



CITY OF CENTRAL POINT

Oregon

City Council Meeting Agenda Thursday, October 27, 2022

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(1724) Ord (2090)

- I. **REGULAR MEETING CALLED TO ORDER**
- II. **PLEDGE OF ALLEGIANCE**
- III. **ROLL CALL**
- IV. **SPECIAL PRESENTATIONS**
- V. **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.

- VI. **CONSENT AGENDA**
 - A. **Approval of October 13, 2022 City Council Minutes**
 - B. OLCC Application - Schmizza Pub & Grub

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

- VIII. **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. Public Hearing and First Reading - An Ordinance Making Certain Determinations and Findings Relating to and Approving the Downtown & East Pine Street Corridor Revitalization Plan Amendment and Directing That Notice of Approval be Published (Clayton)

- IX. **ORDINANCES, AND RESOLUTIONS**

- A. Ordinance No. _____, an Ordinance Amending in Part Central Point Municipal Code Chapter 8.02 Regarding Chronic Nuisance Property and Chapter 8.45 Regarding Public Nuisance Remedy (Dreyer)

- X. **BUSINESS**

- A. OMA/LOC Memorandum Regarding Partnership Needed to Solve Statewide Homelessness Emergency (Clayton)

XI. MAYOR'S REPORT

XII. CITY MANAGER'S REPORT

XIII. COUNCIL REPORTS

XIV. DEPARTMENT REPORTS

**XV. EXECUTIVE SESSION ORS 192.660(2)(h) Legal Counsel and ORS 192.660(2)(e)
Real Property Transactions**

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.

- A. ORS 192.660(2)(h) Legal Counsel
- B. ORS 192.660(2)(e) Real Property Transactions

XVI. 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, October 13, 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	Present	
Rob Hernandez	At Large	Present	
Michael Parsons	At Large	Present	

Staff members present: City Manager Chris Clayton; City Attorney Sydnee Dreyer (virtual); Police Captain Scott Logue; Parks and Public Works Director Matt Samitore; Planning Director Stephanie Holtey; Finance Director Steven Weber (Virtual), and City Recorder Deanna Casey.

IV. PUBLIC COMMENTS

Bryon Gonzalez, Senior attending Crater Business School. Mr. Gonzalez introduced himself and updated the Council on what is going on at the business school. Provided a list of events students are attending throughout the valley. Homecoming week is going on now, they have had theme days and spirit days.

V. CONSENT AGENDA

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

A. Approval of September 8, 2022 City Council Minutes

B. Proclamation - Lung Cancer Awareness Month

Neil Olsen stated that he would like to see more in regards to smoking sensation in this proclamation for next year.

VI. ITEMS REMOVED FROM CONSENT AGENDA

VII. PUBLIC HEARING

1. **Resolution No. _____, A Resolution to Annex 34.64 Acres, Located on Property Identified on the Jackson County Assessor's Map as 37S2W02D-TL 2001; 37S2W11A-TL 102 AND 28100; 37S2W12B-TL 501 AND 600; 37S2W12C-TL 301 and 805. Applicant: City of Central Point**

City Attorney Sydnee Dryer read the public hearing notice. Neil Olsen and Michael Parsons stated they had attended the Planning Commission meeting.

Planning Director Stephanie Holtey presented the city initiated annexation for 34.64 acres within the Bear Creek Greenway (BCG) South of Peninger Road, North of Table Rock Road Bridge and East of Interstate 5. This is a full consent annexation as the property belongs to the City of Central Point. The City of Medford Council will discuss the Consent to Annex Agreement at their meeting on October 20th for the one parcel that does not currently belong to the City. Once Central Point has received that agreement we can begin the process with the State to annex these lots.

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

Michel Parsons moved to approve Resolution 1723, a resolution to annex 34.64 Acres, located on property identified on the Jackson County Assessor's Map as 37S2W02D TL 2001; 37S2W11A TL 102 and 28100; 37S2W12B TL 501 and 600; 37S2W12C TL 301 and 805. Applicant: City of Central Point.

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

VIII. ORDINANCES, AND RESOLUTIONS

A. **Ordinance No. _____, an Ordinance Amending in Part Central Point Municipal Code Chapter 8.02 Regarding Chronic Nuisance Property and Chapter 8.45 Regarding Public Nuisance Remedy**

City Attorney Sydnee Dryer explained revisions to the city's chronic nuisance ordinance in order to provide greater flexibility to address properties that have multiple nuisance violations but fall outside the limited time frame of the city's existing code. The changes will update, reorganize and streamline the process for addressing chronic nuisance properties.

Under the existing code a chronic nuisance could only be declared if the property was subject to two or more nuisance activities in a 30-day period. Under the revised code staff can consider properties with multiple nuisance activities over time frames defined at 30-days, 120 days, and 365 days. Staff also recommended providing a clear process for how to address chronic nuisance properties by developing a chronic nuisance abatement plan.

Mrs. Dryer stated a few changes that will be made to the ordinance for the second reading. She explained which portions will be changed and the reasons for those

Minutes Acceptance: Minutes of Oct 13, 2022 7:00 PM (CONSENT AGENDA)

changes.

There was discussion regarding what would instigate a chronic nuisance and what would just be neighbors complaining. What would constitute removing someone from their home under this code.

Captain Logue stated that removing someone from their home would be an extreme case. Most cases can be worked out to the satisfaction of the city code without removing someone from their home.

Kelley Johnson moved to second reading an Ordinance amending in part Central Point Municipal Code Chapter 8.02 regarding chronic nuisance property and chapter 8.45 regarding public nuisance remedy with administrative changes by the City Attorney.

RESULT:	1ST READING [UNANIMOUS]
	Next: 10/27/2022 7:00 PM
MOVER:	Kelley Johnson, Ward II
SECONDER:	Taneea Browning, Ward IV
AYES:	Williams, Olsen, Johnson, Thueson, Browning, Hernandez, Parsons

IX. BUSINESS

A. Rogue Disposal CPI Request & Calculation 2022

City Manager Chris Clayton stated that there are two corrections to the staff report correcting one percentage and one date. It does not change the numbers that are being presented. The Franchise Agreement allows for an annual consumer price index (CPI) rate adjustment. The City must review any adjustment proposal to ensure mathematical accuracy and compliance with all franchise agreement provisions. Staff has reviewed the proposed 8.5% rate increase and the current franchise agreement requirements. The increase is both accurate and compliant with the current franchise agreement language.

Taneea Browning moved to approve Rogue Disposal and Recycling' s 2022 proposed CPI rate adjustment of 8.5%.

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

B. Central Point Community Center Financial Update

Mr. Clayton explained the financial projections presented tonight 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. Future modification of these designs will likely occur to meet the City's current financial restraints.

Minutes Acceptance: Minutes of Oct 13, 2022 7:00 PM (CONSENT AGENDA)

After offering several financial strategies to the Council in September, City Staff met with Jackson County Administration to review our options and discuss concerns, comments, and recommendations. City Staff revisited financial strategy options and is now proposing an additional option predicated on the City's Urban Renewal District servicing Community Center Debt from 2026 to 2040. In 2040, after the Urban Renewal District concludes, the City's general fund would service the remaining debt obligations.

Mr. Clayton explained the pros and cons of the lease back option presented the last time we discussed this item. There was discussion regarding the cost to operate the facility after it is complete. The name and marketing plans will be looked at during the design phase.

Tanea Browning moved to authorize the city participation in a joint community center design process and for city staff to prepare the 2023-2025 City of Central Point and Urban Renewal Budgets in a manner consistent with the current financial strategy recommendation.

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

C. Appointment of Citizens Advisory Committee Member

Mr. Clayton explained that we were informed on October 3rd that long time Citizen Advisory Committee Member and Chair David Painter had given his resignation. Staff was able to contact Royce Chambers who had previously submitted an application for the CAC and he was still interested.

