoption of the Greater Bear Creek Valley Regional Plan. As part of the Regional Plan Element the City is required to adhere to various *performance indicators* and is also subject to *monitoring*. On a regular basis, beginning in 2017 and every 5 years thereafter, the City is required to participate in a regular Regional Plan review process. This is intended to coincide with the Regional Problem Solving Agreement each city entered into. The review is to be in the form of a self-evaluation monitoring report addressing the City's compliance with the performance indicators in the Regional Plan Element.

The City of Central Point took the initiative and created this format to address the three things that are identified as part of local monitoring, namely;

- A description of Central Point's activities pertinent to the Regional Plan for the preceding five-year period;
- An analysis as to whether and how well those activities meet each of the performance indicators; and
- A projection of activities for the next five-year period.

Activities

The adoption of the Regional Plan Element in 2012 included subsequent adoption of the City's Agricultural Buffering Ordinance and an Urban Reserve Management Agreement (URMA) with Jackson County. The City has also completed and/or participated in the following.

- 1) Preparation and approval of Conceptual Plans for six (6) of City's eight (8) URAs (CP-1B, CP-2B, CP-3, CP-4D, CP-5A and CP-6A) including collaboration with the MPO and Rogue River Valley Irrigation District;
- 2) Participation in the Jackson County Agricultural Task Force and support of subsequent recommendations and revisions to the Jackson County Agricultural Element;
- 3) Adoption of a revised Urban Growth Management Agreement (UGMA) with Jackson County;
- 4) Revision and adoption of the City's Buildable Lands Inventory for both employment and

- residential land;
- 5) Revision and adoption of the City's Economic Element;
 - 6) First expansion of the Central Point UGB into portions of CP-4 and CP-1B;
 - 7) Revision and adoption of the City's Housing Element;
 - 8) Update of the City's Transportation Systems Plan (TSP) to include and acknowledge the Interchange Area Management Plans for I-5 Exits 33 (Pine Street) and 35 (Tolo);
 - 9) Preparation and adoption of the Central Point Housing Implementation Plan, the City's Housing Strategy for 2019-2024; and
 - 10) Preparation and adoption of the City's Land Use and Urbanization Elements.

Analysis of Activities

Each of the activities described above has contributed to the implementation of Central Point's Regional Plan Element in particular and the Greater Bear Creek Valley Regional Plan in general. The degree to which these activities meet each of the performance indicators is addressed in the City's findings found at the end of the self-assessment.

Projection of Activities

During the next five years the City of Central Point expects to use the various products and documents cited above to expand its Urban Growth Boundary (UGB) and bring in sufficient amounts of residential, employment and open space lands to serve a growing population through the year 2040. The new UGB lands will reflect and implement the conceptual planning that was done for the URAs into which the UGB is expanded. The City also expects to participate with the Regional Problem Solving (RPS) signatories in conducting a 10-year mandated review beginning in 2022. Other activities that the City expects to be involved with include, but are not limited to; updating the Central Point Transportation Systems Plan (TSP), updating the Public Facilities and Services Element, Updating the Environmental Management Element (Hazard Mitigation Plan), maintaining the Buildable Land Inventory (BLI); monitoring the Housing Implementation Plan and updating the Land Use and Development codes to implement new state law and rule making.

CONCLUSION:

A draft of the Self-Assessment (Attachment A) was submitted to Jackson County, the Oregon Department of Land Conservation and Development (DLCD) and 1000 Friends of Oregon all of whom have responded positively to the document. Planning staff intend to submit the document to Jackson County in final form as part of the UGB Amendment once approved by the Council.

ATTACHMENTS:

1. RPS Status Report - Performance Measures 4-3-2020
2. CC Resolution Adopting Self-Assessment

Thursday, June 18, 2020 Draft

REGIONAL PLAN PROGRESS REPORT

***A SELF-EVALUATION MONITORING REPORT
ADDRESSING COMPLIANCE WITH REGIONAL PLAN
PERFORMANCE INDICATORS***

IN THE

***REGIONAL PLAN ELEMENT OF THE CENTRAL POINT
COMPREHENSIVE PLAN***

City of Central Point

Adopted by City Council Resolution No.____, June, 2020

INTRODUCTION

The City adopted the Regional Plan Element in 2012¹ as a new Element of its Comprehensive Plan in response to County adoption of the Greater Bear Creek Valley Regional Plan. As part of the Regional Plan Element¹ the City is required to adhere to various *performance indicators* and is also subject to *monitoring*. On a regular basis, beginning in 2017 and every 5 years thereafter, the City is required to participate in a regular Regional Plan review process. This is intended to coincide with the Regional Problem Solving Agreement each city entered into. The review is to be in the form of a self-evaluation monitoring report addressing the City's compliance with the performance indicators in the Regional Plan Element.

The City has created this format to address the three things that are identified as part of local monitoring, namely;

- A description of Central Point's activities pertinent to the Regional Plan for the preceding five-year period;
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- A projection of activities for the next five-year period.

Activities

The adoption of the Regional Plan Element in 2012 included subsequent adoption of the City's Agricultural Buffering Ordinance and an Urban Reserve Management Agreement (URMA) with Jackson County. The City has also completed and/or participated in the following.

- 1) Preparation and approval of Conceptual Plans for six (6) of City's eight (8) URAs (CP-1B, CP-2B, CP-3, CP-4D, CP-5A and CP-6A) including collaboration with the MPO and Rogue River Valley Irrigation District;
- 2) Participation in the Jackson County Agricultural Task Force and support of subsequent recommendations and revisions to the Jackson County Agricultural Element;
- 3) Adoption of a revised Urban Growth Management Agreement (UGMA) with Jackson County;
- 4) Revision and adoption of the City's Buildable Lands Inventory for both employment and residential land;
- 5) Revision and adoption of the City's Economic Element;

¹ City of Central Point Ordinance 1964

² City of Central Point Comprehensive Plan, Regional Plan Element, Section 4.1 Performance Indicators

- 6) First expansion of the Central Point UGB into portions of CP-4 and CP-1B;
- 7) Revision and adoption of the City's Housing Element;
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Analysis of Activities

Each of the activities described above has contributed to the implementation of Central Point's Regional Plan Element in particular and the Greater Bear Creek Valley Regional Plan in general. The degree to which these activities meet each of the performance indicators is addressed in the City's findings found at the end of this document.

Projection of Activities

During the next five years the City of Central Point expects to use the various products and documents cited above to expand its Urban Growth Boundary (UGB) and bring in sufficient amounts of residential, employment and open space lands to serve a growing population through the year 2040. The new UGB lands will reflect and implement the conceptual planning that was done for the URAs into which the UGB is expanded. The City also expects to participate with the Regional Problem Solving (RPS) signatories in conducting a 10-year mandated review beginning in 2022.

Other activities that the City expects to be involved with include, but are not limited to; updating the Central Point Transportation Systems Plan (TSP), updating the Public Facilities and Services Element, Updating the Environmental Management Element (Hazard Mitigation Plan), maintaining the Buildable Land Inventory (BLI); monitoring the Housing Implementation Plan and updating the Land Use and Development codes to implement new state law and rule making.

Performance Indicators

Implementation of the Regional Plan Element is guided by a series of twenty-two (22) primary and twenty-one (21) secondary performance indicators², not all of which are applicable to all urban reserve areas. Table 1 identifies the primary and secondary Performance Indicators.

