



# CITY OF CENTRAL POINT

*Oregon*

## City Council Meeting Agenda Thursday, September 8, 2022

Next Res(1720) Ord (2090)

- 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 August 25, 2022 City Council Minutes**
- B. 2022 City Surplus Vehicles

- VI. **ITEMS REMOVED FROM CONSENT AGENDA**

- VII. **ORDINANCES, AND RESOLUTIONS**

- A. Resolution No. \_\_\_\_\_, Authorizing Night Work for the Oregon Department of Transportation to Complete the Scenic and Highway 99 Signal Project for up to Ten Nights (Samitore)
- B. Resolution No. \_\_\_\_\_, Declaring The City Council's Intent To Annex Lands Located On City-Owned Properties Within The Bear Creek Greenway Fire Area Master Plan Area, Which Includes 372w11a-TI 102 And 28100, And 272w12b-TI501, 600, 699; And, 372w12c-301 And Replacing Resolution No. 1695 (Holtey)
- C. Resolution No. \_\_\_\_\_, Consenting to the Assignment of the Rogue Disposal and Recycling, Inc. Franchise Agreement, Specifically, the Transfer of Stock of Franchisee's Parent Rogue Waster Inc. to a Subsidiary of Waste Connections (Dreyer)

- VIII. **BUSINESS**

- A. Appointment of Citizens Advisory Committee Member (Casey)
- B. Community Center Financial Strategy (Clayton)

**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

**IX. MAYOR'S REPORT**

**X. CITY MANAGER'S REPORT**

**XI. COUNCIL REPORTS**

**XII. DEPARTMENT REPORTS**

**XIII. 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.

**XIV. 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](mailto: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, August 25, 2022

### I. REGULAR MEETING CALLED TO ORDER

The meeting was called to order at 7:00 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	Excused	
Rob Hernandez	At Large	Remote	
Michael Parsons	At Large	Present	

Staff members present: City Manager Chris Clayton; City Attorney Sydnee Dreyer; Finance Director Steve Weber; Police Captain Scott Logue; Parks and Public Works Director Matt Samitore; Planning Director Stephanie Holtey; Human Resource Director Elizabeth Simas; and City Recorder Deanna Casey.

### IV. PUBLIC COMMENTS - None

### V. CONSENT AGENDA

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Melody Thueson, Ward III
<b>SECONDER:</b>	Michael Parsons, At Large
<b>AYES:</b>	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

- A. Approval of August 11, 2022 City Council Minutes
- B. OLCC Application - Mazatlan Grill
- C. OLCC Application - Purple Parrot

### VI. PUBLIC HEARING

- A. Resolution No. \_\_\_\_\_, A Resolution to Annex 55.24 Acres Located on Property Identified by the Jackson County Assessor's Map AS 37S2W02D Tax Lot 2001, 37S2W11A Tax Lots 102 AND 28100, 37S2W12B Tax Lots 502 and 505; and 37S2W12C Tax Lots 301 and 805. Applicant: City of Central Point

Planning Director Stephanie Holtey explained the proposed resolution for the annexation of property recently transferred to the City of Central Point. The

subject properties were impacted by the wildfire in 2019. These properties are a part of the Fire Area Master Plan that will guide development as a park incorporating wildfire mitigation and habitat restoration plans. In order to fund and construct the improvements, it is necessary that these properties be annexed into the city limits.

However there have been substantial changes to the property description and staff is requesting a motion to withdraw the application and begin the process again with the correct property description. She provided a power point presentation explaining the issue with several properties in the city limits that we do not have data on when they were annexed. There are still several questions regarding the property along the greenway as to who owns them and if they are already annexed into the City.

We will bring back a resolution of intent when we get the corrections. We will then advertise for a new public hearing after we have worked with the surveyor on the property line.

<b>RESULT:</b>	<b>WITHDRAWN</b>
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- B. **Motion to:** Kelley Johnson moved to withdraw the annexation request for Bear Creek Greenway properties (File No. ANNEX-22001) and cancel the public hearing due to a substantial change per CPMC 17.05.600(D)(4)(d)(ii).

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kelley Johnson, Ward II
<b>SECONDER:</b>	Neil Olsen, Ward I
<b>AYES:</b>	Williams, Olsen, Johnson, Thueson, Hernandez, Parsons
<b>EXCUSED:</b>	Tanea Browning

## VII. BUSINESS

### A. Discussion of Little League Construction Update

City Consultants Andrew Taylor and Jeff Ballard presented an update to the current design plans, including the schedule on Phase 1 of the construction. Phase 1 will consist of a new waterline, sewer extension, and power upgrades. He explained the process for soil and how they plan to prevent the fields from flooding.

Mr. Clayton stated that the new design is approved by the Little League Board. We are expecting an increase in cost because of inflation. There are different options that will be presented as we get closer to construction. Some items like the parking lot can be postponed until a later date.

Parks and Public Works Director Matt Samitore stated that the Parks and Recreation Commission will be holding an open house regarding the fields to see who is interested in different aspects of the project.

<b>RESULT:</b>	<b>FOR DISCUSSION ONLY</b>
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### B. Dennis Richardson Memorial - Plaque Review

Parks Planner Dave Jacobs presented the plaque for the Dennis Richardson Memorial. There is a revision to the photo that was provided in the Council Packet. The family felt that the second photo was a better likeness. The language for the plaque was reviewed by the family and those who knew him best.

They hope to install the plaque in order to be ready for Veterans Day in November using some of the donation money they have received.

**Kelley Johnson made a motion to approve the language on the plaque and the second photo option for the Dennis Richardson Plaque.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Kelley Johnson, Ward II
<b>SECONDER:</b>	Neil Olsen, Ward I
<b>AYES:</b>	Williams, Olsen, Johnson, Thueson, Hernandez, Parsons
<b>EXCUSED:</b>	Taneea Browning

**C. Ballot Measure 114 - Information**

Captain Scott Logue explained the overview of Measure 114 and what will be required of the City if it passes in November. He provided a power point presentation with highlights as it pertains to the City of Central Point Police Department. He explained the things that would be required of the City that we do not have a process in place for. There are financial impacts to the city and the budget. It will cost the city money to implement a process and hire or train staff to complete the background checks and issue the permits.

Mr. Clayton stated that the measure is not clear that every city would be conducting the same back ground checks and making the same decisions. Some cities may be more strict than others causing issues.

There was discussion that once the process is put in place it should be less time consuming for staff. Renewals shouldn't take as much time as initial investigations. We are unsure if cities can contract these services out or if they would be required to be done in house. It would be nice if we could contract with the County as they already have a program and process.

Some Council Members feel this is over reach because we already have background checks being done when a gun is purchased. This would just be another unnecessary step.

<b>RESULT:</b>	<b>FOR DISCUSSION ONLY</b>
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**VIII. MAYOR'S REPORT**

Mayor Williams reported that he spoke with the Chief Allison about the D.A.R.E. Cruise. He suggested moving it to the spring to avoid heat and smoke issues.

**IX. CITY MANAGER'S REPORT**

City Manager Chris Clayton reported that:

Minutes Acceptance: Minutes of Aug 25, 2022 7:00 PM (CONSENT AGENDA)

- He will be sending the financial statements in his update tomorrow.
- We are currently making facility improvements including the Police Department Lobby and replacing carpet in most of the upstairs public areas.
- Mayor Williams, Stephanie Holtey and himself will be interviewing candidates to fill a vacancy on the CAC.
- The gazebo on the Greenway is coming along nicely.
- There was a homeless camp along the creek. It has been cleaned up on the property the city owns. The city has offered to help the Expo clean up blackberry bushes behind the expo along the creek to help reduce fire hazards.
- There may be changes in the terms of the navigation center and the rogue retreat.
- There will be an Executive Session tonight under ORS 192.660(f) to consider information or records that are exempt from public inspection.

#### **X. COUNCIL REPORTS**

Council Member Kelley Johnson reported that she attended the RVCOG meeting.

Council Member Neil Olsen reported that he attended the Bear Creek Greenway listening session.