Additionally on October 10th the City received a resignation notice from Mitchel Price stating that he would be moving out of town due to unexpected family obligations. We will continue to advertise for the vacant CAC position and two vacancies on the Budget Committee.

Staff recommends Kristy Painter as the new Chair person.

Tanea Browning moved to approve Royce Chambers to the Citizens Advisory Committee and Kristy Painter as Chair.

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

D. Planning Commission Report

Planning Director Stephanie Holtey presented the Planning Commission report for October 4, 2022:

- The Commission held a public hearing to consider a Conditional Use Permit

to operate a preschool at 81 Freeman Road. The Commission initially expressed concerns about traffic impacts to Freeman Road but Public Works stated that the proposal does not exceed the threshold for requiring a new traffic impact analysis. The Commission unanimously voted to approve the CUP subject to staff's recommendations with one additional condition that limits the schools growth to no more than 36 students.

- The Commission considered an amendment to the Downtown and East Pine Street Corridor Revitalization Plan relative to its conformance with the Central Point Comprehensive Plan. After a presentation the Commission found that the Plan Amendment is designed to implement the community's vision and priorities articulated in the Strategic Plan and remains consistent with the Comprehensive Plan.
- The Commission was introduced to the Transportation Element in the Comprehensive Plan. The Commission will hear this item in November as a legislative amendment to the Comprehensive Plan.

RESULT:	FOR DISCUSSION ONLY
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X. MAYOR'S REPORT

Mayor Williams reported that:

- He attended a Meet the Candidate at Del Rio. He met with State Representative Christine Goodwin for District 2.
- He attended the ACCESS Mayor's United Dinner last week.
- He attended a SOREDI meeting where they had presentations from Boise Cascade.
- He attended TRADCO Zoom meeting. They are very concerned about the upcoming election.
- He attended a Fair Board Meeting today, they are considering some major events.
- He attended the Chamber Greeters at Big Sign FX.

XI. CITY MANAGER'S REPORT

City Manager Chris Clayton reported that:

- Cow Creek Band of Umpqua Tribe of Indians have elected a new Chairwoman named Carla Keene.
- This week he attended a pre-application meeting. It was great to see how surprised the developers were with the effort the city made to work with them on this development.
- Staff met with business regional manager Cooper Whitman from Pacific Power.
- We have hired a consultant to certify the city's water rights.
- Monday night the Study Session will be a tour of the Duff Treatment plant.
- There will be a ribbon cutting tomorrow for Oregon Adventure Realty.

- The Planning Commission meeting on Tuesday discussed the Urban Renewal Plan amendment and maps. This item will be on the Council Agenda October 27, 2022.
- He will provide pictures of the work being done for the Dennis Richardson Memorial Project. Although it will not be completed in time for Veterans Day they are making great progress.
- There was an article in the Tribune today regarding the cemetery.

XII. COUNCIL REPORTS

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

Council Member Tanea Browning reported that:

- She attended the State sustainability meeting at RVCOG. They had a great presentation from Bear Creek Restoration Initiative on the work being done.
- She attended the Bear Creek Steering Committee meeting.
- She attended the Study Session.
- She attended the Medford Water Meeting.
- She attended the LOC Board meeting and annual conference in Bend.
- She spoke at a new housing project in White City along-side Senator Wyden.
- She attended the Mayor's United Dinner.

Council member Rob Hernandez reported that:

- He attended a SOREDI meeting in Grants Pass.
- He attended the Study Session.
- He attended the LOC Conference in Bend.
- He attended his 50 year Crater class reunion.

Council Member Michael Parsons reported that:

- He attended the Parks and Recreation Commission meeting open house for the Little League Field and then the Parks Foundation Meeting.
- He attended the Study Session.
- He attended the Chamber Greeters at Big Sign FX. This business specializes in trophies, printing, signs, and vehicle wraps.
- He attended the RVSS Board Meeting.
- Parks and Recreation's "Walk and Roll" with a table representing the Central Point PD with lots of swag and giveaways, and bike safety.
- He attended the Planning Commission and the CAC meeting.

Council Member Neil Olsen reported that:

- He attended an envision bear creek meeting.
- He attended the Planning Commission meeting and the CAC meeting.

XIII. DEPARTMENT REPORTS

Planning Director Stephanie Holtey reported that:

- They did not have a quorum for the CAC meeting. They continued with the presentation because they had a special guest.
- There has been interest in development around town.

Parks and Public Works Director Matt Samitore reported that:

- The expo received a grant to replace the roof. They are planning a major festival for next year.
- There has not been any action taken for 211 Donna Way.
- They are working on Don Jones Park and the Dennis Richardson Memorial.
- He has been taking lots of phone calls regarding the new commercial development.

Captain Scott Logue reported that they have had several promotions and filling those positions. There are two new hires in the background check process.

City Attorney Sydnee Dryer reported that she will not be here at the October 27th meeting.

XIV. ADJOURNMENT

Michael Parsons moved to adjourn at 9:29 p.m.

The foregoing minutes of the October 13, 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 Oct 13, 2022 7:00 PM (CONSENT AGENDA)



City of Central Point Staff Report to Council

ISSUE SUMMARY

TO:	City Council	DEPARTMENT:	Administration
FROM:	Rachel Neuenschwander,		
MEETING DATE:	October 27, 2022		
SUBJECT:	OLCC Application - Schmizza Pub & Grub		
ACTION REQUIRED:	Consent Agenda Item	RECOMMENDATION:	Approval

The City has received an application for change of ownership for Schmizza Pub & Grub located at 1350 Plaza Blvd.

ORS requires new and change of ownership for OLCC applications to be approved by the City Council. The Police Department has run their background check and found no information pertinent to the request.

ATTACHMENTS:

1. OLCC - Schmizza Pub & Grub
2. OLCC Malvani Siblings LLC (Schmizza Pub & Grub)

LIQUOR LICENSE APPLICATION

Page 1 of 3

Check the appropriate license request option:

New Outlet | Change of Ownership | Greater Privilege | Lesser Privilege

Select the license type you are applying for.

More information about all license types is available [online](#).

Full On-Premises

- Commercial
 Caterer
 Public Passenger Carrier
 Other Public Location
 For Profit Private Club
 Nonprofit Private Club

Winery

- Primary location
 Additional locations: 2nd 3rd 4th 5th

Brewery

- Primary location
 Additional locations: 2nd 3rd

Brewery-Public House

- Primary location
 Additional locations: 2nd 3rd

Grower Sales Privilege

- Primary location
 Additional locations: 2nd 3rd

Distillery

- Primary location
 Additional tasting locations: 2nd 3rd 4th 5th 6th

Limited On-Premises

Off Premises

Warehouse

Wholesale Malt Beverage and Wine

INTERNAL USE ONLY

Application received:

8/8/22

Minimum documents acquired:

8/8/22

LOCAL GOVERNING BODY USE ONLY

City/County name:

Central Point,
Jackson Co.