Table 1 Performance Indicators			
No.	Description	Applicability	
		Yes	No
4.1.1	County Adoption	X	
4.1.2	City Adoption	X	
4.1.3	Urban Reserve Management Agreement	X	
4.1.4	Urban Growth Boundary Management Agreement	X	
4.1.5	Committed Residential Density	X	
4.1.5.1	Minimum Residential Density Standards	X	
4.1.6	Mixed-Use/Pedestrian Friendly Areas	X	
4.1.7	Conceptual Transportation Plans	X	
4.1.7.1	Transportation Infrastructure	X	
4.1.8	Conceptual Land Use Plan	X	
4.1.8.1	Target Residential Density	X	
4.1.8.2	Land Use Distribution	X	
4.1.8.3	Transportation Infrastructure	X	
4.1.8.4	Mixed Use/ Pedestrian Friendly Areas	X	
4.1.9	Conditions Specific to Certain URAs	X	
4.1.9.1	CP-1B, IAMP Requirement	X	
4.1.9.2	CP-4D, Open Space Restriction	X	
4.1.9.3	CP-4D, Roadways Restriction	X	
4.1.9.4	CP-6B, Institutional Use Restriction	X	
4.1.9.5	Central Point URA, Gibbon/Forest Acres	X	
4.1.10	Agricultural Buffering	X	
4.1.11	Regional Land Preservation Strategies	X	
4.1.12	Housing Strategies	X	
4.1.13	Urban Growth Boundary Amendment	X	
4.1.13.1	UGB Expansions Outside of URAs		X
4.1.14	Land Division Restrictions	X	
4.1.14.1	Minimum Lot Size	X	
4.1.14.2	Cluster Development	X	
4.1.14.3	Land Division & Future Platting	X	

² City of Central Point Comprehensive Plan, Regional Plan Element, Section 4.1 Performance Indicators

4.1.14.4	Land Divisions & Transportation Plan	X	
4.1.14.5	Land Division Deed Restrictions	X	
4.1.15	Rural Residential Rule		X
4.1.16	Population Allocation	X	
4.1.17	Greater Coordination with RVMPO	X	
4.1.17.1	Preparation of Conceptual Transportation Plan	X	
4.1.17.2	Protection of Planned Transportation Infrastructure	X	
4.1.17.3	Regionally Significant Transportation Strategies	X	
4.1.17.4	Supplemental Transportation Funding	X	
4.1.18	Future Coordination with RVCOG	X	
4.1.19	Expo	X	
4.1.20	Agricultural Task Force	X	
4.1.21	Park Land	X	
4.1.22	Buildable Lands Definition	X	

The following responses address each performance indicator listed in Table 1:

4.1.1. County Adoption. Jackson County adopted the Regional Plan in its entirety into the County Comprehensive Plan and implementing ordinances.

Finding: The GBCVRP has been taken into account in the preparation of Intergovernmental Agreements and in the preparation of each City’s Regional Plan Element.

Conclusion 4.1.2: Complies.

4.1.2. City Adoption. The City incorporated the Greater Bear Creek Valley Regional Plan (GBCVRP) into the Central Point Comprehensive Plan as the Regional Plan Element.

Finding: The GBCVRP was taken into account in the preparation of the City’s Regional Plan Element.

Conclusion 4.1.2: Complies.

4.1.3. Urban Reserve Management Agreement. An URMA was adopted by the City when it adopted its Regional Plan Element.

Finding: The URMA has been adopted and will be used for planning in Urban Reserve Areas.

Conclusion 4.1.3: Complies.

4.1.4. Urban Growth Boundary Management Agreement. The UGBMA between Central Point and Jackson County was revised to institutionalize and direct the management of Forest/Gibbon Acres as an Area of Mutual Planning Concern. Other changes in the agreement added an *intent and purpose* statement, aligned procedural language with the County Comprehensive Plan and obligated the City and County to involve affected Irrigation Districts in the land use planning process.

Finding: The UGBMA has been amended to account for better inter-agency interaction and long range planning.

Conclusion 4.1.4: Complies.

4.1.5. Committed Residential Density (JC ref 2.5). The City has designated land within its URAs to satisfy a regionally agreed to minimum of 6.9 dwelling units per gross acre. Offsets for increasing residential densities within the city limit (in order to reduce URA densities below 6.9) have already been exercised.

Finding: The City has followed through with its commitment to the Greater Bear Creek Valley Regional Plan (GBCVRP) by assigning residential land use designations in conceptual plans that achieve 6.9 units per gross acre.

Conclusion 4.1.5: Complies.

4.1.6. Mixed Use/Pedestrian Friendly Areas (JC ref 2.6). For land within a URA (or within a UGB outside the city limits), each city shall achieve the 2020 Benchmark targets for the number of dwelling units (Alternative Measure No. 5) and employment (Alternative Measure No. 6) in mixed use/pedestrian friendly areas as established in the most recently adopted RTP.

Finding: The Regional Transportation Plan (RTP) lists a 49% mixed-use dwelling unit target and a 44% mixed-use employment target for new development by 2020. The land use categories in the Conceptual Plans are being developed to create walkable/ mixed use neighborhoods that are anchored by activity centers. The conceptual activity centers being proposed are characterized by medium and high density residential land use and employment centers (i.e. School and Mixed-Use/Commercial).

Conclusion 4.1.6: Complies.

4.1.7. Conceptual Transportation Plans. Conceptual Transportation Plans shall be prepared early enough in the planning and development cycle that the identified regionally significant transportation corridors within each of the URAs can be protected as cost-effectively as possible by available strategies and funding. A Conceptual Transportation Plan for a URA or appropriate portion of a URA shall be prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies, and shall be adopted by Jackson County and the respective city prior to or in conjunction with a UGB amendment within that URA.

Finding: The City has adopted conceptual transportation and land use plans in concert with the long range planning it has done within its URAs.

Conclusion 4.1.7: Complies.

4.1.7.1. Transportation Infrastructure. The Conceptual Transportation Plan shall identify a general network of regionally significant arterials under local jurisdiction, transit corridors, bike and pedestrian paths, and associated projects to provide mobility throughout the Region (including intra-city and inter-city, if applicable).

Finding: The regionally significant transportation corridor within CP-1B is the OR 140 Corridor which extends from I-5 Exit 35 to Brownsboro-Eagle Point Road. Additionally, the Interchange Area Management Plan for Exit 35 (IAMP-35) identifies public improvements and projects that have been taken into consideration as part of the CP-1B Conceptual Plan. The Bear Creek Greenway system, which is predominantly pedestrian and bicycle oriented affects part but not all of CP-1B. The Concept Plan acknowledges the proximity of the Bear Creek Greenway system. The plan generally represents an enhanced local street network and access management improvements that are proposed in the OR 140 Corridor Plan and in IAMP-35.

Conclusion 4.1.7.1: Complies.

4.1.8. Conceptual Land Use Plans: A proposal for a UGB Amendment into a designated URA shall include a Conceptual Land Use Plan prepared by the City in collaboration with the Rogue Valley Metropolitan Planning Organization, applicable irrigation districts, Jackson County, and other affected agencies.

Finding: The City has prepared and adopted six Conceptual Plans each of which has been done in collaboration with the County, RVMPO and affected agencies.