Council Member Melody Thueson reported that a Crater High School student will be attending Council meetings and reporting the School District news.

Council Member Michael Parsons attended the CAC meeting and the RVSS meeting.

Council Member Rob Hernandez reported that he attended the Airport Advisory meeting.

#### **XI. DEPARTMENT REPORTS**

Parks and Public Works Director Matt Samitore reported that we are finishing up projects around town. The 10th Street project is almost done by Jewett. Mae Richardson paving is done. We will no longer allow on street parking during school hours to allow for the drop off and pick up lane. He updated on the School district progress on their projects.

Planning Director Stephanie Holtey reported that they have entered into a contract for local wetlands inventory and wild fire adaptive community regarding state land use programs. We are in the comment period for the new state rules.

Captain Scott Logue reported that Detective Abbot has been promoted to Lieutenant. Robert Mannenbach will be promoted to Detective. We will be identifying the next school resource officer (SRO) next.

**XII. EXECUTIVE SESSION - ORS 192.660(f) to consider information or records that are exempt from public inspection**

City Attorney Sydnee Dreyer stated that the Council will adjourn into executive session. No action will be taken after the Executive Session and the regular meeting will adjourned.

**Mike Parsons moved to adjourn into Executive Session under ORS 192.660(f) to consider information or records that are exempt from public inspection.** Kelly Johnson seconded. All said aye and the meeting was adjourned to Executive Session at 8:28 p.m.

**XIII. ADJOURNMENT**

No further action was taken and the meeting was adjourned at 9:38 pm.

The foregoing minutes of the August 25, 2022, Council meeting were approved by the City Council at its meeting of \_\_\_\_\_, 2022.

Dated: \_\_\_\_\_  
Mayor Hank Williams

ATTEST:  
  
\_\_\_\_\_  
City Recorder

Minutes Acceptance: Minutes of Aug 25, 2022 7:00 PM (CONSENT AGENDA)



## City of Central Point Staff Report to Council

### ISSUE SUMMARY

<b>TO:</b>	City Council	<b>DEPARTMENT:</b>	Public Works
<b>FROM:</b>	Matt Samitore, Parks and Public Works Director		
<b>MEETING DATE:</b>	September 8, 2022		
<b>SUBJECT:</b>	2022 City Surplus Vehicles		
<b>ACTION REQUIRED:</b>	Motion	<b>RECOMMENDATION:</b>	Approval

#### BACKGROUND INFORMATION:

The City Public Works Department would like to surplus a number of vehicles. Per our policy, we first met with the School District to determine whether the District is interested in purchasing any of the surplus vehicles. The District has indicated it would like to purchase the vehicles listed below. The remaining vehicles would become surplus as identified below.

##### School District

3231 New Holland UTV 450 2-cylinder (2013) - \$500  
 3230 New Holland UTV 450 2-cylinder (2013) - \$500  
 3024 F-250 Tommy Lift (2008) – 34,879 mi.: KBB \$16,963  
 1018 Ford Escape (2007) – 38,345 mi.: KBB \$5,500

##### Surplus

1013 Toyota Highlander (2012) - 65,804 mi.: KBB \$15,220  
 1012 Toyota Highlander (2012) - 46,646 mi.: KBB \$16,275  
 1014 Toyota Highlander (2012) - 75,830 mi.: KBB \$14,692  
 3013 Transit Connect (2015) - 24,802 mi.: KBB \$26,410  
 1017 Ford Escape (2010) – 80,652 mi., KBB \$7795

#### FINANCIAL ANALYSIS:

N/A

#### LEGAL ANALYSIS:

N/A



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**COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

N/A

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**STAFF RECOMMENDATION:**

Staff recommends approval of the 2022 City Surplus Vehicles.

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**RECOMMENDED MOTION:**

I move to approve the 2022 City Surplus Vehicle list.

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## 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:** September 8, 2022

**SUBJECT:** Resolution No. \_\_\_\_\_, Authorizing Night Work for the Oregon Department of Transportation to Complete the Scenic and Highway 99 Signal Project for up to Ten Nights

**ACTION REQUIRED:** Motion **RECOMMENDATION:** Approval

#### BACKGROUND INFORMATION:

The Oregon Department of Transportation(ODOT), in collaboration with the City, will complete a new signal and road diet at the intersection of Highway 99 and Scenic Avenue. The project is scheduled to start construction in late fall/early winter, and the work is anticipated to take 6 to 9 months to complete.

ODOT requests that their contractor have up to 10 nights to complete work at the intersection. They are asking this because they need to keep the intersection open during school sessions. The flexibility will allow the project to remain within a relatively short construction timeframe.

The City has granted other night work for other projects, including the downtown paving and the Twin Creeks rail crossing.

Staff suggests that the contractor notify all residents within 1000 feet of the intersection at least one week before each shutdown.

#### FINANCIAL ANALYSIS:

Not Applicable

#### LEGAL ANALYSIS:

Not Applicable

#### COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Strategic Plan Priority – Responsible Governance

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Goal 2 – Invite Public Trust

STRATEGY 5 – Communicate effectively and transparently with the public.

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**STAFF RECOMMENDATION:**

Staff recommends approval of the night work.

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**RECOMMENDED MOTION:**

I move to approve Resolution\_\_\_allowing the Oregon Department of Transportation and their approved contractor the ability to perform up to ten nights of nightwork for the Highway 99 and Scenic Rail Crossing and Signal Project.

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**ATTACHMENTS:**

1. resol\_nightpaving

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING NIGHTWORK FOR THE OREGON DEPARTMENT OF TRANSPORTATION TO COMPLETE THE SCENIC AND HIGHWAY 99 SIGNAL PROJECT FOR UP TO 10 NIGHTS.

RECITALS:

A. WHEREAS, the Oregon Department of Transportation received a Grant to put in a signal and road diet at Highway 99 and Scenic AveNUE.

B. WHEREAS, the City is contributing 1.1 million as a match for the Grant.

C. WHEREAS, the work will be done during the winter and spring of 2023.

D. WHEREAS, the Department of Transportation anticipates needing night work to complete the project in a timely fashion.

**The City of Central Point resolves as follows:**

**Section 1.** The City Council hereby allows the Oregon Department of Transportation and its elected low bidder to have up to ten nights of night work to complete the project.

**Section 2.** The contractor shall notify the residents within 1000 feet of the intersection about the night work at least one week ahead of each such scheduled nightwork.

**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 \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

\_\_\_\_\_  
City Recorder

1 - Resolution No. \_\_\_\_\_ 9/8/2022 Council meeting)

Attachment: resol\_nightpaving [Revision 1] (1585 : Scenic Avenue Night Work)



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

### **ISSUE SUMMARY**

<b>TO:</b>	City Council	<b>DEPARTMENT:</b>	Community Development
<b>FROM:</b>	Stephanie Holtey, Planning Director		
<b>MEETING DATE:</b>	September 8, 2022		
<b>SUBJECT:</b>	Resolution No. _____, Declaring The City Council's Intent To Annex Lands Located On City-Owned Properties Within The Bear Creek Greenway Fire Area Master Plan Area, Which Includes 372w11a-TI 102 And 28100, And 272w12b-TI501, 600, 699; And, 372w12c-301 And Replacing Resolution No. 1695		
<b>ACTION REQUIRED:</b>	Resolution	<b>RECOMMENDATION:</b>	Approval

#### **BACKGROUND INFORMATION:**

On January 13, 2022 the City Council approved a Resolution of Intent (Resolution No. 1695) to annex city-owned properties along the Bear Creek Greenway for the purpose of wildfire mitigation through parks and recreation development. Since that time the City became aware of changes to the proposed annexation boundaries due to previous annexations and the omission of a property not previously identified (37S2W12B-TL 805). At the August 25, 2022, City Council meeting, the City Council unanimously voted to withdraw the application to consider the Bear Creek Greenway Annexation request (File No. ANNEX-22001) as necessary for the City's surveyor to update the proposed annexation legal description and map of survey. To initiate a new application based on the boundary changes, staff has prepared a new resolution which will replace Resolution No. 1695 for Council's consideration at the September 8, 2022 meeting (Attachment 1).