Date application received:

Optional: Date Stamp

October 7th, 2022

Recommend this license be granted

Recommend this license be denied

Printed Name

Date

Hank Williams, Mayor

Return this form to:

Investigator name:

S. Rudberg

Email:

susan.rudberg@oregon.gov

Attachment: OLCC - Schmizza Pub & Grub (1599 : OLCC Application - Schmizza Pub & Grub)

SCHMIZZA PUB & GRUB - CENTRALPOINT

OLCC Liquor License Application (Rev. 04,15,22)

Packet Pg. 11

LIQUOR LICENSE APPLICATION

Page 2 of 3

APPLICANT INFORMATION	
Identify the applicants applying for the license. This is the entity (example: corporation or LLC) or individual(s) applying for the license. Please add an additional page if more space is needed.	
Name of entity or individual applicant #1: Malvani Siblings LLC	Name of entity or individual applicant #2:
Name of entity or individual applicant #3:	Name of entity or individual applicant #4:

BUSINESS INFORMATION		
Trade Name of the Business (name customers will see): Schmizza Pub & Grub		
Business phone number: (541) 727-7778	Business email:	
Premises street address (The physical location of the business and where the liquor license will be posted): 1350 Plaza Blvd		
City: Central Point	Zip Code: 97502	County: Jackson
Business mailing address (where we will send any items by mail as described in <u>OAR 845-004-0065[1]</u>): 3240 Dearborn Ln		
City: Medford	State: OR	Zip Code: 97504
Does the business address currently have an OLCC liquor license? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Does the business address currently have an OLCC marijuana license? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

APPLICATION CONTACT INFORMATION		
Contact Name: Manali Parab		
Phone number: 510-377-2402	Email: manali205@gmail.com	
Mailing address: 3240 Dearborn Ln		
City: Medford	Zip Code: 97504	County: Jackson

Please note: liquor license applications are public records.

LIQUOR LICENSE APPLICATION

Page 3 of 3

ATTESTATIONS

By signing this form, you attest that each of the following statements are true. I understand the Commission may require a licensee to provide proof of any of the below or below referenced documents at any time.

I understand that marijuana is **prohibited** on the licensed premises. This includes marijuana use, consumption, ingestion, inhalation, samples, give-away, sale, etc. I attest that all answers on all forms and documents, and all information provided to the OLCC as a part of this application are true and complete.

I affirm that I have read OAR 845-005-0311 and all individuals (sole proprietors) or entities with an ownership interest (other than waivable ownership interest per OAR 845-005-0311[6]) are listed as license applicants in #2 above. I understand that failure to list an individual or entity who has an un-waivable ownership interest in the business may result in denial of my license or the OLCC taking action against my license in the event that an undisclosed ownership interest is discovered after license issuance.

Manali Parab

Manali Parab

8/7/2022

Print name

Signature

Date

Atty. Bar Info (if applicable)

Print name

Signature

Date

Atty. Bar Info (if applicable)

Print name

Signature

Date

Atty. Bar Info (if applicable)

Print name

Signature

Date

Atty. Bar Info (if applicable)

Attachment: OLCC - Schmizza Pub & Grub (1599 : OLCC Application - Schmizza Pub & Grub)



155 South Second Street • Central Point, OR 97502

Kristine Allison

Ph: (541) 664-5578 • Fax: (541) 664-2705 • www.centralpointoregon.gov

Chief

Date: 10/10/2022

From: Captain Scott Logue
To: Honorable Mayor Williams
Subject: Request for OLCC License

RE: Malvani Siblings LLC Persons associated therewith

Files of the Central Point Police Department contain no information pertinent to the request.

Respectfully,

A handwritten signature in black ink, appearing to be "S. Logue", written over a light blue grid background.

Captain Scott Logue
Central Point Police Department

Attachment: OLCC Malvani Siblings LLC (Schmizza Pub & Grub) (1599 : OLCC Application - Schmizza Pub & Grub)

"Dedicated To Service, Committed To Excellence"

when the original Downtown & East Pine Street Corridor Revitalization Plan was adopted. After the Amendment, the Downtown & East Pine Street Corridor Revitalization Plan Area (Area) will consist of approximately 514 acres of land including rights of way, still within the 25% limitation of urban renewal acreage in a city.

The Plan is projected to continue tax increment revenue collection through FYE 2039. At that time, the urban renewal area is anticipated to be terminated and the properties would go back on the regular roll.

PUBLIC NOTICE

Notice to citizens of consideration of an ordinance was given via utility bills. Notice was also placed on the City of Central Point website.

PROCESS

The process for approval has included the following steps, in accordance with ORS 457.

1. Preparation of a plan including opportunity for citizen involvement. All meetings listed below were open public meetings. In addition, information was posted to the City of Central Point website.
2. August 11, 2022 Central Point Development Commission review of the proposed Amendment and accompanying Report and motion to forward it to the Public Review process.
3. Review and recommendation by the Central Point Planning Commission. The Planning Commission reviewed the Amendment on October 4, 2022 and adopted Findings of Fact and Conclusions of Law that the Amendment conformed to the Central Point Comprehensive Plan.
4. Notice to all citizens of Central Point of a hearing on the ordinance before the City Council via utility bills.
5. Forwarding a copy of the proposed Amendment and the Report to the governing body of each taxing district. The formal taxing districts letters were sent out on August 12, 2022.
6. The Jackson County briefing occurred on October 18, 2022. They voted on a Resolution to approve the amendment on October 26, 2022.
7. Hearing by City Council and adoption of the proposed Amendment and accompanying Report by a non-emergency ordinance. The ordinance must be a non-emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to Central Point voters if a sufficient number of signatures are obtained on a referral petition.

ORDINANCE PUBLICATION

The ordinance also calls for publication of a notice that the Council has adopted the ordinance, for the recording of the Amendment by the Jackson County Clerk and for transmitting the Amendment to the Jackson County Assessor.

CITY COUNCIL RECOMMENDATION AND VOTE

Staff recommends that the City Council:

1. Review and discuss the proposed Downtown & East Pine Street Corridor Revitalization Plan Amendment.
2. Open the public hearing and take testimony on the Amendment.
3. Vote on the Amendment at the November 17, 2022 City Council meeting.

STAFF RECOMMENDATION

Staff recommends the City Council hold a public hearing on the Amendment conduct the first reading and move the ordinance to a second reading at the November 17, 2022 City Council meeting.

RECOMMENDED MOTION

I move to second reading an ordinance making certain determinations and findings relating to and approving the downtown & east pine street corridor revitalization plan amendment and directing that notice of approval be published.

ATTACHMENTS:

1. 102722 Ordinance UR Plan Amendment_Final
2. 1_Plan Amendment - Exhibit A
3. 2_Report on Plan Amendment Exhibit B
4. Planning Commission Findings_Exhibit C
5. JC Order Exhibit D

ORDINANCE NO. _____

**AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS
RELATING TO AND APPROVING THE DOWNTOWN & EAST PINE STREET
CORRIDOR REVITALIZATION PLAN AMENDMENT AND DIRECTING THAT
NOTICE OF APPROVAL BE PUBLISHED**

Recitals:

- A. The Central Point Development Commission (“CPDC”), as the duly authorized and acting urban renewal agency of the City of Central Point, Oregon (“City”), is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457.
- B. The CPDC, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Downtown & East Pine Street Corridor Revitalization Plan Amendment attached hereto as Exhibit A (the “Amendment”). The Amendment authorizes certain urban renewal activities within the Downtown & East Pine Street Corridor Revitalization Plan Area (the “Area”).
- C. The CPDC has caused the preparation of a certain Urban Renewal Report attached hereto as Exhibit B (the “Report”) to accompany the Amendment as required under ORS 457.085(3).
- D. The CPDC forwarded the Amendment and Report to the Central Point Planning Commission (the “Planning Commission”) for review and recommendation. The Planning Commission considered the Amendment and Report on October 4, 2022 and adopted a finding attached hereto as Exhibit C (the “Planning Commission Findings of Fact and Conclusions of Law”) that the Amendment conformed with the Central Point Comprehensive Plan.
- E. The Amendment and the Report were forwarded on August 12, 2022 to the governing body of each taxing district affected by the Amendment, and the CPDC has thereafter consulted and conferred with each taxing district.
- F. On October 18, 2022 the City met with representatives of Jackson County to review the Amendment, including proposed maximum indebtedness and for their October 26, 2022 approval of the Amendment through approval of a Resolution attached hereto as Exhibit D (the “County Resolution”) as a portion of the property in the Area is outside the city limits.
- G. The City Council has not received any written recommendation from the governing bodies of the affected taxing districts.
- H. On September 20, 2022, the City caused notice of the hearing to be held before the Council on the Amendment, including the required statements of ORS 457.120(3), to be mailed to utility customers within City’s

incorporated limits and to property owners of the unincorporated parcels within the Area.