Conclusion 4.1.8: Complies.

4.1.8.1. Target Residential Density. The Conceptual Land Use Plan shall provide sufficient information to demonstrate how the residential densities (reflected in the following table) will be met at full build-out of areas added to the UGB.

City	Dwelling Units Per Gross Acre 2010 – 2035		Dwelling Units Per Gross Acre 2036 - 2060	
Central Point	6.9		7.9	

Finding: The City has assigned conceptual land use designations to achieve an average of 6.9 dwelling units per gross acre in each URA that has a residential component.

Conclusion 4.1.8.1: Complies.

4.1.8.2. Land Use Distribution. The Conceptual Land Use Plan shall indicate how it is consistent with the general distribution of land uses in the Regional Plan, especially where a specific set of land uses was part of the rationale for designating land which was determined by the Resource Lands Review Committee to be commercial agricultural land as part of a URA, which applies to the following URAs: CP-1B, CP-1C, CP-4D, CP-6A, CP-2B, MD-4, MD-6, MD-7mid, MD-7n, PH-2, TA-2, TA-4.

Finding: The City has assigned conceptual land use designations to tax lots within URAs CP-1B, CP-2B, CP-3, CP-4D, CP-5 and CP-6. These land use assignments are consistent with the general land use distributions presented in the Regional Plan Element.

Conclusion 4.1.8.2: Complies.

4.1.8.3. Transportation Infrastructure. The Conceptual Land Use Plan shall include the transportation infrastructure required in Section 4.1.7 above.

Finding: The required transportation infrastructure per 4.1.7 is addressed in each of the Concept Plans completed by the City (see Finding 4.1.7).

Conclusion 4.1.8.3: Complies.

4.1.8.4. Mixed Use/Pedestrian Friendly Areas. For land within a URA, each city shall achieve the 2020 Benchmark targets for employment (Alternative Measure No. 6) as established in the most recently adopted RTP.

Finding: The Regional Transportation Plan (RTP) Appendix B, Page 10 lists a 44% mixed-use employment target for new development by 2020. New land use categories in the various Conceptual Plans have been designed and can be adapted to create walkable/mixed use neighborhoods.

Conclusion 4.1.8.4: Complies.

4.1.9. Conditions. The following conditions apply to specific Urban Reserve Areas:

4.1.9.1. CP-1B. Prior to the expansion of the UGB into CP-1B, ODOT, Jackson County and Central Point shall adopt and Interchange Area Management Plan (IAMP) for the Seven Oaks Interchange Area.

Finding: The adopted *CP-1B Concept Plan* is consistent with the Regional Plan Element’s Conceptual Transportation Plan, in that IAMP-35 management strategies have been acknowledged and incorporated. The State, County and City have formally adopted IAMP-35.

Conclusion 4.1.9.1: Complies.

4.1.9.2. CP-4D. Use of CP-4D is predominantly restricted to open space and park land with the exception of an existing one acre home site.

Finding: The adopted *CP-4D Concept Plan* is consistent with the Regional Plan Element’s land use type distribution, which allocates 99% of the gross acreage to open space/parks use. Residential uses have been restricted to the existing one acre home site.

Conclusion 4.1.9.2: Complies.

4.1.9.3. CP-4D. No roadways are to extend North, East, or West from CP-4D.

Finding: Currently there are three public streets that access CP-4D; Dean Creek Road from the north, Boes Avenue from the east, and Old Upton Road from the south. The adopted *CP-4D Concept Plan* does not propose the extension of any roadways from CP-4D.

However, it is proposed that Boes Avenue and/or Old Upton Road may be extended westerly and northerly as necessary to provide access/parking to serve the future open space and recreation uses proposed for CP-4D. The determination of the extent of the extension of these two roads will be subject to more detailed identification and design of the future open space development of CP-4D. Through access shall not be permitted.

Conclusion 4.1.9.3: Complies, no roadways will be extended from CP-4D.

4.1.9.4. CP-6B. Development of the portion of CP-6B designated as employment land is restricted to institutional uses.

4.1.9.5 Central Point URA, Gibbon/Forest Acres. Prior to the expansion of the Central Point Urban Growth Boundary into any Urban Reserve Area, the City and Jackson County shall adopt an agreement (Area of Mutual Planning Concern) for the management of Gibbons/Forest Acres Unincorporated Containment Boundary.

Finding: The City coordinated with Jackson County and entered into an Area of Mutual Planning Concern Agreement prior to a UGB expansion into any of its URAs.

Conclusion 4.1.9.5: Complies

4.1.10. Agricultural Buffering. Participating jurisdictions designating Urban Reserve Areas shall adopt the Regional Agricultural Buffering program in Volume 2, Appendix III into their Comprehensive Plans as part of the adoption of the Regional Plan. The agricultural buffering standards in Volume 2, Appendix III shall be adopted into their land development codes prior to a UGB amendment.

Finding: Agricultural buffering has been shown in the various Conceptual Plans where applicable. There are some instances where buffering will be facilitated by natural stream channels and public rights-of-way. In all cases, during the design/development phase, the City will implement its Agricultural Buffering Ordinance to mitigate potential land use conflicts.

Conclusion 4.1.10: Complies.

4.1.11. Regional Land Preservation Strategies. Participating jurisdictions have the option of implementing the Community Buffer preservation strategies listed in the Regional Plan or other land preservation strategies as they develop.

Finding: Central Point shares common boundaries with the City of Medford on the east and south. The City's zoning code including design and development standards have been used in the past and will continue to be used to maintain Central Point's unique identity. City standards have been an effective Community Buffer preservation strategy.

Conclusion 4.1.11: Complies.

4.1.12. Housing Strategies. Participating jurisdictions shall create regional housing strategies that strongly encourage a range of housing types throughout the region within 5 years of acknowledgement of the RPS Plan.

Finding: The City joined other RPS partners and worked with EcoNorthwest consultants to craft both regional and community specific housing strategies. Central Point took the EcoNorthwest work and used it to revise and adopt a new Housing Element and a corresponding Housing Implementation Plan (HIP) in 2019. The City has already implemented a variety of housing strategies from the HIP.

Conclusion 4.1.12: Complies.

4.1.13. Urban Growth Boundary Amendment. Pursuant to ORS 197.298 and Oregon Administrative Rule 660-021-0060, URAs designated in the Regional Plan are the first priority lands used for a UGB amendment by participating cities.

Finding: The Regional Plan Element includes a provision that requires adoption of a concept plan prior to urban growth boundary expansion into an urban reserve area. Areas that have already come into the UGB or will come into the UGB are part of the urban reserves for which Conceptual Plans have been prepared and therefore comply with the Regional Plan and the priority system of the ORS and OAR.

Conclusion 4.1.13: Complies.

4.1.14. Land Division Restrictions. In addition to the provisions of Oregon Administrative Rule 660-021-0040, the following apply to lots or parcels which are located within a URA until they are annexed into a city:

4.1.14.1-5. Land divisions within a URA should not be in conflict with the land use plans and transportation infrastructure identified in an adopted Conceptual Transportation Plan. However, cities will have to rely on their URMA with the Jackson County to manage land divisions.

Finding: The Concept Plans are prepared in collaboration with Jackson County and the RVMPO. Policies in the City-County URMA and UGBMA ensure continued notification and coordination of infrastructure with proposed land divisions.