#### **FINANCIAL ANALYSIS:**

The estimated professional survey cost associated with the Bear Creek Greenway Annexation request is \$5,000 and is being paid for by the Bear Creek Greenway Maintenance Fund in the Parks & Public Works Department budget. Due to the city-wide benefits associated with the wildfire mitigation actions that will occur as a result of annexation, the City Council previously agreed to waive the Planning application fee required per CPMC 1.20.060. All other costs are in-kind contribution of staff time to process the application, as well as publication and mailing costs to be paid out of the Advertising/Legal Notices fund for the Community Development/Planning budget.

#### **LEGAL ANALYSIS:**

In accordance with Oregon Revised Statute (ORS) 222.111(1-2), the City may annex land that is within the Urban Growth Boundary (UGB) and is contiguous to the city limits or separated

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from it only by a public right-of-way, stream or other waterbody. The annexation may be initiated by the City Council by its own motion or by a petition by owners of real property within the area to be annexed. In this case, the City Council is considering a Resolution of Intent initiating the application on the Council's own motion. The proceedings will commence when Planning staff receives written consent to annex for the property currently owned by the City of Medford, the legal description and map of survey. Staff anticipates the first public hearing for the annexation request will be scheduled for either the September 25<sup>th</sup> or October 13<sup>th</sup> City Council meeting.

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### **COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

The intent to annex city-owned lands within the Bear Creek Greenway is directly tied to strategic Plan goals and strategies related to Responsible Governance and Community Investment as follows:

**Responsible Governance, Goal 6** is to "Prepare as a resilient city with the capabilities required across the whole community to prevent, protect against, mitigate, respond to and recover from the threats and hazards that pose the greatest risk."

Comment: The proposed annexation aims to mitigate wildfire risk through standardized maintenance of vegetation and development of active and passive recreation areas in lieu of overgrown noxious weeds that fuel fire and obscure behaviors conducive to fire.

**Community Investment, Goal 2, Strategy 5** is to "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. (Be mindful of the budget and plan trail locations.)"

Comment: Initiating the annexation proceedings for all of the current and future city-owned lands within the Bear Creek Greenway Fire Area Master Plan implements this strategy directly. This is achieved by providing sustainable active and passive recreation amenities while reducing wildfire risk and protecting environmentally significant riparian and wetland areas along Bear and Elk Creeks.

In addition to the above goals and strategies, it is worth noting that the proposed annexation and subsequent planning and development efforts for the Greenway protect the City's existing investments, our economy and the culture we enjoy. Wildfire threatened all of these in September 2019.

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### **STAFF RECOMMENDATION:**

Approve Resolution to initiate annexation of the current and future city-owned properties within the Bear Creek Fire Area Master Plan area.

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### **RECOMMENDED MOTION:**

I move to approve Resolution No. \_\_\_\_\_, declaring the City Council's Intent to annex lands located on City-owned properties within the Bear Creek Greenway Fire Area Master Plan Area, which includes 372W11A- TL102 and 28100, and 272W12B- TL501, 600, 699; and, 372W12C- TL 301 and replacing Resolution No. 1695

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**ATTACHMENTS:**

1. Revised Resolution No 1695

## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION DECLARING THE CITY COUNCIL'S INTENT TO ANNEX LANDS LOCATED ON CITY-OWNED PROPERTIES WITHIN THE BEAR CREEK GREENWAY FIRE AREA MASTER PLAN AREA, WHICH INCLUDES 372W11A-TL 102 and 28100, and 272W12B-TL501, 600, 699; AND, 372W12C-301 AND REPLACING RESOLUTION NO. 1695

## RECITALS:

A. ORS 222.111 provides that a legislative body, by its own motion, may initiate proceedings to annex that is contiguous to the city limits or is separated by only public right-of-way, a stream other body of water when the annexation is approved in the manner provided in the City Charter or by ORS 222.111 to 222.180;

B. On January 13, 2022, Council adopted Resolution No. 1695 declaring the City's intent to annex land on City owned properties within the Bear Creek Greenway Fire Area Master Plan. Recently, staff discovered that due to inaccuracies or missing information in historic annexation records, certain properties included in Resolution No. 1695 had already been annexed, and/or additional land which was presumed within City limits still required annexation. As a result, it became necessary to replace Resolution No. 1695 with an updated intent to annex which contains updated legal descriptions;

C. The properties being considered for future annexation within the subject Resolution are within the Central Point Urban Growth Boundary, are contiguous to the city limits and are all owned by the City of Central Point except for 37S2W12B, Tax Lot 501. This property is owned by the City of Medford and is in the process of being transferred to ownership by the City of Central Point;

D. The areas under consideration for future annexation are subject to wildfire hazards, which can be mitigated through standardized maintenance and future urban park and recreation development; and,

E. The City of Central Point City Council deems that the public necessity and convenience and general welfare requires such an annexation to facilitate those wildfire mitigation actions.

The City of Central Point resolves:

**Section 1.** It is the intention of the City Council to annex land within the Urban Growth Boundary along the Bear Creek Greenway into the City of Central Point as illustrated in Exhibit "A", which is attached hereto by reference and incorporated herein.

**Section 2.** Upon adoption of this Resolution, former Resolution No. 1695 is hereby superseded and replaced and of no further force or effect.

**Section 3.** The Council directs the City Manager to pursue annexation of said properties in accordance with Oregon Revised Statute 222.111 and 222.125, Annexation by consent of all landowners and majority of electors, when the properties are owned by the City of Central Point or written consent is received to annex land not owned by the City of Central Point.



Passed by the Council and signed by me in authentication of its passage this 8th day of September, 2022

\_\_\_\_\_  
Mayor Hank Williams

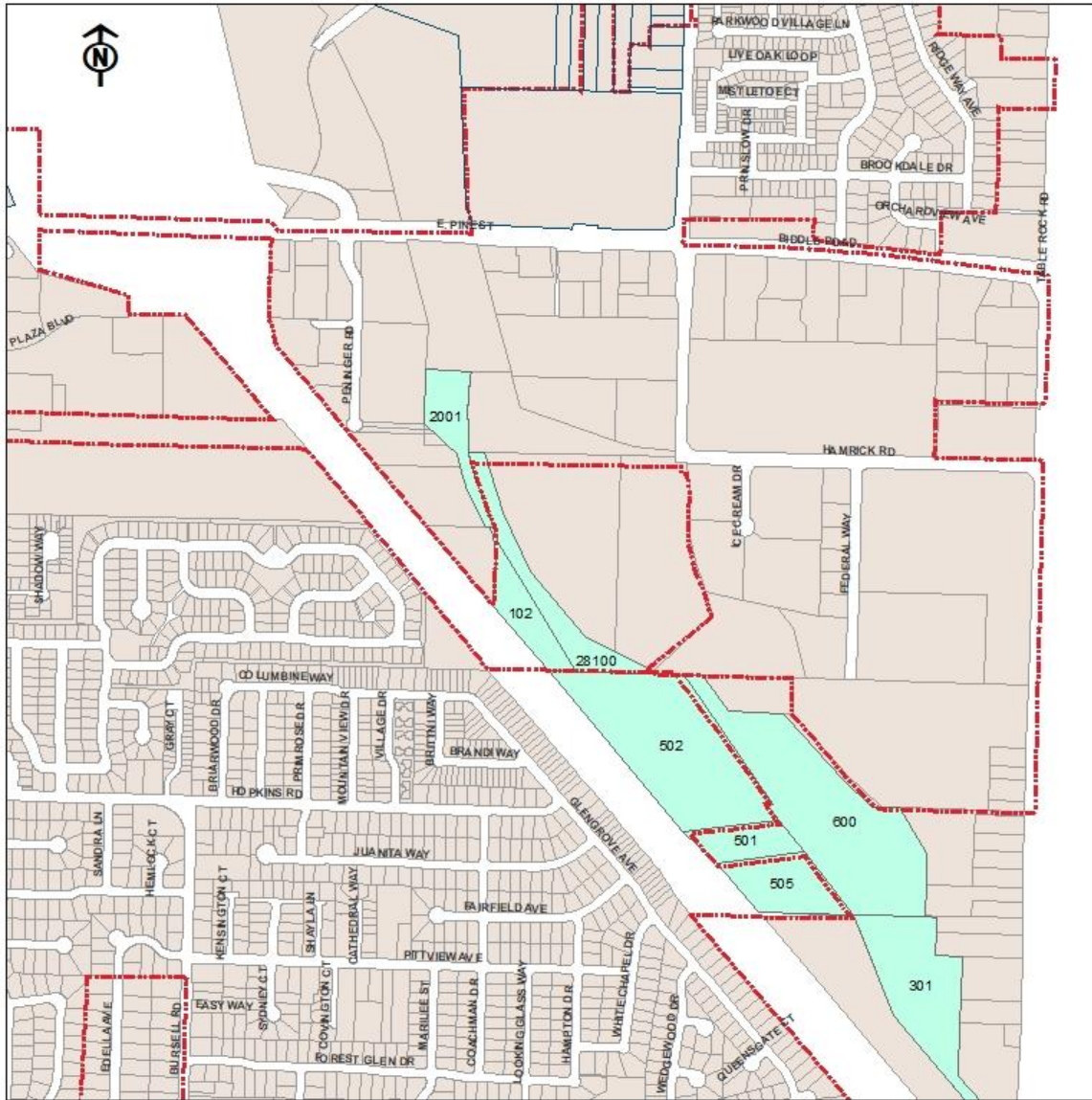
ATTEST:

\_\_\_\_\_  
City Recorder

Attachment: Revised Resolution No 1695 [Revision 1] (1588 : Bear Creek Greenway Annexation Revised Resolution of Intent)

Pg. 2 Ordinance No. \_\_\_\_\_ ( \_\_/\_\_/\_\_ )

EXHIBIT "A"



Legend

 Bear Creek Greenway Master Plan Properties

0 145 290 580 Feet



### Bear Creek Greenway Annexation

Intent to Annex Location Map

Annexation will include land within Fire Area Master Plan that are verified to not be in the City Limits. Note: Final Annexation may include all or a portion of the identified properties.

Attachment: Revised Resolution No 1695 [Revision 1] (1588 : Bear Creek Greenway Annexation Revised Resolution of Intent)



## City of Central Point Staff Report to Council

### ISSUE SUMMARY

<b>TO:</b>	City Council	<b>DEPARTMENT:</b>
		City Attorney
<b>FROM:</b>	Sydnee Dreyer, City Attorney	
<b>MEETING DATE:</b>	September 8, 2022	
<b>SUBJECT:</b>	Resolution No. _____, Consenting to the Assignment of the Rogue Disposal and Recycling, Inc. Franchise Agreement, Specifically, the Transfer of Stock of Franchisee's Parent Rogue Waster Inc. to a Subsidiary of Waste Connections	
<b>ACTION REQUIRED:</b>		<b>RECOMMENDATION:</b>
Motion Resolution		Approval

#### BACKGROUND INFORMATION:

Council is requested to consider a resolution consenting to assignment of the Rogue Disposal and Recycling, Inc. Franchise Agreement, specifically the transfer of stock of franchisee's parent company, Rogue Waste, Inc. to a subsidiary of Waste Connections (NSE: WCN).

On July 18, 1996, the City of Central Point entered into a franchise agreement with Rogue Disposal and Recycling, Inc., which has subsequently been amended periodically to modify the annual rate adjustment.

#### FINANCIAL ANALYSIS:

None.

#### LEGAL ANALYSIS:

The franchise agreement between the City of Central Point and Rogue Disposal and Recycling, Inc. (RDR) states that the City must provide consent if there are certain changes in ownership, including:

any reorganization, consolidation, merger recapitalization, stock issuance or re-issuance, voting trust, pooling agreement, escrow, liquidation or other transaction to which Contractor or any of its shareholders is a party which results in a change of ownership or control of fifty percent (50%) or more of the value or voting rights in the stock of Contractor[.]

(Emphasis added). RDR provided notice to the City that its parent company, Rogue Waste Inc. (RWI) will be selling RWI's stock to a subsidiary of Waste Connections (NYSE: WCN). RDR's own stock is not changing hands—its stock will still be owned by RWI—but the change in

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ownership of RWI may be characterized as a change in control of RDR. As such, staff believes that the City's consent is required for the franchise agreement to continue in operation after this transaction.

Under these circumstances. Staff is supportive of providing consent. WCN's annual reports since 2005 are publicly available at <https://investors.wasteconnections.com/annual-reports>. WCN intends on continuing to use local accounting, billing, customer service, maintenance, safety, and all operational functions, and primarily will retain existing employees. The company that actually serves as franchisee, RDR, is continuing on, just with an indirect change to its corporate ownership.

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**COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

None

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**STAFF RECOMMENDATION:**

Approve the Resolution as presented.

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**RECOMMENDED MOTION:**

I move to approve Resolution No. \_\_\_\_\_, a Resolution consenting to the assignment of the Rogue Disposal and Recycling, Inc. Franchise Agreement, specifically, the transfer of stock of franchisee's parent Rogue Waste, Inc. to a subsidiary of Waste Connections.

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**ATTACHMENTS:**

1. RESOLUTION Transfer of Stock\_Rogue Waste Inc\_

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION CONSENTING TO THE ASSIGNMENT OF THE ROGUE DISPOSAL AND RECYCLING, INC. FRANCHISE AGREEMENT, SPECIFICALLY, THE TRANSFER OF STOCK OF FRANCHISEE’S PARENT ROGUE WASTE, INC. TO A SUBSIDIARY OF WASTE CONNECTIONS

WHEREAS, on July 18, 1996, the City of Central Point entered into a franchise agreement with Rogue Disposal and Recycling, Inc., and subsequent amendments have been made to the franchise agreement;

WHEREAS, the franchise agreement between the City of Central Point and Rogue Disposal and Recycling, Inc. (RDR) states that the City must provide consent if there are certain changes in ownership, including “other transaction to which Contractor or any of its shareholders is a party which results in a change of ownership or control of fifty percent (50%) or more of the value or voting rights in the stock of Contractor”;

WHEREAS, RDR provided notice to the City that its parent company, Rogue Waste Inc. (RWI) will be selling RWI’s stock to a subsidiary of Waste Connections (NYSE: WCN), and the change in ownership of RWI may be characterized as a change in control of RDR;

WHEREAS, Waste Connections (WCN) intends on continuing to use local accounting, billing, customer service, maintenance, safety, and all operational functions, and primarily will retain existing employees;

WHEREAS, transfer will occur on or before October 1, 2022 and consent must be determined prior to that date; now, therefore,

THE CITY OF CENTRAL POINT RESOLVES:

**Section 1.** City Council consents to the assignment of the Rogue Disposal and Recycling, Inc. (RDR) franchise agreement, specifically, the transfer of stock of franchisee’s parent Rogue Waste, Inc. to a subsidiary of Waste Connections (NYSE: WCN).

**Section 2.** Section 2. This Resolution shall become effective immediately upon its passage by the Council and approval by the Mayor.

PASSED by the Council and signed by me in authentication of its passage this 8<sup>th</sup> day of September, 2022.

\_\_\_\_\_  
Mayor Hank Williams

Resolution No. \_\_\_\_\_; Council Meeting (9/8/2022)

Attachment: RESOLUTION Transfer of Stock\_Rogue Waste Inc\_ (1590 : Resolution Acknowledging the Transfer of ownership for Rogue

Attest:

\_\_\_\_\_  
City Recorder

Resolution No. \_\_\_\_\_; Council Meeting (9/8/2022)

Attachment: RESOLUTION Transfer of Stock\_Rogue Waste Inc\_ (1590 : Resolution Acknowledging the Transfer of ownership for Rogue



## City of Central Point Staff Report to Council

### ISSUE SUMMARY

**TO:** City Council **DEPARTMENT:** Administration

**FROM:** Deanna Casey, City Recorder

**MEETING DATE:** September 8, 2022

**SUBJECT:** Appointment of Citizens Advisory Committee Member

**ACTION REQUIRED:** Motion **RECOMMENDATION:** Approval

Mayor Williams, City Manager Chris Clayton, and Planning Director Stephanie Holtey interviewed two applicants for the Citizens Advisory Committee on Tuesday August 30, 2022.