- I. On October 27, 2022 the City Council held a public hearing to review and consider the Amendment, the Report, the recommendation of the Central Point Planning Commission and the public testimony received on or before that date and to receive additional public testimony.
- J. The City Council found that the Amendment conforms with all applicable legal requirements.
- K. After consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Amendment.

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

Section 1 The Amendment complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Central Point Planning Commission Recommendation, and the public testimony before the City Council:

- 1. The process for the adoption of the Amendment, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
- 2. The area designated in the Amendment as the Downtown & East Pine Street Corridor Revitalization Plan Area is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Amendment because of conditions described in the Report in the Section “Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services”, including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g));
- 3. The rehabilitation and redevelopment described in the Amendment to be undertaken by the CPDC is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according to the goals of the City’s Comprehensive Plan;
- 4. The Amendment conforms to the Central Point Comprehensive Plan and provides an outline for accomplishing the projects described in the Amendment, as more fully described in Section Appendix, Exhibit 4 of the Amendment and in the Planning Commission Findings of Fact and Conclusions of Law ;
- 5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the

Amendment and therefore the Amendment does not include provisions to house displaced persons;

6. No acquisition of property is anticipated as a result of the Amendment. If property is acquired for right of way improvements, it will be added to the Plan as property to be acquired.
7. Adoption and carrying out the Amendment is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in Sections II, III, IV, V, VI, VII, VIII of the Report;
8. The City shall assume and complete any activities prescribed it by the Amendment; and
9. The CPDC consulted and conferred with affected overlapping taxing districts prior to the Amendment being forwarded to the City Council.

Section 2 The Downtown & East Pine Street Corridor Revitalization Plan Amendment is hereby approved based upon review and consideration by the City Council of the Amendment and Report, the Central Point Planning Commission Recommendations, each of which is hereby accepted, the approval of Jackson County via adoption of a Resolution and the public testimony in the record.

Section 3 The City Manager shall forward forthwith to the CPDC a copy of this Ordinance.

Section 4 The CPDC shall thereafter cause a copy of the Amendment to be recorded in the Records of Jackson County, Oregon.

Section 5 The City Manager, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Amendment including the provisions of ORS 457.135, in the _____ no later than four days following adoption of this Ordinance.

Section 6 Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word Ordinance may be changed to “code”, “article”, “section”, “chapter”, or other word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions need not be codified and the City Recorder is authorized to correct any cross references and any typographical errors.

Section 7 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.

Pg. 3 Ordinance No. _____ (11/17/2022)

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

Mayor Hank Williams

ATTEST:

City Recorder

Proposed new text is shown in double-underline.

Deleted text is shown in ~~strikethrough~~.

Explanatory language shown in *italics*.

DOWNTOWN & EAST PINE STREET CORRIDOR REVITALIZATION PLAN SUBSTANTIAL AMENDMENT 2022

Only the proposed changes are shown in this amendment, the current plan can be viewed at:

<https://www.centralpointoregon.gov/urbanrenewal>

Section 1.1 INTRODUCTION

The first substantial amendment was developed in 2022 to remove property, add property and projects to the urban renewal area. The removed properties are not taxable and projects are not contemplated on them. The added properties will enable the Agency to allocate funding to the Bear Creek Greenway design and implementation, to add the Beebe Road Bridge Extension and to place the future community center within the urban renewal area boundary to allow funding to be allocated to the project.

Section 1.2 CITY AND AGENCY RELATIONSHIP

No changes to this section

Section 1.3 DEFINITIONS

No changes to this section

Section 1.4 LEGAL BOUNDARY

The Urban Renewal Area contains ~~446.3~~514 acres accounting for ~~15.5%~~ 17.7% of the City's total acreage. The legal description and illustration of the boundary of the Urban Renewal Area are described as follows: (the Legal Description (Exhibit 1) Boundary Map, Exhibit 2 and Urban Renewal Area Tax lot Inventory, Exhibit 3. were updated in the 2022 Amendment)

Section 1.5.4 CONSISTENCY WITH THE COMPREHENSIVE PLAN

This Plan has been prepared in conformity with the City's adopted Comprehensive Plan including its goals, policies, procedures and implementing provisions, as exist on the effective date of this Urban Renewal Plan, or as may be amended from time to time, which is hereby incorporated by reference as if it were included in full. See Appendix, Exhibit 4. Relationship to Comprehensive Plan.

SECTION 1.6 1

To achieve the goals and objectives of this Plan the following activities may be undertaken by the Central Point Development Commission, or caused to be undertaken by others, in accordance with applicable Federal, State, County and City laws, policies and procedures and in compliance with the provisions of this Plan. The Central Point Development Commission's responsibility for all activities identified in the Plan is subject to the availability of appropriate funding.

1.6.1 URBAN RENEWAL PROJECTS AND ACTIVITIES

2. EAST PINE STREET IMPROVEMENTS. Improve the streetscape along that section of East Pine Street between the Downtown Core Area and Hamrick Road. Streetscape improvements may include curb and gutter, sidewalks, crosswalks, street trees, tree grates, street lights, plazas, gateways, portal signage on I-5, and street furniture. All streetscape improvements shall be constructed in accordance with an

approved streetscape master plan East Pine Street. 2022 Note – A portion of this project has been completed (1st to 6th Street on Pine Street).

5. INTERSECTION SIGNALIZATION. Install/upgrade/modify traffic signals at the following intersection:

- a. **Twin Creeks RR-Xing.** Install new signalized intersection at Hwy. 99 and Twin Creeks Dr. including a new railroad crossing at Twin Creeks Dr. Improvements shall include, but not be limited to easement acquisition, curb and gutter, street surface improvement, railroad crossing signalization, Hwy. 99 signalization, sidewalks, street lights, and landscaping; 2022 update: project completed.

6. OFF-STREET PARKING FACILITIES. All public parking constructed under the provisions of this Section shall comply with the objectives and policies of the City of Central Point Comprehensive Plan and the City of Central Point Transportation System Plan as applies to the Downtown, and with the applicable standards set forth in the Land Development Code.

- a. **Oak Street Parking Facility.** Design and construct a parking facility on the northwest corner of Oak Street and Third Street.
- b. **Manzanita Street Parking Facility.** Design and construct a parking facility on the southeast corner of Manzanita Street and First St. 2022 update: project completed.

9. PFAFF PARK RENOVATION. Renovate Pfaff Park including new landscaping, restroom facilities, playground equipment, and lighting. 2022 update: partially complete (restroom facilities).

10. FREEMAN ROAD UPGRADE TO COLLECTOR STREET STANDARDS. Between Oak St. and Hopkins Road rebuild Freeman Road to collector street standards, including curb, gutter, sidewalks, street lights, traffic control devices, and street trees. 2022 update: project completed.

11. BEEBE ROAD EXTENSION AND BRIDGE EXTENSION PENNINGER ROAD SOUTHERLY EXTENSION

Extend Beebe Road from its current intersection with Gebhard Road to the west through Jackson County Expo to connect with Penninger Road. Includes intersection improvements at Penninger & Beebe Roads and Beebe & Gebhard Roads. Extend Penninger Road south across Bear Creek to collector street standards to intersect with Hamrick; including intersection signal modifications at East Pine Street and Peninger, southerly bridge crossing and bike lanes. The specifics and timing of this project shall be based on a transportation analysis prior to commencement of construction.

13. CITY OF CENTRAL POINT COMMUNITY CENTER. Assist with the feasibility analysis, site and architectural design, land acquisition, and construction of a community center within the Area. The Agency's participation in the development of a community center shall be limited to the percentage of the total design and development costs, including land acquisition that can be reasonably attributed to serving the Area. 2022 update: The proposed Community Center now includes a possible location on Jackson County controlled land outside of Central Point city limits (Expo Property/Site). This property is being included into the urban renewal area in the 2022 amendment.