Conclusion 4.1.14.4: Complies.

4.1.15. Rural Residential Rule. Until the City of Ashland adopts an Urban Reserve Area, the minimum lot size for properties within 1 mile of the Urban Growth Boundary of Ashland shall continue to be 10 acres.

Finding: This performance indicator does not apply to the City of Central Point.

Conclusion 4.1.15: Complies.

4.1.16. Population Allocation. The County's Population Element shall be updated per statute to be consistent with the gradual implementation of the adopted Plan. If changes occur during an update of the County's Population Element that result in substantially different population allocations for the participating jurisdictions, then the Plan shall be amended.

Finding: The City has participated in and uses the Coordinated Population Forecast for Jackson County. The City adopted a new Population Element in 2019 and the update reflects the forecast for Central Point's Urban Area (city limits and Urban Growth Boundary) published by the Portland State University Population Research Center (PRC) on June 30, 2018. Per ORS 195.033, the City is obligated to utilize the PRC Forecast when updating its Comprehensive Plan or land use regulations which it has. The proposed update is consistent with ORS 195.033 and documents forecast growth over 20-year period 2019-2039.

Conclusion 4.1.16: Complies.

4.1.17. Greater Coordination with the RVMPO. The participating jurisdictions shall collaborate with the Rogue Valley Metropolitan Organization (RVMPO) to:

4.1.17.1. Prepare the Conceptual Transportation Plans identified in Section 4.1.7.

4.1.17.2. Designate and protect the transportation infrastructure required in the Conceptual Transportation Plans identified in Section 4.1.7 to ensure adequate transportation connectivity, multimodal use, and minimize right of way costs.

4.1.17.3. Plan and coordinate the regionally significant transportation strategies critical to the success of the adopted Regional Plan including the development of mechanisms to preserve rights-of-way for the transportation infrastructure identified in the Conceptual Transportation Plans; and

4.1.17.4. Establish a means of providing supplemental transportation funding to mitigate impacts arising from future growth.

Finding: The RVMPO Technical Advisory and Policy Committees determined that the Central Point Conceptual Plans comply with the Regional Plan Part 3- Goals, Policies and Potential Actions. The committee has consistently voted to endorse Central Point URA plans and to support their implementation.

Conclusion 4.1.17: Complies.

4.1.18. Future Coordination with the RVMCOG. The participating jurisdictions shall collaborate with the Rogue Valley Council of Governments on future regional planning that assists the participating jurisdictions in complying with the Regional Plan performance indicators. This includes cooperation in a region-wide conceptual planning process if funding is secured.

Finding: The Concept Plans have been prepared in collaboration with the RVMCOG.

Conclusion 4.1.18: Complies.

4.1.19. EXPO. During the first Coordinated Periodic Review process for the Regional Plan, Jackson County shall consider including the land occupied by the Jackson County Expo to the City of Central Point's Urban Reserve Area.

Finding: This performance indicator is not initiated by the City of Central Point.

Conclusion 4.1.19: Complies.

4.1.20. Agricultural Task Force. The Agricultural Task Force shall develop a program to assess the impacts on the agricultural economy of Jackson County arising from the loss of agricultural land and/or the ability to irrigate agricultural land, which may result from Urban Growth Boundary Amendments. The Agricultural Task Force shall also identify, develop and recommend potential mitigation measures, including financial strategies to offset those impacts. Appropriate mitigation measures shall be applied to Urban Growth Boundary Amendment proposals.

Finding: The City participated in the County's Agricultural Task Force who proposed changes to the County Comprehensive Plan. Each City Concept Plan is consistent with the Regional Plan Element, is consistent with the City-County UGBMA (which directs consultation with affected irrigation districts during UGB planning) and is also consistent with new policies found in Jackson County's Agricultural Lands Element resulting from ATF recommendations.

Conclusion 4.1.20: Complies.

4.1.21. Park Land. For purposes of UGB amendments, the amount and type of park land included shall be consistent with the requirements of OAR 660-024-0040 or the park land need shown in the acknowledged plans.

Finding: Although not required at this time it is worth noting that OAR 660-024-0040 addresses determination of land need necessary to justify expansion of an urban growth boundary. The adopted CP-4D Concept Plan and other adopted Concept Plans that have Park Land components are consistent with the Regional Plan Element land use allocations for parks and open space and they are also consistent with Central Point's adopted Parks and Recreation Element.

Conclusion 4.1.21: Complies.

4.1.22 Buildable Lands Definition.

Finding: The term "buildable lands" as defined in OAR 660-008-0005(2) is used by the City in managing its Buildable Lands Inventory and is the basis for determining future need.

Conclusion 4.1.22: Complies.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE REGIONAL PLAN PROGRESS REPORT, A SELF-EVALUATION MONITORING REPORT ADDRESSING COMPLIANCE WITH REGIONAL PLAN PERFORMANCE INDICATORS FOR THE CITY OF CENTRAL POINT, OREGON

WHEREAS, on August 9, 2012 by Ordinance No. 1964 the City Council adopted the City of Central Point Regional Plan Element; and

WHEREAS, the Regional Plan Element directs that on a regular basis, beginning in 2017 and every 5 years thereafter, all participating jurisdictions shall participate in a regular Regional Plan review process and submit a self-evaluation monitoring report to the County; and

WHEREAS, the City included in its self-assessment 1) a description of Central Point’s activities pertinent to the Regional Plan for the preceding five-year period 2) an analysis as to whether and how well those activities meet each of the performance indicators; and 3) a projection of activities for the next five-year period;

NOW, THEREFORE, THE CITY OF CENTRAL POINT RESOLVES AS FOLLOWS:

Section 1. The City Council approves and adopts the Regional Plan Progress Report for the City of Central Point.

PASSED by the City Council and signed by me in authentication of its passage this 25th day of June, 2020.

Mayor Hank Williams

ATTEST:

City Recorder



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO:	City Council	DEPARTMENT:	City Manager
FROM:	Chris Clayton, City Manager		
MEETING DATE:	June 25, 2020		
SUBJECT:	2040 City of Central Point Strategic Plan		
ACTION REQUIRED:	Information/Direction	RECOMMENDATION:	Not Applicable

BACKGROUND INFORMATION:

As part of the 2019-2021 biennial budget, the Budget Committee and City Council discussed the need for an overarching plan to guide future decision-making as the community and organizational change. This citywide strategic planning effort began in September 2019.

The 2040 Strategic Plan emerged over an 18-month long process through three distinct phases:

1. 2019 Citizen survey was conducted in the first quarter of 2019.
2. The City Executive Team began a series of workshops to provide a strategic framework for the City Council in late summer/early fall 2019.
3. The City Council began a series of public meetings, including a community forum in late 2019.

All of these phases included a robust and ongoing dialog among residents, organized stakeholders, partner organizations, City Staff, and the City Council.

FINANCIAL ANALYSIS:

The total cost to develop the 2040 City of Central Point Strategic Plan was \$31,511.41, which is below the budgeted amount of \$40,000.00.

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

STAFF RECOMMENDATION:

Staff is recommending that the City Council use this informational item as an opportunity to allow additional public input on the 2040 Strategic Plan. In terms of the formal approval process, the Staff is recommending the City's Planning Commission review the document at their July meeting and make a formal adoption recommendation to the City Council. These additional steps will maximize public input/involvement.