- Royce Chambers, Buck Point St.
- Mitchel Price, Aurora Lane

After interviewing both candidates Mayor Williams will make a recommendation at the September 8, 2022 Council Meeting.

**RECOMMENDED MOTION:**

I move to appoint \_\_\_\_\_ to the Citizens Advisory Committee.

**ATTACHMENTS:**

1. CAC Application - Price\_Redacted
2. CAC Application - Chambers\_Redacted

City of Central Point, Oregon  
140 S 3rd Street, Central Point, OR 97502  
541.664.3321 Fax 541.664.6384  
www.centralpointoregon.gov



Administration Department  
Chris Clayton, City Manager  
Deanna Casey, City Recorder  
Elizabeth Simas, Human Resource Director

**APPLICATION FOR APPOINTMENT TO  
CITY OF CENTRAL POINT COMMITTEE**

Name: **Mitchel Price** Date: **4/21/2022**  
Address: **[REDACTED] Aurora Ln Central Point, Or. 97502**  
Home Phone: **N/A** Business Phone: **N/A** Cell Phone: **[REDACTED]**  
Fax: **[REDACTED]** E-mail: **[REDACTED]@gmail.com**  
Are you a registered voter with the State of Oregon? Yes **X** No  
Are you a city resident? Yes **X** No If Yes, How long: **6 years**

Which committee(s) would you like to be appointed to: *(Please make sure the dates below work with your schedule before applying. Council and Planning Commission members are required to file an Annual Statement of Economic Interest to the State of Oregon.)*

**Meeting Dates (All meeting dates are subject to change or additions, times vary for each committee):**

- Budget Committee: Meetings vary in April Bi-Annually
- Citizens Advisory Committee: 2<sup>nd</sup> Tuesday of quarterly
- Planning Commission: 1<sup>st</sup> Tuesday of each month
- Parks and Recreation Committee/Foundation: Meeting dates vary

Employment, professional, and volunteer background:

CFO Price Ventures, CP school district Bond committee, KU academy volunteer, Extreme response International

Community affiliations and activities:

Small business owner/manager

Previous City appointments, offices, or activities:

N/A

Attachment: CAC Application - Price\_Redacted (1584 : CAC Appointment)



Central Point Committee Application  
Page 2

To provide additional background for the Mayor and City Council, please answer the following questions.

1. Please explain why you are interested in the appointment and what you would offer to the community.

My family and I relocated from South America and chose CP because of schools and small town. I would offer fresh eyes from having lived in other parts of the world.

2. Please describe what you believe are the major concerns of the City residents and businesses that this committee should be concerned about.

Crime, Traffic, Schools, unfettered growth and quality of life.

3. Please provide any additional information or comments which you believe will assist the City Council in considering your application.

I believe a community must try and have an identity which can be used in city projects, business development and overall day to day dealings with each other. What is CP's ?

4. Do you anticipate that any conflicts of interest will arise if you are appointed; and if so, how would you handle them?

No

*Please feel free to use additional sheet if you have more information to help the Council make a final decision.*

My signature affirms that the information in this application is true to the best of my knowledge. I understand that misrepresentation and/or omission of facts are cause for removal from any council, advisory committee, board or commission I may be appointed to. All information/documentation related to service for this position is subject to public record disclosure.

Signature:



Date: 4/21/2022

Attachment: CAC Application - Price\_Redacted (1584 : CAC Appointment)

City of Central Point, Oregon  
140 S 3rd Street, Central Point, OR 97502  
541.664.3321 Fax 541.664.6384  
[www.centralpointoregon.gov](http://www.centralpointoregon.gov)



Administration Department  
Chris Clayton, City Manager  
Deanna Casey, City Recorder  
Elizabeth Simas, Human Resource Director

**APPLICATION FOR APPOINTMENT TO  
CITY OF CENTRAL POINT COMMITTEE**

Name: Royce Chambers Date: 8-2-2022

Address: [Redacted] Buck Point St.

Home Phone: [Redacted] Business Phone: [Redacted] Cell Phone: [Redacted]

Fax: [Redacted] E-mail: [Redacted].com

Are you a registered voter with the State of Oregon? Yes  No

Are you a city resident? Yes  No  If Yes, How long: 3 years

Which committee(s) would you like to be appointed to: *(Please make sure the dates below work with your schedule before applying. Council and Planning Commission members are required to file an Annual Statement of Economic Interest to the State of Oregon.)*

**Meeting Dates (All meeting dates are subject to change or additions, times vary for each committee):**

- Budget Committee: Meetings vary in April Bi-Annually
- Citizens Advisory Committee: 2<sup>nd</sup> Tuesday of quarterly
- Planning Commission: 1<sup>st</sup> Tuesday of each month
- Parks and Recreation Committee/Foundation: Meeting dates vary

**Employment, professional, and volunteer background:**

Retired from San Jose Fire Department.  
Royce Chambers Realty in Central Point at present.

**Community affiliations and activities:**

Historic Jackson Business Association for seven years in Jackson, California.

**Previous City appointments, offices, or activities:**

I ran for County Board of Supervisors in 2011 and lost by 125 votes in Alameda County California.

Attachment: CAC Application - Chambers\_Redacted (1584 : CAC Appointment)

Central Point Committee Application  
Page 2

To provide additional background for the Mayor and City Council, please answer the following questions.

1. Please explain why you are interested in the appointment and what you would offer to the community.

Before moving to Central Point, my wife (Gloria) and I were coming to Central Point, monthly, starting on April 3, 2010. In any city where I have lived I have always participated in bettering it in some way.

2. Please describe what you believe are the major concerns of the City residents and businesses that this committee should be concerned about.

Affordable Housing.

Draw businesses to Central Point that will enhance the City.

3. Please provide any additional information or comments which you believe will assist the City Council in considering your application. I had a General Contractors license in CA for several years.

I have a CA Real Estate license  
I was a member of The Board of Directors for a HOA in Sunnyvale CA for seven years

I am now on the Board of Directors for Jackson Oaks Neighborhood Association.

4. Do you anticipate that any conflicts of interest will arise if you are appointed; and if so, how would you handle them?

I do not anticipate any conflict of interest.

**Please feel free to use additional sheet if you have more information to help the Council make a final decision.**

My signature affirms that the information in this application is true to the best of my knowledge. I understand that misrepresentation and/or omission of facts are cause for removal from any council, advisory committee, board or commission I may be appointed to. All information/documentation related to service for this position is subject to public record disclosure.

Signature: \_\_\_\_\_

Date: 8-2-2022

Attachment: CAC Application - Chambers\_Redacted (1584 : CAC Appointment)



## City of Central Point Staff Report to Council

### ISSUE SUMMARY

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<b>TO:</b>	City Council	<b>DEPARTMENT:</b>	City Manager
<b>FROM:</b>	Chris Clayton, City Manager		
<b>MEETING DATE:</b>	September 8, 2022		
<b>SUBJECT:</b>	Community Center Financial Strategy		
<b>ACTION REQUIRED:</b>	Information/Direction	<b>RECOMMENDATION:</b>	None Forwarded

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#### BACKGROUND INFORMATION:

*Note: The financial projections included in this strategy memo/staff report are based on cost estimates associated with a variety of design concepts for the Central Point Community Center. These concepts and costs are subject to change based on policy set by the Central Point City Council. To that end, it is likely that future modification of these designs will occur to meet the City's current financial constraints.*

In late 2021, the City of Central Point and Jackson County entered into a partnership to conceptually evaluate the possibility of a "joint" community center (City) and evacuation center (Jackson County) to be located near the Jackson County Expo.