15. BEAR CREEK GREENWAY DESIGN AND IMPROVEMENTS.

Improve the publicly owned lands adjacent to the Bear Creek Greenway from E. Pine Street to the Table Rock Overpass. The newly created park system will balance passive and active areas, including walking paths, benches, tables, pavilions/gazebos, playgrounds, restrooms, bicycle improvements, and various recreational areas/opportunities. The Bear Creek Greenway Project was added as a result of the blight created by the 2020 wildfires with the intention of preventing a similar catastrophe in the future.

SECTION 1.7 MAXIMUM INDEBTEDNESS AND FINANCING MAXIMUM INDEBTEDNESS

No changes to this section

SECTION 1.8 ANNUAL FINANCIAL STATEMENT REQUIRED

No changes to this section

SECTION 1.9 CITIZEN PARTICIPATION

No changes to this section

SECTION 1.10 NON-DISCRIMINATION

No changes to this section

SECTION 1.11 RECORDING OF PLAN

No changes to this section

SECTION 1.12 PROCEDURES FOR AMENDMENTS TO THE URBAN RENEWAL PLAN

No changes to this section

SECTION 13 DURATION AND VALIDITY OF APPROVED URBAN RENEWAL PLAN

No changes to this section

Exhibit 1 is updated to include the boundary changes of the 2022 Amendment. (narrative legal description)

Exhibit 2 is updated to include the boundary changes of the 2022 Amendment.

Exhibit 2- Graphic Description of Urban Renewal Area with the 2022 Amendment

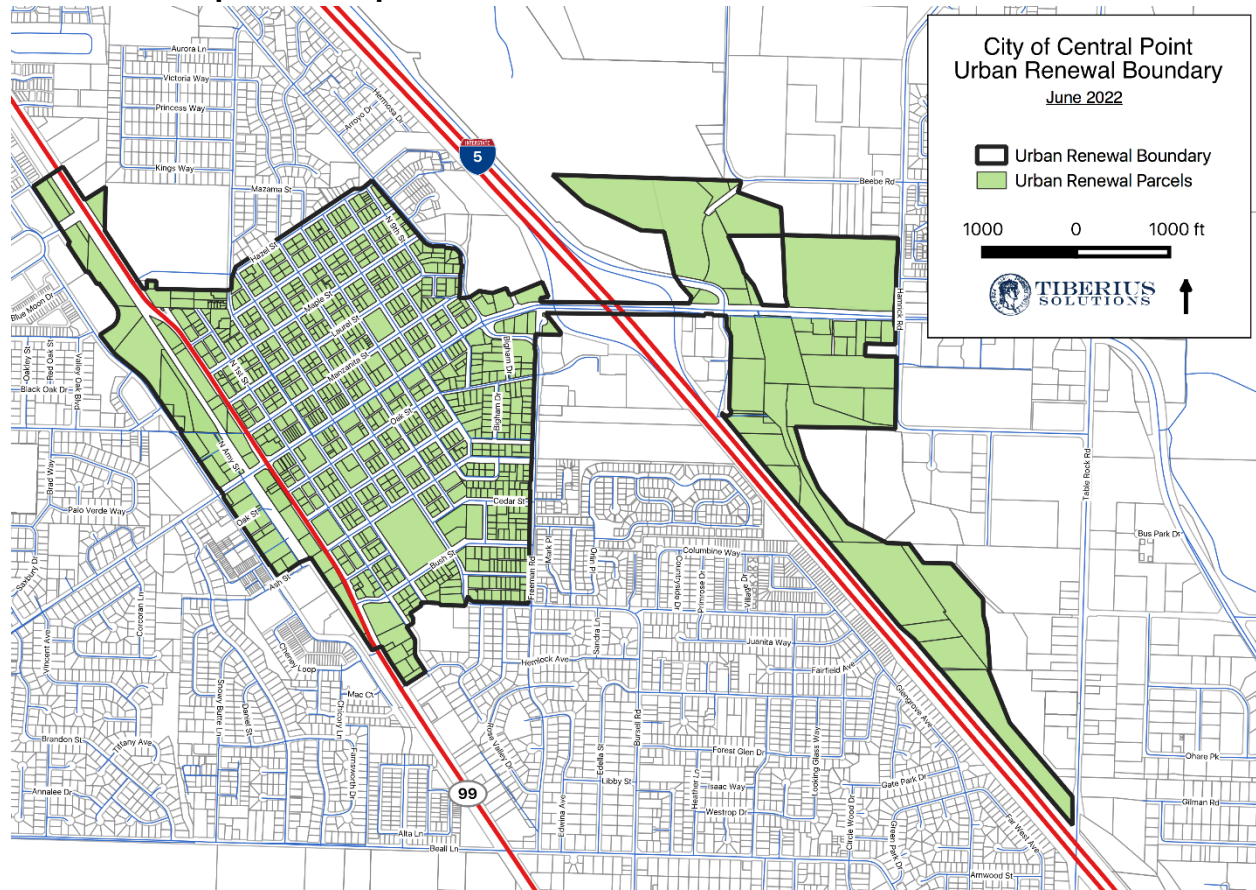


Exhibit 3 is updated to include the boundary changes of the 2022 Amendment.

Exhibit -3 Urban Renewal Area Tax Lot Inventory Changes

Properties Added		
Map Number	Account Number	Acreage
372W02D300	10195939	9.02
372W02D400	10998025	7.17
372W02D400	10195970	13.89
372W02D500	10195988	12.19
372W02D501	10992858	1.47
372W02D600	10195996	4.95
372W11A102	10799146	3.52
372W11A28100	10799152	1.38
372W12B501	10202983	2.55
372W12B502	10730828	13.21
372W12B505	10993098	4.25
372W12B600	10462312	13.91
372W02D700	10196009	1.88
	TOTAL	89.39
Properties Removed		
Map Number	Account Number	Acreage
372W11BC5300	10179641	1.76
372W11BC5302	10714077	0.10
372W11BC5303	10714085	0.10
372W11BC5000	10179674	0.46
372W11BC5301	10705457	0.66
372W11BC5200	10179658	3.60
	TOTAL	6.68

Appendix, Exhibit 4.
This entire section is new.
FINDINGS OF FACT AND CONCLUSIONS OF LAW
FOR
DOWNTOWN & EAST PINE STREET CORRIDOR REVITALIZATION PLAN AMENDMENT

Before the City of Central Point Planning Commission
Consideration of Downtown & East Pine Street Corridor Revitalization Plan Amendment
Compliance with the City of Central Point Comprehensive Plan

File No. UR-22001

Applicant: City of Central Point) Findings of Fact
140 South 3rd Street) and
Central Point, OR 97502) Conclusions of Law

I. Introduction

On March 8, 2012, the City of Central Point City Council approved the Downtown and East Pine Street Corridor Revitalization Plan (Urban Renewal Plan). Prior to the City Council’s approval, the Planning Commission determined the Urban Renewal Plan was consistent with the City of Central Point Comprehensive Plan. At this time, the City is amending the Urban Renewal Plan to accomplish the following objectives:

- Remove tax exempt properties purchased by School District #6 since 2012;
- Add land along the Bear Creek Greenway to fund and construct park improvements that balance active and passive recreation amenities with wildfire mitigation and habitat restoration;
- Add land being considered for a Joint Community Center with Jackson County (existing project, new possible location);
- Add land recently added to the Central Point Urban Growth Boundary (UGB) from the CP-3 Urban Reserve; and,
- Add the following projects:
 - Bear Creek Greenway park and fire mitigation plan; and,
 - Beebe Road Bridge Extension.