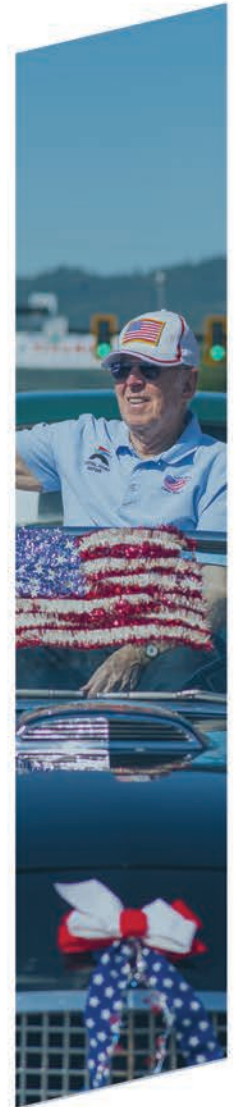
RECOMMENDED MOTION:

No motion is recommended at this time.

ATTACHMENTS:

1. 2040 SP Draft

CITY OF CENTRAL POINT STRATEGIC PLAN 2040



Attachment: 2040 SP Draft (1292 : 2040 City of Central Point Strategic Plan)

Table of Contents

03-06	Central Point Strategic Plan Foreward
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13-14	Strategic Priorities Community Governance
15-16	Strategic Priorities Economically Vibrant

Attachment: 2040 SP Draft (1292 : 2040 City of Central Point Strategic Plan)

CITY OF CENTRAL POINT

Strategic Plan Foreward



Acknowledgments

The 2040 City of Central Point strategic planning process would not have been possible without the input, insights, and contributions of our community.

Dozens of residents, working professionals, elected officials, volunteers, City staff, and nonprofit organizations strive to make our community better every day and enthusiastically answered the call to participate in the strategic planning process through a well-attended community forum, a statistically valid citizen survey, and several informal questionnaires.

As we transition from strategic planning to goal/budget development, and ultimately strategic implementation, it is essential to understand that the City will rely on its partnerships, alliances, and stakeholders to deliver the outcomes identified by City Council in our 2040 strategic plan.

Throughout our entire process, the City of Central Point partnered with Davis Consulting Group to assist with the facilitation of the 2040 City of Central Point strategic plan. Specifically, Megan Davis Lightman was instrumental in bridging the competing interests, opinions and values that are represented in this plan.

Finally, the City of Central Point Council is grateful for everyone's contribution to this critical process.

Introduction

The City of Central Point developed this Strategic Plan to articulate the mission, vision, values, and goals of its residents, businesses, and public agencies to more effectively serve those living-in, working-in, or doing business with the City of Central Point. The strategic plan charts a course for the City in response to an assessment of current conditions and anticipated changes within the City, Jackson County, and the Rogue Valley. The 2040 Strategic Plan was enriched by the perspectives of residents, community leaders, and elected officials.

The City Council's primary goal in preparing this plan was to guide future decision-making as the community grows and changes.

Central Point provides its residents with services protecting health, safety, and welfare, including police services, safe drinking water, and stormwater quality. Additionally, the City offers building and planning services, which helps manage smart growth, and supports a more substantial tax base through economic

development. Other services are not considered essential; however, they target increased quality of life through recreation programs, park facilities, streetscapes, public art, and educational programs.

The Central Point City Council is made of citizens who are elected by residents to make policy decisions. These decisions are usually based on information that is assembled by City staff. The staff is also responsible for implementing the Council's policy direction, measuring progress, and providing feedback to the Council and Community on how well the City is doing reaching its goals and objectives.

How the 2040 Strategic Plan is Organized

We understand that typically, strategic plans are designed for 3, 5, and 10-year timelines. However, the Central Point City Council felt with our last strategic plan spanning 13 years; a 20-year strategic planning horizon was within reach. Moreover, the City Council acknowledged that our past practice has been to use budgetary goals on two-year intervals to achieve short-term goals and objectives while relying on a long-term, overarching strategy to remind the Council, Staff, and Community of our "why."

The 2040 strategic plan contains revisions to our previous mission, vision, and values. Additionally, this document identifies five new strategic priorities, each of which includes a series of goals and strategies. Ultimately, the City Council, City Staff, and Stakeholders placed particular emphasis on identifying strategic priorities, goals, and strategies that would serve the community well over the next two decades. However, during the entire strategic planning process, linking our City's future to our heritage and historical beginnings was at the forefront of our planning efforts.

The 2040 strategic plan is designed to allow the City of Central Point to achieve its best future. However, this is a living document, and the Council will perform periodic reviews and update/revise as necessary to ensure that the plan remains flexible and adaptable to the needs of the City.

How the Council Will Use the 2040 Strategic Plan

For the Council to set priorities, it needs input into what issues are worthy of attention, the nature of those issues, and the City's ability—financially and politically—to adequately address each of them. Moving forward, the City Council will establish budgetary goals on two-year cycles (aligning with the biennial budget) that are derived from the 2040 strategic plan. These budgetary goals will not only include high profile capital projects but will consist of operational oversight targets and the tracking of multi-year projects.

How We Developed this Strategic Plan

As part of the 2019-2021 biennial budget, the Budget Committee and City Council discussed the need for an overarching plan to guide future decision-making as the community and organizational change. This citywide strategic planning effort began in September 2019.

The 2040 Strategic Plan emerged over an 18-month long process through three distinct phases:

1. 2019 Citizen survey was conducted in the first quarter of 2019.

2. The City Executive Team began a series of workshops to provide a strategic framework for the City Council in late summer/early fall 2019.
3. The City Council began a series of public meetings, including a community forum in late 2019.

All of these phases included a robust and ongoing dialog among residents, organized stakeholders, partner organizations, City Staff, and the City Council.

What We Learned During Our Process

The strategic plan started with an assessment of the City’s current strategic plan. What did the City Council, Staff, Stakeholders, and the Public think about what the City currently does well? About possible areas of improvement? About forces that would affect its future performance? This analysis looked at the City’s past performance, current issues, and the internal and external pressures, economic and demographic trends that may affect the City moving forward. A large portion of this analysis relied on the 2019 citizen survey, which included a statistically valid telephone survey and a direct-mailed (utility account) questionnaire.

Overall, the feedback from the 2019 survey was optimistic about the City and the services it provides. More specifically, residents say the City is headed in the right direction and are very satisfied or satisfied with City services overall. A vast majority of residents feel Central Point is exceptionally safe from a public safety standpoint, but understand that issues like mental health, addiction, and homelessness represent challenges. Additionally, City Parks & Open Spaces, Recreation Programs, and City-operated Special Events are all considered as enhancements to the Central Point way of life.

During our analysis of current Central Point conditions, city staff felt two critical exhibits from the 2019 Citizen Survey offer insight into where our focus should remain. In exhibits A & B below, you will see areas of focus favored by Central Point residents in the 2019 Survey.