Although Central Point had previously conducted conceptual design work on a centrally located community center (near Central Point Elementary), the possibility of a larger facility—including increased recreational opportunities—and the economies of scale that could be leveraged from a partnership with the Jackson County, made the partnership concept well worth evaluating.

In the months since deciding to explore the partnership concept, Staff from the City, Jackson County, and Expo have worked with Ogden, Roemer, and Wilkerson (ORW)

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Architecture on developing a concept that would meet the needs of all agencies. This process has evolved from developing a concept based on stakeholder "wants" to stakeholder "needs." Largely driven by construction costs that have been recently exposed to hyperinflation (both domestically and globally), the stakeholders have been forced to create a concept within reasonable financial parameters while still meeting the needs of our citizens and business models.

The conceptual design has transitioned from a 140,000 square foot facility to less than 100,000 square feet to eliminate unrealistic project costs. However, the proposed facility maintains six full-size basketball courts, the minimum for hosting tournaments.

Moreover, the facility would include recreational classroom space, outdoor recreation opportunities, and office space for our Parks & Recreation Staff. On the Jackson County side, features include a larger commercial kitchen for feeding evacuees during an emergency, shower facilities, and the previously mentioned gymnasium space, which would be used as an emergency shelter.

In early July 2022, The Central Point City Council considered all three conceptual options developed during our collaborative process with Jackson County (conceptual options included as attachments to this staff report). The City Council's preferred option was option 2, which is a reduced version of the overall Center, reducing the eating areas, classrooms, and gathering areas. The overall roof structure is the same, but gyms seven and eight are uncovered. This option provides additional savings on the overall cost. The overall cost if the option 2 scenario is agreed upon is 54 to 55 Million dollars with a cost split of 25-27%. The estimated City's portion would be \$13,500,00 - \$14,850,000.

## **ADDITIONAL BACKGROUND**

Currently, Jackson County is working with Moss Adams and Associates (Jackson County's Contract Municipal Auditor) to determine if American Rescue Plan Act (ARPA) funds can be used on the joint facility concept. More specifically, the County's contribution to this project could be nearly 40 million dollars, and given the significance of this amount, Jackson County is performing its due diligence to ensure that its contribution would comply with U.S. Department of Treasury rules and guidelines.

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If Jackson County determines American Rescue Plan Act (ARPA) funds are eligible for appropriation on the joint-facility project/concept, then it is likely that the City and County will pursue conceptual option 2 because of the economies of scale, as described above. However, if the County is unable to proceed, City staff would recommend returning to our original location and proceeding with our original concept or developing a phase 1 community center concept estimated in the 6-8 million dollar range.

In the 2019-2021 City of Central Point Budget, the City was preparing for our upcoming community center project, which was planned for the city-owned property immediately east of Central Point Elementary/School District 6 Administrative Offices. However, the emergence of COVID-19 delayed our plans to pursue the 10-12 million dollar stand-alone facility (original "stand-alone" concept included as an attachment to this staff report). The delay was a product of financial strategy by City of Central Point Administration, which felt the economic uncertainties created to the COVID-19 pandemic should be fully understood before proceeding with a capital project of this magnitude.

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### **FINANCIAL ANALYSIS:**

As described above, the City's estimated contribution to the joint facility (option 2) is estimated at 13-15 million. In the 2019-2021 budget, city staff included a budget message statement regarding the Community Center project. More specifically, we estimated the project would require 8-10 million in public financing and a \$3.00 increase to the Parks Maintenance fee for operational costs (the 2019 community center project was estimated at 10-12 million). Additionally, the City budgeted one million in reserve funds to eliminate all debt service in the City's general fund. Historically, the general fund had managed five to six hundred thousand in debt service annually, and eliminating all debt provided the financial capacity to "tackle" the community center project.

Although our 2019-2021 budget strategy was based on the best available information, the past three years have seen significant shifts in our conceptual project, economic

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conditions, and emerging budget challenges. Given these changes, the Staff is offering updated financial strategies to fund the community center as a joint, stand-alone, and phased facility.

## **JOINT FACILITY OPTION 2**

Assuming a City Contribution of 15 million, the recommended financial strategy would include the following:

1. In 2024 the Central Point Urban Renewal District would issue debt and "buy-down" or assume 4 million of the total community center project cost.
2. The City of Central Point would issue 11 million in debt based on the full faith and credit of the City's general fund. Annual debt service over 20 years (4.5% municipal interest rate) is estimated at \$840,000 annually.
3. Staff would recommend a park maintenance fee increase from the current level of \$1.85 per month to \$7.50. This increase would generate approximately \$565,000 per year in additional revenue that could be used for capital debt service and the cost of operations.
4. After eliminating previous debt, the remaining debt service obligations would be met with the new "capacity" provided in the general fund.

As mentioned previously, this scenario requires a significant park maintenance fee increase, costing the average Central Point utility account holder \$67.80 per year. However, with inflation and new budgetary challenges consuming some of our general fund debt capacity, increasing revenue would allow us to meet community center debt obligations and cover operational costs for the new community center and little league baseball complex. Although costly, citizens would recognize the significant value and enhanced quality of life from the proposed projects.

## **JOINT FACILITY OPTION 2 – LEASEBACK**

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Jackson County would be responsible for all initial capital construction costs if this scenario were chosen. However, the City would be obligated to enter a lease agreement to "leaseback" our estimated portion of an agreed-upon period.

Assuming a City Contribution of 15 million, the recommended financial strategy would include the following:

1. In 2024 the Central Point Urban Renewal District would issue debt and "buy-down" or assume 4 million of the total community center project cost.
2. The City of Central Point would enter a leaseback agreement for a period of 30 years. Annual lease payments over 30 years (5.0% municipal interest rate) is estimated at \$709,000 annually.
3. Staff would recommend a park maintenance fee increase from the current level of \$1.85 per month to \$6.50. This increase would generate approximately \$465,000 per year in additional revenue that could be used for leaseback payments and the cost of operations.
4. After eliminating previous debt, the remaining lease payment obligations would be met with the new "capacity" provided in the general fund.

As mentioned previously, this scenario requires a significant park maintenance fee increase, costing the average Central Point utility account holder \$55.80 per year. However, with inflation and new budgetary challenges consuming some of our general fund debt capacity, increasing revenue would allow us to meet community center debt obligations and cover operational costs for the new community center and little league baseball complex. Although costly, citizens would recognize the significant value and enhanced quality of life from the proposed projects.

*Note: in the leaseback scenario, the City would not own a portion of the community center property when the lease concluded after a 30-year period. Once concluded, a new lease could be negotiated, or the City could proceed in a different direction.*

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## STAND-ALONE FACILITY (ORIGINAL)

Assuming a City Contribution of 12 million (the high end of the previous estimate), the recommended financial strategy would include the following:

1. In 2024 the Central Point Urban Renewal District would issue debt and "buy-down" or assume 4 million of the total community center project cost.
2. The City of Central Point would issue 8 million in debt based on the full faith and credit of the City's general fund. Annual debt service over 20 years (4.5% municipal interest rate) is estimated at \$612,000 annually.
3. Staff would recommend a park maintenance fee increase from the current level of \$1.85 per month to \$6.00. This increase would generate approximately \$415,000 per year in additional revenue that could be used for capital debt service and the cost of operations.
4. After eliminating previous debt, the remaining debt service obligations would be met with the new "capacity" provided in the general fund.

Again, this scenario requires a significant park maintenance fee increase, costing the average Central Point utility account holder \$49.80 per year. However, with inflation and new budgetary challenges consuming some of our general fund debt capacity, increasing revenue would allow us to meet community center debt obligations and cover operational costs for the new community center and little league baseball complex.

## PHASED FACILITY

Assuming a City Contribution of 8 million, the recommended financial strategy would include the following:

1. In 2024 the Central Point Urban Renewal District would issue debt and "buy-down" or assume 4 million of the total community center project cost.
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2. The City of Central Point would issue 4 million in debt based on the full faith and credit of the City's general fund. Annual debt service over 20 years (4.5% municipal interest rate) is estimated at \$306,000 annually.
  3. Staff would recommend a park maintenance fee increase from the current level of \$1.85 per month to \$5.00. This increase would generate approximately \$315,000 per year in additional revenue that could be used for capital debt service and the cost of operations.
  4. After eliminating previous debt, the remaining debt service obligations would be met with the new "capacity" provided in the general fund.