The existing and proposed Urban Renewal District boundaries are illustrated in Figures 1 and 2. The purpose of these findings is to demonstrate that the proposed Urban Renewal Plan Amendment is consistent with the Comprehensive Plan.

Attachment: 1_Plan Amendment - Exhibit A (1601 : Downtown & East Pine Street Corridor Revitalization Plan Amendment)

Figure 1 – Proposed Urban Renewal District Boundary Changes Map

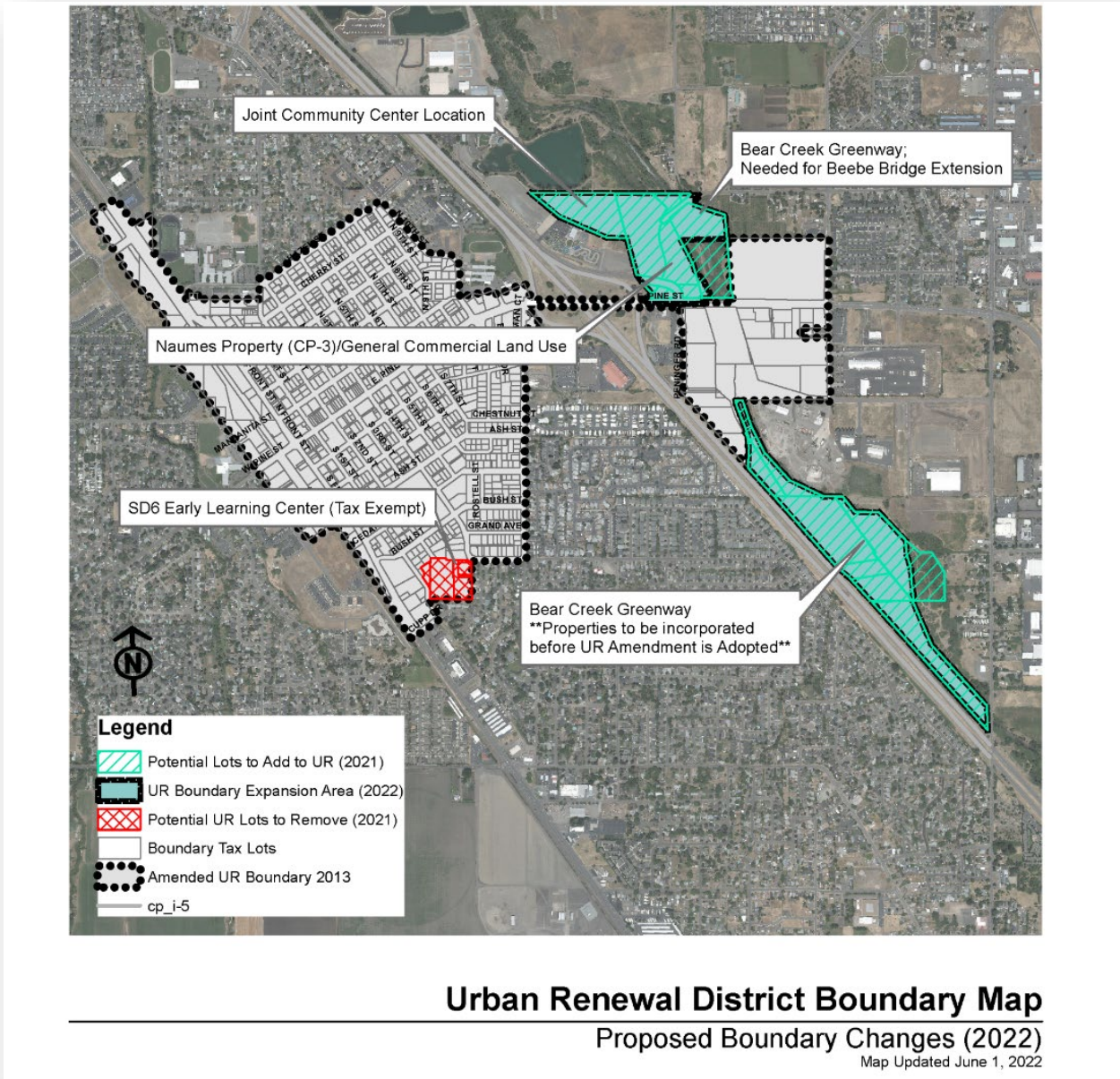
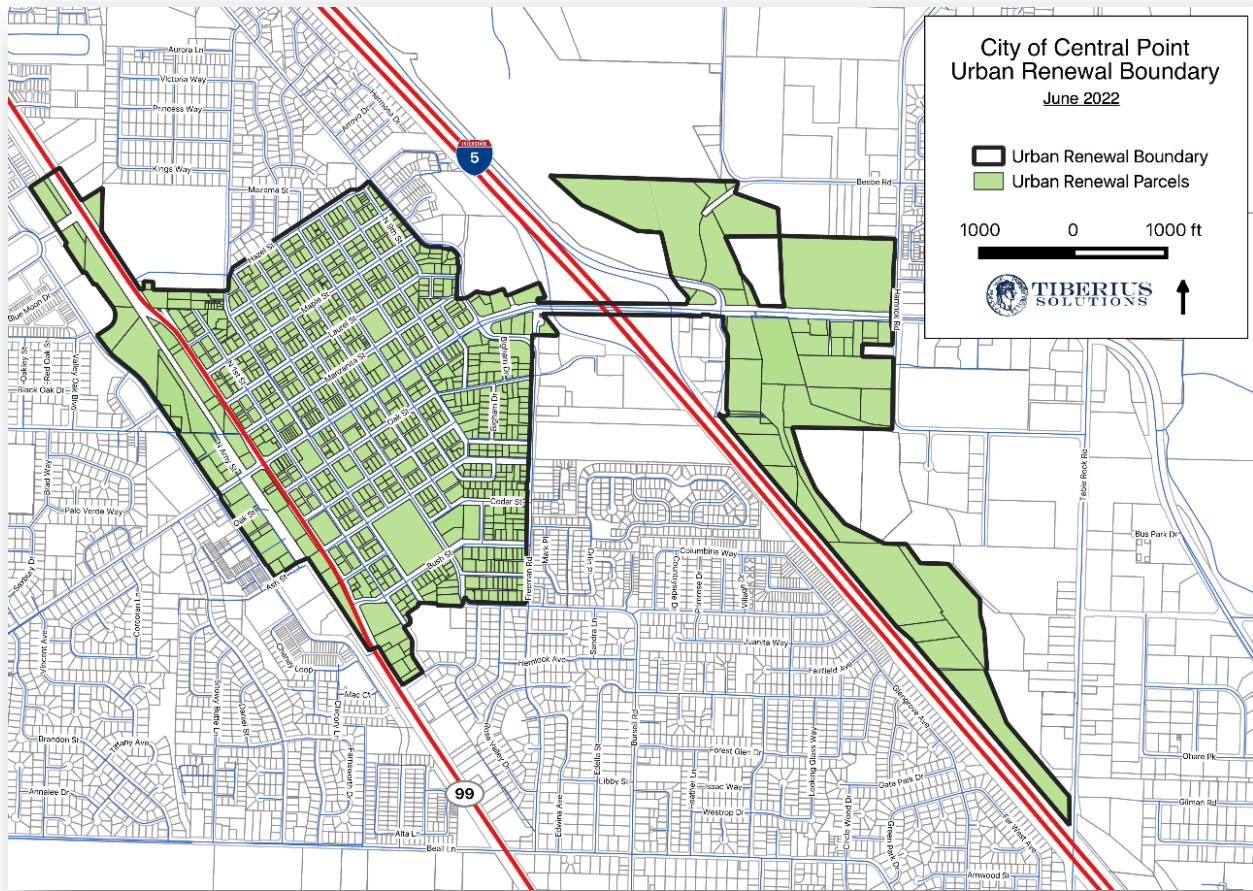


Figure 2 – Proposed Urban Renewal Boundary



II. Central Point Strategic Plan

The 2040 Strategic Plan establishes the community’s vision, mission, values and strategic priorities. Together, these components are intended to foster the community’s preferred vision for its future as articulated below:

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

There are seven (7) values articulated in the Strategic Plan. These are the principles that drive service delivery, planning and implementation of the strategic plan and day to day functions of the City. They are as follows:

1. Accountability – We value the ability to hold ourselves responsible for mistakes, apply what we have learned and move forward in a positive direction.
2. Community – We value a clean and attractive city that inspires meaningful connections to people and places.
3. Excellence – We value a consistently superior performance that surpasses requirements and expectations.
4. Service – We strive to provide the highest level of service possible in the most efficient and responsible manner.
5. 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.
6. Public Safety – We value a professional service-oriented public safety policy that provides a sense of safety/well-being in the city.
7. 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.