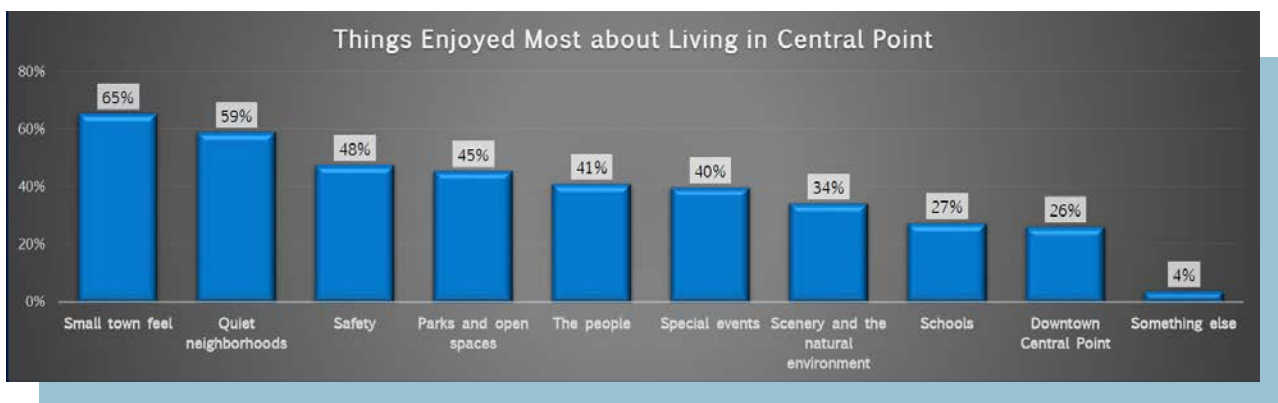


Exhibit A

Attachment: 2040 SP Draft (1292 : 2040 City of Central Point Strategic Plan)

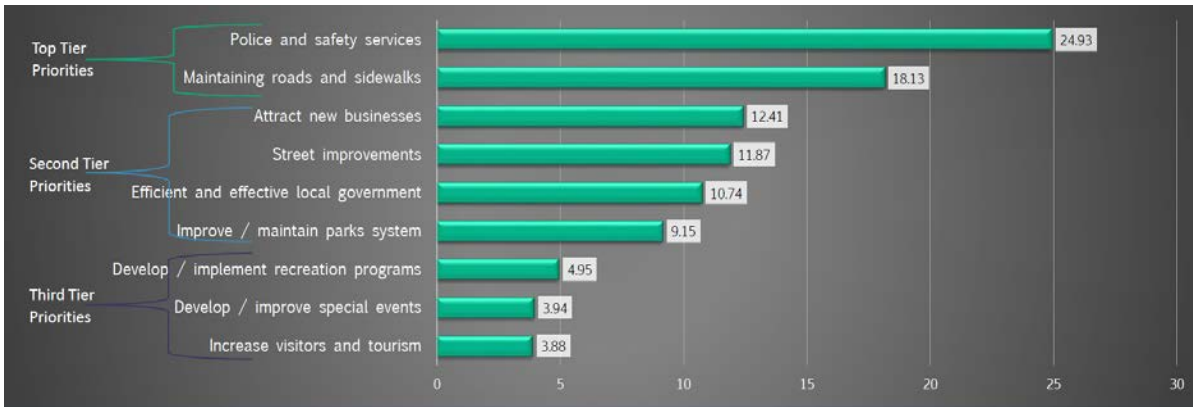


Exhibit B

Ultimately, we also learned what we could do better. Generally speaking, we can always improve communication between the City Council, Departments, Staff, and Citizens. Moreover, improving in all areas of communication will allow us to define City strategic priorities better, articulate budget priorities more clearly to the Public, and to provide a resilient focus for accomplishing all of our priorities.

As we prepare to execute on this 20-year plan, we look forward to the continued opportunity to strengthen our relationships with our community partners.

“However beautiful the strategy, you should occasionally look at the results.” –Sir Winston Churchill



CENTRAL POINT STRATEGIC PLAN

2040



Vision

"Central Point is a safe, family-friendly, livable community that cultivates its small-town feel by managing growth and inspiring meaningful connections between people and places."



Mission

"Creating a family-friendly community that provides a better experience for those living, working and doing business in Central Point."



Values

Accountability, Community, Excellence, Heritage, Public Safety, Resilience, Service.

Value Definitions:

ACCOUNTABILITY

We value the ability to hold ourselves responsible for mistakes, apply what we have learned, and move forward in a positive direction.



HERITAGE

We value a simultaneous ability to preserve and invent our culture—that is, to conserve our city's unique history and heritage while developing new expressions for current times.

COMMUNITY

We value a clean and attractive city that inspires meaningful connections to people and places.



PUBLIC SAFETY

We value a professional service-oriented public safety policy that provides a sense of safety/well-being in the city.

EXCELLENCE

We value a consistently superior performance that surpasses requirements and expectations.



RESILIENCE

We value the city's ability to anticipate, prepare for, respond, and adapt to incremental change and sudden (economic or market) disruptions in order to endure and prosper.

SERVICE

We strive to provide the highest level of service possible in the most efficient and responsible manner.

Attachment: 2040 SP Draft (1292 : 2040 City of Central Point Strategic Plan)

STRATEGIC PRIORITIES

Community Investment



Public and private investments in Central Point include physical (i.e., new buildings, streets, waterlines, businesses, parks, etc.); social (e.g., programs and services that support people: families, youth, retirees, etc.); and economic (i.e., programs and facilities that foster new growth and development necessary to fuel the local economy and provide jobs for residents).



GOAL 1 - Build a strong city that is fiscally sustainable and provides enhanced services and small-town nuance.

STRATEGY 1 - Partner with Urban Renewal to develop objective criteria to prioritize incentives and investments for planning and infrastructure projects that maximize value to the community in terms of cost-benefit, providing a connection between the east and west sides of town, and providing an urban form that is walkable, attractive and resilient to change.

STRATEGY 2 - Seek and pursue grant opportunities to close fiscal gaps in projects that plan, design, and/or implement projects related to development or redevelopment of lands within the Urban Growth Boundary.

STRATEGY 3 - Partner with telecom and utility companies to offset infrastructure costs.

STRATEGY 4 - Maintain existing public safety services levels as the community continues to expand and promote a community policing program.

STRATEGY 5 - Expand the Pine Street/Downtown Streetscape Improvements.



GOAL 2 - Be a place city filled with happy, healthy people who are thriving.

STRATEGY 1 - Develop and maintain positive partnerships with public and private entities and the community to understand community needs, and leverage resources to develop and deliver opportunities for personal, professional, and/or vocational development. (Recreation Programs, Maker Space, Artisan Corridor, Volunteerism, Community Events, etc.) (Nurturing individuals skills and personal growth is an essential element to Central Point's renaissance. While this is an organic process that must be desired by individuals in the population, the City can make investments that consider and further the goal of providing an environment that is supportive of this objective.)

STRATEGY 2 - Through the land development codes and process, foster the creation of "healthy neighborhoods" that provide safe, connected, and comfortable amenities for residents of all ages and abilities to walk, cycle, play, and access community destinations. (Active lifestyles that include people of all abilities are foundational to health and wellbeing).

STRATEGY 3 – Develop and implement an economic development program/toolkit to attract more family-wage jobs to Central Point. (Idea that if needs are met, people are more likely to be happy and make time for leisure, volunteerism, and social interaction.)

STRATEGY 4 – Explore partnerships and opportunities to develop and implement urban agriculture projects within the Urban Growth Boundary. (Happy people eat well and know where food comes from).