This scenario requires a more modest park maintenance fee increase, costing the average Central Point utility account holder \$37.80 per year. However, with inflation and new budgetary challenges consuming some of our general fund debt capacity, increasing revenue would still be required to meet community center debt obligations and cover operational costs for the new community center and little league baseball complex.

In each scenario, 250K-300K is identified for recreational facilities' operational costs, with the remaining revenue being dedicated to facility debt service (community center only). The additional revenue beyond the projected operational costs would reduce the amount of debt service absorbed by the general fund to less than the 600k (per year) that was created by our previously mentioned debt elimination program.

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**LEGAL ANALYSIS:**

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**COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:**

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

City of Central Point 2040 Strategic Plan

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## 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 2 - Be a city filled with happy, healthy people who are thriving.

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).

GOAL 4 - Manage growth to provide places that are timeless and loved by the community.

GOAL 5 - Plan, design, and construct modern and efficient infrastructure in all areas and systems.

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### **STAFF RECOMMENDATION:**

Staff is recommending the City Council review, consider and discuss the included financial strategy scenarios/information prior to City Staff beginning preparation for the 2023-2025 City of Central Point Budget.

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### **RECOMMENDED MOTION:**

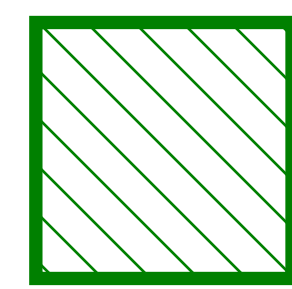
No motion recommended at this time.

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### **ATTACHMENTS:**

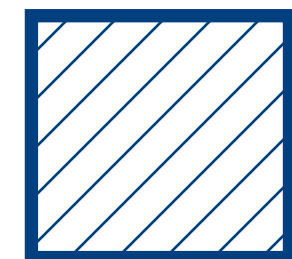
1. JC Community Center - Floor Plan - Option 2 - Divisions between JC & CP flattened - 20220530
2. Community Center Original Site
3. Community Center Original Floor

**EXCLUDING COVERED AREA**



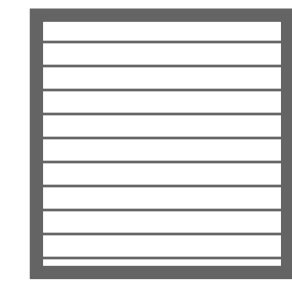
**JACKSON COUNTY**  
58,630 SF

**JACKSON COUNTY**  
58,630 SF + 16,965 SF (1/2 SHARED SPACE TOTAL) = **75,595 SF**  
**72.8% TOTAL BUILDING SIZE**



**CENTRAL POINT**  
11,300 SF

**CENTRAL POINT**  
11,300 SF + 16,965 SF (1/2 SHARED SPACE TOTAL) = **28,265 SF**  
**27.2% TOTAL BUILDING SIZE**



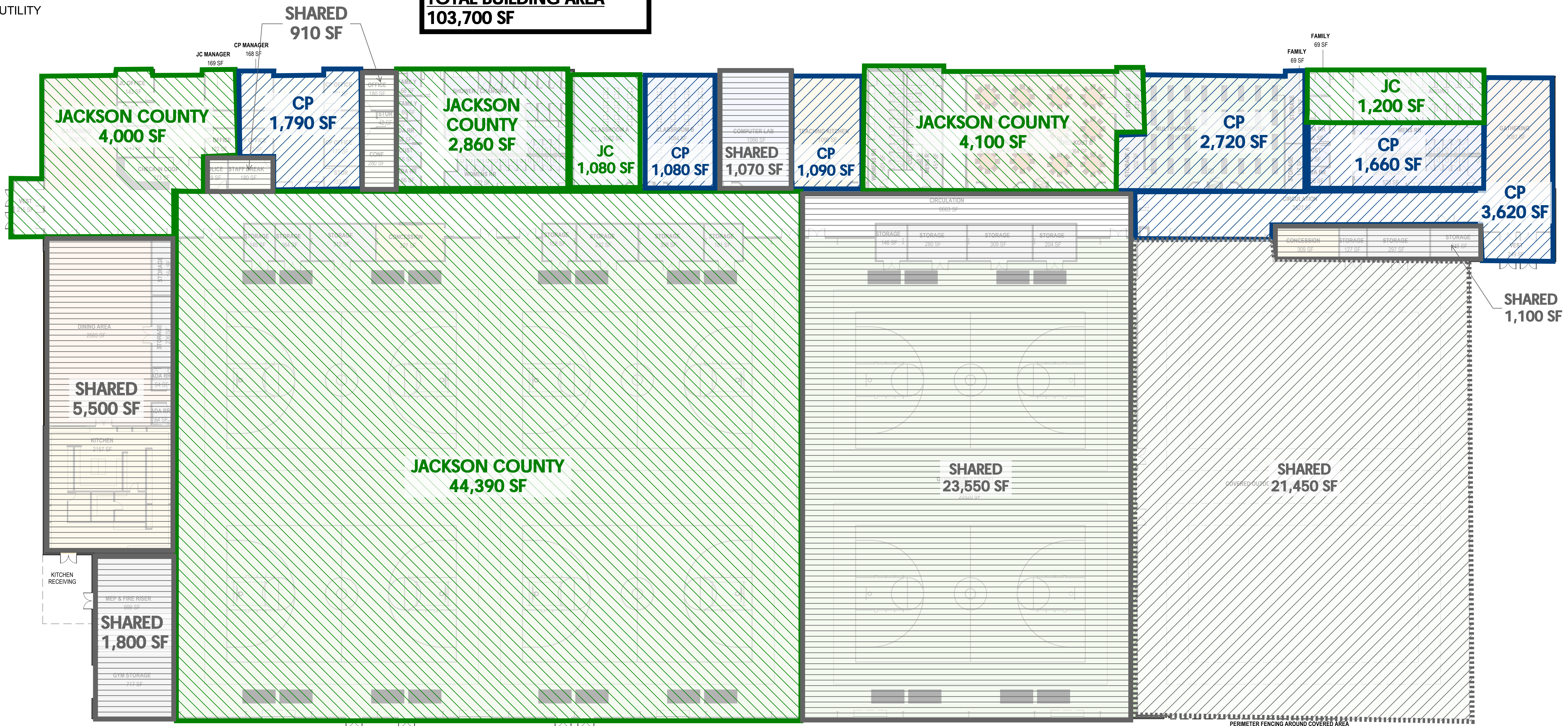
**SHARED SPACE**  
33,930 SF + 21,450 SF OUTDOOR COVERED AREA