Strategic Priorities

1. Community Investment – This priority has to do with making physical, social and economic investments that support the community’s vision.
2. Community Engagement – Responsive and proactive governance requires quality communication between citizens, business and the City. This priority is geared toward building strong relationships and effective communication.
3. Community Culture – Central Point has a unique identify and culture. This priority aims to celebrate Central Point customs, arts, social institutions and achievements.
4. Responsible Governance – There are multiple facets to responsible governance from earning and retaining public trust, maintaining a strong financial position, to thoughtfully hiring and training employees, promoting volunteerism, and developing the policing program. Lastly, this area focuses on becoming a resilient city that has the capabilities needed to prevent, protect against, mitigate, respond to and recover from the threats and hazards that pose the greatest risk.
5. Vibrant Economy – Having a vibrant economy is the fuel for a healthy community. The City’s Strategic Plan focuses on managing growth, revitalizing downtown, connecting the east and west sides of the community and business attraction, support and investment.

The 2040 Strategic Plan is the foundation for the City’s Comprehensive Plan. It is important to acknowledge the proposed Urban Renewal Plan Amendment aligns with the community’s vision and strategic priorities.

Finding, 2040 Strategic Plan: *The Urban Renewal Plan provides a blueprint for revitalizing blighted areas in the Urban Renewal District boundary to increase public and private investments. In the case of the Urban Renewal Plan Amendment, the proposed changes include adding lands that will allow public investment to transform the Bear Creek Greenway. This natural open space areas was severely burned during the September 2019 wildfire that threatened the entire community. The proposed plan amendment to include the Greenway in the Urban Renewal District Boundary and to include the Bear Creek Greenway Park/Wildfire*

Mitigation project will allow public investment in active and passive recreation amenities designed to mitigate wildfire risk while also restoring valuable wetland and riparian habitat. These changes directly respond to Responsible Governance, Goal 6 regarding being a resilient City.

By bringing in employment land recently added to the UGB, the City is in a position to incentivize private investment in one of the few commercial properties that is visible from Interstate 5. This directly responds to the City's priorities concerning Community Investment and taking action to create a Vibrant Economy. It is important to note that this property is adjacent to the potential Joint Community Center site and will be served by the new Beebe Road Bridge Extension project that has been added as part of this amendment. The latter project is essential to providing increased connectivity between eastside residential properties with commercial properties to the west of Bear Creek.

The Community Center project is already in the Urban Renewal Plan. The addition of land for the potential Joint Community Center expands the City's opportunity to provide significant value at a minimal cost by collaborating with Jackson County. This project speaks to priorities for Community Investment and Responsible Governance by providing enhanced services and facilities in fiscally responsible manner.

Lastly, there has been extensive communication with Central Point citizens and businesses about the changes articulated in the Plan Amendment. Community engagement included but is not limited to the Open House, written notices and public meetings specific to the proposed Urban Renewal Plan Amendment. It has also included the extensive planning efforts that went into developing the Bear Creek Greenway Fire Area Master Plan, exploring the Central Point Community Center design as a standalone facility and as a Joint facility operated in partnership with Jackson County, and the Urban Growth Boundary Amendment. Although each of these is a project unto themselves, together they have informed the proposed Urban Renewal Plan Amendment. Adoption of this plan will provide the investment incentives necessary to bring these projects to fruition as envisioned by the community.

Conclusion, 2040 Strategic Plan: *The proposed Urban Renewal Plan Amendment is consistent with and directly responds to many of the priorities, goals and strategies outlined in the 2040 Strategic plan.*

III. Comprehensive Plan

The goal of the Central Point Comprehensive Plan is "To determine future growth of the present City to the mutual benefit of the public by consideration of proper land use planning incorporating statewide goals and guidelines in the adoption of policies to ensure a logical, orderly planning process." This goal is supported by nine (9) general policies as follows:

1. Provide for an orderly and reasonable expansion of the Central point urbanizing area.
2. Encourage the enhancement of private property values and quality of life through compatible arrangement of land uses.
3. Provide flexibility of residential neighborhoods and housing opportunities to meet the changing needs of a growing population.
4. Provide well balance and convenient shopping opportunities for the residents of the Community.

5. Provide ease of access and circulation throughout the Community through an improved circulation/transportation system, and properly planned extensions to that system
6. Provide increased localized employment opportunities within the community through the expansion of the commercial and industrial base.
7. Provide for the logical and most economical expansion of community facilities and services to accommodate the Plan's proposed land uses and continued growth of the City.
8. Ensure the protection and enhancement of existing natural environmental features and productive agricultural lands through responsible land use planning and development controls.
9. Plan for a system of parks and recreation facilities, areas and opportunities that is accessible to all residents and in balance with growth and development.

Policies aimed more specifically at the implementation of each aspect of the Comprehensive Plan are contained in each of the following ten Plan elements:

1. Citizen Involvement Element
2. Urbanization Element
3. Housing Element
4. Environmental Management Element
5. Parks and Recreation Element
6. Public Facilities and Services Element
7. Economic Element
8. Energy Utilization and Conservation Element
9. Transportation System Plan
10. Land Use Element

Each Element is comprised of goals and policies. The Urban Renewal Plan Amendment has been reviewed against these goals and policies. Those affected by the proposed amendment include goals and policies related to Citizen Involvement and Parks & Recreation are addressed herein. The other Comprehensive Plan Elements are not implicated by the proposed amendment and are not addressed further in these findings.

I. Citizen Involvement

The Citizens Involvement Element is derived from the Statewide Planning Goal No. 1, which is "to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process." To attain this goal the City's Citizen Involvement Element includes six policies.

1. The Citizen Involvement Program shall involve a "cross-section" of affected citizens in all planning phases and shall include a recognized citizens advisory committee.
2. In order to assure effective communication with citizens, mechanisms shall be established, including such methods as newsletters, questionnaires, posters, and other available media, as appropriate.
3. Whenever possible, citizens shall be given the opportunity to be involved in all phases of the planning process, including (1) data collection, (2) plan preparation, (3) adoption, (4) implementation, (5) evaluation, and (6) revision.

4. The City will assure that all information used in the preparation of the Plan or related reports, is made available in an easy to understand form and is available for review at the community library, City Hall, or other location.
5. The City will be responsive to citizens or groups taking part in the planning process and all land use policy decisions will be documented in written form and available for public review.
6. Adequate human, financial and informational resources will be allocated for the citizens involvement program and such resources will be an integral component of the planning budget.