STRATEGY 5 – Plan, design, build, and maintain a comprehensive system of sustainable facilities, trails, and park spaces, setting the highest standards to provide attractive places people will use and enjoy. Acquire additional lands for active and passive recreation use based on current deficiencies and public demands created by increasing population or the environmental and recreational significance of the area.

STRATEGY 6 – Facilitate a professional symposium to give residents and businesses access to high-quality speakers at little or no cost. Speakers such as Steven Covey or Jon Gordon

STRATEGY 7 – Maintain parks and facilities at the highest possible levels to encourage a sense of community pride and ownership.

STRATEGY 8 – Maintain support for a victim advocate position in our Police Department.



GOAL 3 - Provide opportunities for youth education, recreation, and support. (Kids are the future. Happy, well-adjusted kids are the canary in the coal mine for true community/family wellbeing).

STRATEGY 1 – Communicate regularly with SD6 regarding partnership opportunities to further excellent K-12 education in Central Point. Promote, encourage and financially support ongoing 4H and FFA programs

STRATEGY 2 – Continue to support, develop, and expand the CPPD’s School Resource Officer (SRO) program, including new and improved curriculum offerings. Providing positive/inspirational adult role-models in our schools is critical to developing productive, knowledgeable, and community-oriented youth.

STRATEGY 3 – Provide opportunities for social connection. Identify underrepresented groups and help them participate and feel connected. Increase engagement in physically active recreation, and enjoyment of parks and trails to foster active, healthy lifestyles. Reduce barriers for accessing programs, services, places, spaces, and information.

STRATEGY 4 – Expanding on existing recreation programming to reach a broader and more diverse audience, including older adults, people with varied abilities, and teens. Research successful recreation programs to ensure that we are offering activities that will best meet the current and future needs of our citizens.

STRATEGY 5 – Develop more indoor Winter activities utilizing existing public spaces in addition to building and use of a new Central Point Community Center.

STRATEGY 6 – Establish a development dialogue between SD6’s facilities planning committee, the City’s Community Development, and Public Works Departments, to anticipate and address projected growth demands.

**GOAL 4** - Manage growth to provide places that are timeless and loved by the community.

STRATEGY 1 – Engage the community in placemaking charrettes to learn what characterizes places that are distinctly Central Point and desirable as growth occurs in the Urban Growth Boundary.

STRATEGY 2 – Amend the community’s land use and development codes to adopt standards that reflect the community’s preferences for how new growth areas will look, feel, and function. (As the City grows in response to market demand, this supports the creation of urban form and architectural character that is community-driven rather than developer-driven).

STRATEGY 3 – Provide a professional land development review process that is efficient, collaborative, and solution-oriented. (Attract increasingly higher quality developers/developments).

STRATEGY 4 – Develop a toolkit of incentives to leverage in exchange for more desirable community places that provide public amenities associated with needed housing, employment, and other services, including but not limited to: public plazas, open space, parks, affordable housing, value-added design to attract professional office and other uses that provide more living-wage jobs).

STRATEGY 5 – When developing new parks or updating features of our older parks, involve the community in these planning efforts so that these facilities meet the needs of our citizens. Each park should reflect the individual character of the neighborhood in which they reside. Continually reevaluate the needs of our community in terms of parks and facilities.

**GOAL 5** - Plan, design, and construct “state of the art” infrastructure in all areas and systems.

STRATEGY 1 – Continually update infrastructure plans.

STRATEGY 2 – Provide regular financial analysis on utility enterprise funds so infrastructure can be adequately maintained, restored, upgraded, and expanded.

STRATEGY 3 – Aggressively seek to capitalize on partnerships with Jackson County, the City of Medford, and the Oregon Department of Transportation to eliminate infrastructure deficiencies and build for the future.

STRATEGY 4 – Plan, design, and construct new public safety facilities (Police Station and East Side Substation) to meet the evolving needs of the community.

STRATEGY 5 – Continually invest in technology infrastructure that maximizes our efficiency and productivity.

**GOAL 6** - Meet the housing needs of Central Point residents and businesses

STRATEGY 1 – Rely on the findings, policies, and implementation of the City’s Comprehensive Plan Population, Housing, and Economic Elements

STRATEGY 2 – Collaborate on projects with agencies who specialize in providing affordable housing

STRATEGY 3 – Pursue grant and/or Urban Renewal assistance in making housing affordable and accessible to residents.

STRATEGIC PRIORITIES

Community Engagement



Quality communication between government and its citizens and the business community is essential to proactive and responsive governance.

GOAL 1 - Build strong relationships between government and its citizens.

STRATEGY 1 – Regularly survey the needs and preferences of Central Point residents.

STRATEGY 2 – Utilize practical communication approaches to reach and engage as many community members as possible. Adapt approaches as preferences in the community change.

STRATEGY 3 – Communicate, collaborate, and partner with other governmental agencies, public and private enterprises to pool and/or leverage resources to achieve optimal outcomes for the community.

STRATEGY 4 – Develop ‘second-generation’ employees who share the current management philosophy of inter-government/inter-agency cooperation.

STRATEGY 5 – Maintain a safe community that is known for its compassionate outreach to citizens. Develop strategies to work with vulnerable populations compassionately.

STRATEGY 6 – Leverage community partnerships to increase public safety staffing, reduce crime rates per capita, and enhance community relations with the city.

GOAL 2 - Promote community and city government through volunteerism.

STRATEGY 1 – Offer internships for youth through partnerships with local businesses, governments, and schools.

STRATEGY 2 – Promote volunteer opportunities regularly. Maintain a database of volunteers and their interests to further this objective.

STRATEGY 3 – Partner with the Chamber of Commerce to continue events like “Denim and Diamonds” to celebrate local accomplishments and recognize volunteer efforts throughout the community.

STRATEGY 4 – Continue to embrace volunteerism through the Central Point Police VIPs Program.

STRATEGY 5 – Expand existing park and recreation volunteer programs to increase involvement in recreation programs, special events, and park maintenance. Work with School District 6 and other organizations to provide enhanced community service opportunities for our youth to be directly involved in park and recreation projects. Examine the potential of developing a citizen “adopt a park” program.

- ✓ **GOAL 3** - Keep the community informed about growth and what officials are doing to manage it.

STRATEGY 1 – Regularly post-growth statistics, planning boundary adjustments, public works project information on-line, and in newsletters.

STRATEGY 2 – Invite residents and businesses to participate in city planning processes.

STRATEGIC PRIORITIES

Community Culture



Culture is defined in the dictionary as the customs, arts, social institutions, and achievements of a particular social group or people, in this case, the Central Point Community.

- ✓ **GOAL 1** - Celebrate Central Point's unique identity and way of life through community events (public or privately sponsored), such as the 4th of July Parade, Community Christmas, Battle of the Bones, Battle of the Food Trucks, Made in Southern Oregon, the Cheese Festival, and include Expo events such as the Wild Rogue Pro Rodeo.

STRATEGY 1 – Continue to provide high-quality events that are historically recognized in the City of Central Point. When considering the addition of new events, staff and council should be thoughtful of existing partnerships, and prioritize quality over quantity.

STRATEGY 2 – Community events should be planned to enhance the family-friendly, safe, and small-town quality of life that is valued in Central Point. These events should also celebrate the unique cultural elements of our community.