**Department Legend**

- ADMINISTRATION
- EDUCATION
- KITCHEN
- PUBLIC GATHERING
- RECREATION
- SHOWER / CHANGING
- UTILITY

**TOTAL BUILDING AREA:**  
103,700 SF + 20,600 SF COVERED AREA

**TOTAL BUILDING AREA**  
103,700 SF



**INCLUDING COVERED AREA**

**JACKSON COUNTY**  
58,630 SF + 27,690 SF (1/2 SHARED SPACE TOTAL) = **86,320 SF**  
**68.8% TOTAL BUILDING SIZE**

**CENTRAL POINT**  
11,300 SF + 27,690 SF (1/2 SHARED SPACE TOTAL) = **38,990 SF**  
**31.2% TOTAL BUILDING SIZE**

**JACKSON COUNTY COMMUNITY CENTER - OPTION 2**

OVERALL FLOOR PLAN - OPTION 2

**JACKSON COUNTY COMMUNITY CENTER**  
Penninger Lane and Beebe Road, Central Point, OR 97502

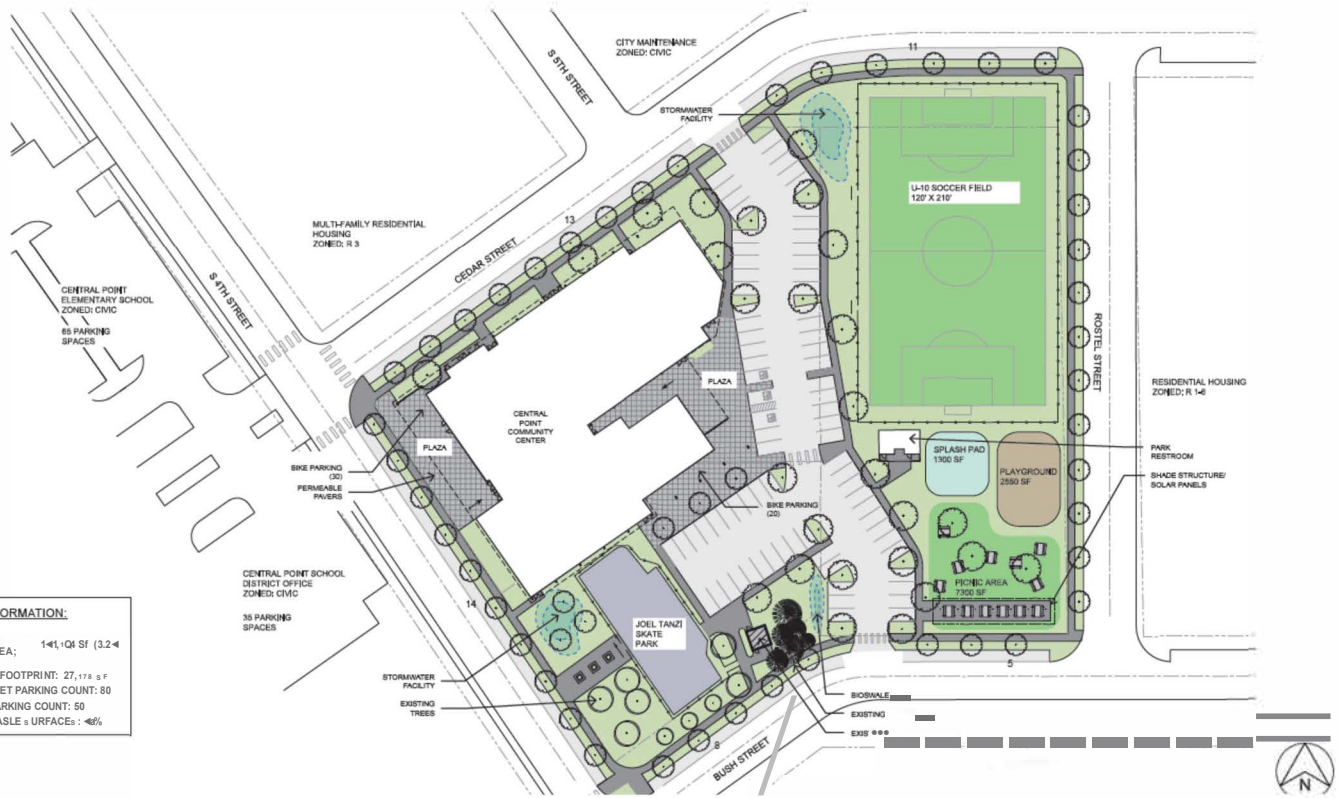
05.25.2022

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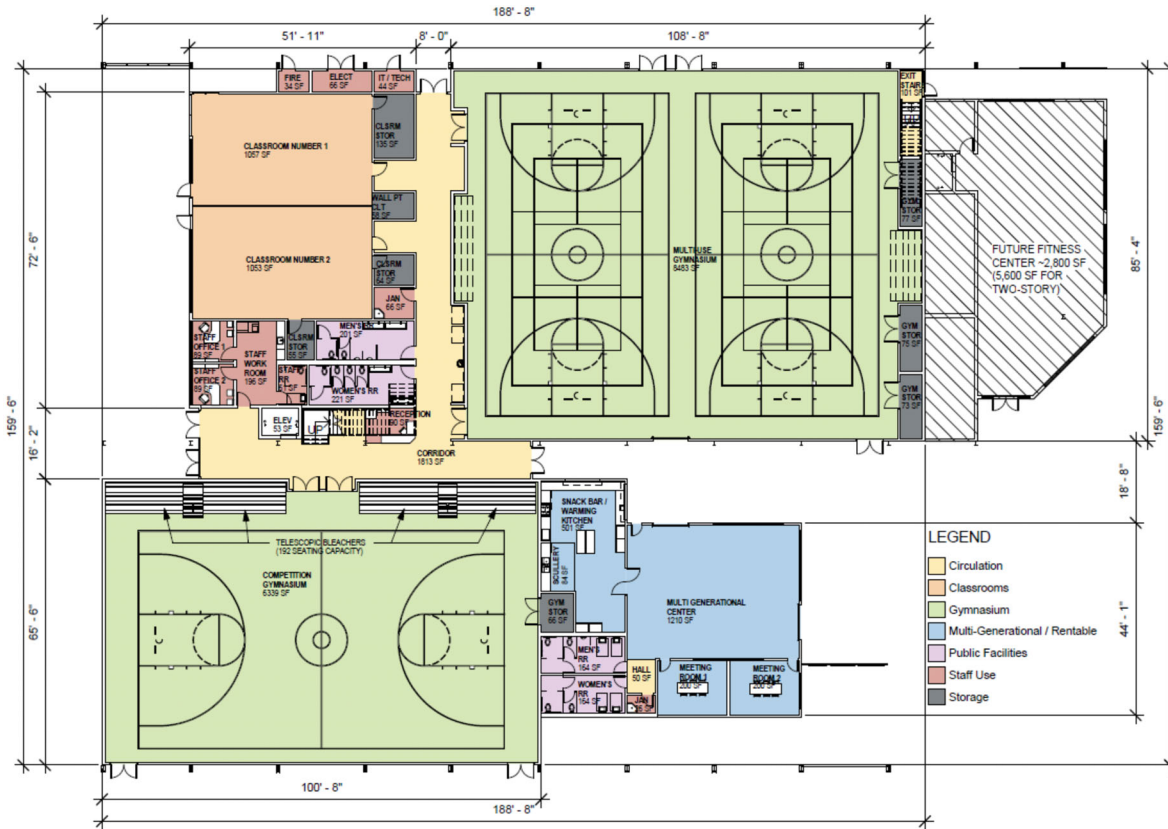


**SITE INFORMATION:**

ITE AREA: 141,104 SF (3.24  
 BUILDING FOOTPRINT: 27,178 SF  
 OFF-STREET PARKING COUNT: 80  
 BICYCLE PARKING COUNT: 50  
 IMPERMEABLE SURFACES: 48%



Attachment: Community Center Original Site (1589 : Community Center Financial Strategy)



- LEGEND**
- Circulation
  - Classrooms
  - Gymnasium
  - Multi-Generational / Rentable
  - Public Facilities
  - Staff Use
  - Storage

**BUILDING INFORMATION**

TOTAL BUILDING SQUARE FOOTAGE:	30,043 SF
- previous (cost estimate) design effort:	28,592 SF
<b>TOTAL SQUARE FOOTAGE - LEVEL 1:</b>	
CIRCULATION:	2,017 SF
CLASSROOMS:	2,110 SF
GYMNASIUM:	14,302 SF
MULTI-GENERATIONAL:	2,179 SF
PUBLIC FACILITIES / RESTROOM:	750 SF
STAFF USE:	761 SF
STORAGE:	603 SF
<b>TOTAL SQUARE FOOTAGE - LEVEL 2:</b>	
CIRCULATION:	6,678 SF
CLASSROOM:	2,188 SF
GYMNASIUM ELEVATED TRACKS:	2,722 SF
MULTI-GENERATIONAL:	NA
PUBLIC FACILITIES / RESTROOM:	51 SF
STAFF USE:	1,301 SF
STORAGE:	533 SF



Attachment: Community Center Original Floor (1589) : Community Center Financial Strategy