STRATEGY 3 – Event programming should target a truly generational and varied audience that provides a welcoming atmosphere to all segments of the Central Point population.

- ✓ **GOAL 2** - Create opportunities for all segments of the population to enjoy Central Point places and events.

STRATEGY 1 – Plan events to accommodate and welcome people of all socio-economic status and ability levels. (In other words, disabilities and hardship should not prevent our citizens from enjoying these events. All are welcome.)

STRATEGY 2 – Plan new and renovated park designs with forethought for accommodating all populations and needs. Be on the leading edge of parks and recreation inclusion! (All kids should have access to City parks regardless of disabilities whether seen or unseen).

STRATEGY 3 – Beginning with the city council and staff, Central Point should pride itself on civility in all of our public debates. Differences of opinion are welcome, but disagreement should never be a reason to treat others with disdain.

STRATEGY 4 – Ensure equitable access to safe and attractive parks and facilities that meet community needs. Offer high-quality recreation programs to all age groups, varied interests, and neighborhoods.

STRATEGY 5 – Continue to police the “Central Point Way” (approachable, reliable, dedicated to service, committed to excellence, friendly/small town).

STRATEGY 6 – Create and support public art that celebrates our community. Continue to collaborate with local businesses and schools to develop public art projects such as the mosaic project. Showcase local artists whenever possible. Use art to celebrate community diversity and multiculturalism.

 **GOAL 3** - Develop urban agriculture opportunities to connect farm to market in Central Point.


STRATEGY 1 – Maintain and enhance the viability of the artisan corridor through strategic investments, economic development programs, partnerships, and other tools to promote and leverage this unique cultural amenity to the community—Home of the World’s Best Cheese Makers!

STRATEGY 2 – Provide opportunities for the development of a local seasonal farmer’s market. Celebrate local wineries and other artisan products such as chocolate,

STRATEGIC PRIORITIES

Responsible Governance



 **GOAL 1** - Maintain a strong financial position that balances the need for adequate service levels and capital requirements against the affordability that is desired by our citizens.

STRATEGY 1 – Continually update the city’s long-term financial plan/strategy.

STRATEGY 2 – Work with partner agencies and stakeholders to eliminate redundancy and maximize efficiency in all areas.

STRATEGY 3 – Solicit support from partner agencies in our effort to maintain a robust financial position.

 **GOAL 2** - Invite Public Trust

STRATEGY 1 – Be a trusted source of factual information.

STRATEGY 2 – Protect our customers/citizen s’ information in a responsible and legal manner.

STRATEGY 3 – Celebrate our successes and admit our mistakes.

STRATEGY 4 – Report biennially on the status/results of the 2040 strategic plan. Biennial reporting will provide an avenue for the city to “follow-up” when and where appropriate.

STRATEGY 5 – Communicate effectively and transparently with the public.



GOAL 3 - Strengthen our organization by investing in our human capital.

STRATEGY 1 – Training employees well enough so they can leave, treat them well enough so that they will stay.

STRATEGY 2 – Continue to invest in a tuition reimbursement program that offers personal and professional growth for our employees. (Expand the program to encourage courses to be taken at Rogue Community College and Southern Oregon University).

STRATEGY 3 – Promote higher levels of educational attainment throughout the entire organization by offering incentives and professional encouragement.



GOAL 3A - Hire and retain quality employees who are skilled, solution-oriented and people minded

STRATEGY 1 – Establish a competitive compensation (salary and benefits) package.

STRATEGY 2 – Evaluate applicants carefully based upon skill set, including technical and culturally complementary skills.

STRATEGY 3 – Recruit employees who we are familiar with from their valuable contributions to other regional cities or agencies.

STRATEGY 4 – Implement a comprehensive Leadership Development Program.

STRATEGY 5 – Maintain and seek appropriate accreditations for our Police Department, which demonstrate our professionalism and integrity.



GOAL 4 - Encourage and support the selection of seasoned policymakers for elected office.

STRATEGY 1 – Recommend Councilmember selection from established city commissions and committees (i.e., Planning and Parks Commissions, Citizens Advisory and Budget Committees).



GOAL 5 - Continue to develop and foster the city’s community policing program.

STRATEGY 1 – Build relationships with the community through interactions with local agencies, stakeholders, and members of the public, creating partnerships and programs for reducing crime and disorder.



STRATEGIC PRIORITIES



Economically Vibrant

✓ **GOAL 1** - Manage growth to provide a timely and orderly provision of facilities and services to serve existing and new development.

✓ **GOAL 2** - Build upon past success to further the purpose of promoting downtown revitalization and renewal.

STRATEGY 1 – Expand the Central Business District improvements east to 10th Street and on Front Street (Highway 99) through Urban Renewal.

STRATEGY 2 – Invest in Façade Improvements through the Urban Renewal Façade Improvement Grant Program that results in physical improvements to buildings in the downtown that will create lasting value for the community in terms of both physical appearance and tax increment benefit while offsetting cost for the business owner. Priority should be given to projects that generate more significant public benefit and/or reflect the historic character of the Central Business District.

STRATEGY 3 – Partner with the Chamber of Commerce and the local business community to promote Central Point businesses. (Buy Local, Live Local Campaign)

STRATEGY 4 – Promote destination business development through partnerships with the Chamber of Commerce and the local business community.

✓ **GOAL 3** - Connect the east and west sides of Central Point to provide a sense of community cohesion despite the physical barrier imposed by Interstate 5.

STRATEGY 1 – Expand the Urban Renewal District to include CP-3 and Beebe Farms property.

STRATEGY 2 – Through Urban Renewal master plan east side development north of East Pine Street, including newly added lands in CP-3 and Beebe Farms. The subject properties should be considered a Gateway to the Eastside TOD, the Jackson County EXPO, and the UGB.

STRATEGY 3 – Plan, design and construct bicycle, pedestrian and aesthetic improvements to the Pine Street Overpass in cooperation with ODOT.

STRATEGY 4 – Plan and construct transit stops for the new ‘City Circulator’ in cooperation with the Rogue Valley Transportation District (RVTD).

✓ **GOAL 4** - Attract unique and quality businesses to the City of Central Point.

STRATEGY 1 – Develop an Economic Development toolkit to incentive quality development and business investment.

STRATEGY 2 – Implement an Economic Development program in Central Point where the City is a partner and leader in managing growth that aligns with the community’s preferred vision for its future.

STRATEGY 3 – Work with partners and stakeholders to develop a City of Central Point marketing campaign.

STRATEGY 4 – Promote workforce and affordable housing necessary to meet the needs of current and future residents through user-friendly, reasonable regulations, efficient land development review process, and incentive programs that provide partial or full tax abatements, SDC payment deferral and/or credits or waivers, public/private partnerships, etc. (refer to Community Investment Goal 6)

✓ **GOAL 5** - Support business development and entrepreneurship.

STRATEGY 1 – Update home occupation regulations to support home-based business growth by allowing one employee that is not related to or living at the home.

STRATEGY 2 – Promote the development of flex space to support small business incubation and transition of successful home-based business to brick and mortar locations.

STRATEGY 3 – Promote innovation and trades by eliminating barriers in development codes.

✓ **GOAL 6** - Seek opportunities to invest in local agricultural business and development.

STRATEGY 1 – Research and analyze programs developed by other communities that capitalize/maximize on local agricultural investment.