Finding, Citizen Involvement Policies 1 - 6: *The Urban Renewal Plan Amendment was prepared with an emphasis on citizens involvement. The Amendment addresses citizen concerns following the 2019 wildfire along the Bear Creek Greenway and the desire for and need to manage this area as a park facility for community benefits and safety. Additionally, the proposed Amendment adds land that may be the future site of a Joint Community Center/Emergency Evacuation Shelter with Jackson County. Citizens have expressed support for a Community Center in Community Survey. Availability of the draft Urban Renewal Plan Amendment and opportunity for comment were posted on the City's web site. On August 11, 2022 the City conducted an Open House event to present and receive comments on the proposed changes. Written notice of the proposed plan amendment was hand delivered to all affected taxing districts on August 12, 2022. On September 20-21, 2022 the City mailed notice of the Planning Commission's consideration of the proposed amendment to utility billing customers within the existing and proposed Urban Renewal boundary. Citizens will have the opportunity to provide comments before the Planning Commission makes a formal recommendation to the City Council relative to the Plan Amendment's consistency with the Comprehensive Plan. Following the Planning Commission's recommendation, the City Council will consider the Urban Renewal Plan Amendment at a duly noticed public hearing on October 27, 2022.*

Conclusion, Citizen Involvement Policies 1-6: *Consistent.*

II. Parks Element

The Parks Element is supported by six (6) goals and fifty-one (51) policies in six categories, including: Community Engagement & Communication; Recreation Programming; Parks & Open Space; Trails and Pathways; Design, Development & Management; and, Facilities Development Plan. Responses to this Element focus on the proposed Urban Renewal Plan Amendment involving the Bear Creek Greenway Fire Area Master Plan and parks and recreation improvements it involves.

Goal 1: Encourage meaningful public involvement in park and recreation planning and inform residents through department communications.

Policies

- 1.1 Support the Parks and Recreation Commission (Commission) as the forum for public discussion of parks and recreation issues and conduct joint sessions as necessary between the Commission and City Council to improve coordination and discuss policy matters of mutual interest.
- 1.2 Involve residents and stakeholders in system-wide planning, park site facility design and recreation program development and continue to use a diverse set of communication and

informational materials to solicit community input, facilitate project understanding and build public support.

- 1.3 Support volunteer park improvement and stewardship projects from a variety of individuals, service clubs, faith organizations and businesses to promote community involvement in parks and recreation facilities.
- 1.4 Continue to promote and distribute information about recreational activities, educational programs, community services and events, and volunteer activities sponsored by the City and partner agencies and organizations.
- 1.5 Prepare and promote an updated park and trail facilities map for online and print distribution to highlight existing and proposed sites and routes.
- 1.6 Implement a comprehensive approach for wayfinding and directional signage to, and identification and interpretive signage within, park and trail facilities.
- 1.7 Survey, review and publish local park and recreation preferences, needs and trends periodically to stay current with community recreation interests.

Finding, Parks Element Policies 1.1 – 1.7: *There was significant public engagement in the development of the Bear Creek Greenway Fire Area Master Plan. The City formed an ad hoc committee that was part of the conceptual design process. Additionally, there were several advertised public meetings conducted by the Parks Commission, the Citizen’s Advisory Committee, Planning Commission and City Council. Once the Urban Renewal Plan Amendment is effective, the park facility planning and design will move to a more refined planning level that will include increased public involvement opportunities.*

Conclusion, Parks Element Policies 1.1 – 1.7: *The Bear Creek Greenway project involved residents and stakeholders as part of the conceptual facility planning process.*

Goal 2: Establish and maintain a varied and inclusive suite of recreation programs that accommodate a spectrum of ages, interests and abilities and promote the health and wellness of the community.

Policies

- 2.1 Expand and enhance the diversity of programs offered, focusing on programs that are in high demand or serve a range of users.
- 2.2 Enable programming and services to meet the needs of diverse users, including at-risk communities or those with special needs.
- 2.3 Maintain and enhance program scholarships, fee waivers and other mechanisms to support recreation access for low-income program participants.
- 2.4 Continue to pursue development of a multi-use community center that provides additional space for recreation programs.
- 2.5 Pursue opportunities to develop an indoor aquatic facility and recreation center, potentially in partnership with other organizations or agencies. Consider financial feasibility and long-term operations needs prior to design or construction of any new facility.
- 2.6 Implement and support special events, festivals, concerts and cultural programming to promote arts, health and wellness, community identity and tourism, and to foster civic pride.
- 2.7 Leverage city resources by forming and maintaining partnerships with public, non-profit and private recreation providers to deliver recreation services; coordinate with the school district for access to existing facilities (e.g. schools gymnasiums, tracks, fields) for community recreational use.

- 2.8 Explore partnership opportunities with regional healthcare providers and services, such as Providence, Asante and the Jackson County Health and Human Department, to promote wellness activities, healthy lifestyles and communications about local recreation facilities and the benefits of parks and recreation.
- 2.9 Periodically undertake a comprehensive evaluation of existing recreation program offerings in terms of persons served, customer satisfaction, cost/subsidy, cost recovery and availability of similar programs via other providers.

Finding, Parks Element Policies 2.1 – 2.9: *Urban Renewal Plan Amendment involves including land for and adding a project for planning and constructing the Bear Creek Greenway Fire Area Master Plan project. The Plan Amendment does not involve recreation programming.*

Conclusion, Parks Element Policies 2.1 – 2.9: *Not applicable.*

Goal 3: Acquire and develop a high-quality, diversified system of parks, recreation amenities and open spaces that provide equitable access to all residents.

Policies

- 3.1 Provide a level of service standard of 3.5 acres per 1,000 residents of developed core parks (community, neighborhood and pocket).
- 3.2 Strive to provide equitable access to parks such that all city residents live within one-half mile of a developed neighborhood park.
- 3.3 Prioritize park acquisition and development in underserved areas where households are more than ½-mile from a developed park.
- 3.4 Explore partnership with local utilities, public agencies and private landowners for easements for parkland, trail corridors and recreation facilities.
- 3.5 Pursue low-cost and/or non-purchase options to preserve open space, including the use of conservation easements and development agreements.
- 3.6 Continue to provide community gardens at suitable sites to provide opportunities for gardening, healthy eating and social connections.
- 3.7 Provide and maintain facilities for alternative or emerging sports, such as pickle-ball, disc golf, climbing and parkour, to offer residents a more diverse range of recreational experiences.
- 3.8 Coordinate with public agencies and private landowners for the protection of valuable natural areas and sensitive lands through the purchase of development rights, easements or title and make these lands available for passive recreation as appropriate.
- 3.9 Maintain and apply annually for Tree City USA status.
- 3.10 Manage vegetation in natural areas to support or maintain native plant species, habitat function and other ecological values; remove and control non-native or invasive plants as appropriate.

Finding, Parks Element Policies 3.1 – 3.10: *The Urban Renewal Plan Amendment reflects the City of Central Point's partnership with the City of Medford and Jackson County to transfer ownership of the Greenway properties to the City of Central Point. The purpose of the transfer is to provide greater control in managing the land to minimize wildfire hazard but also to add a parks and recreation facility that will be over 55 acres in size unique in its amenities (Figure 3).*

Figure 3 – Bear Creek Greenway Park Facility Design Concept



Conclusion, Parks Element Policies 3.1 – 3.10: Consistent.

Goal 4: Develop a high-quality system of multi-use trails and bicycle and pedestrian corridors that connects to regional trails and provides access to public facilities, neighborhoods and businesses to promote exercise, walking and biking.

Policies

- 4.1 Coordinate recreational path and trail system planning and development with the City’s and Jackson County’s Transportation System Plan to provide a comprehensive pedestrian and bicycle network. Coordinate with Medford’s pathway plans for improved connectivity. Create an updated Pedestrian and Bike Trails Plan.
- 4.2 Facilitate and provide improved pedestrian and bicycle connectivity from major shared-use paths, such as the Bear Creek Greenway, to parks and other destinations.
- 4.3 Coordinate with the Planning Department and integrate the siting of proposed path and trail segments into the development review process; require development projects along designated routes to be designed to incorporate path and trail segments as part of the project.
- 4.4 Expand the system of off-street trails by utilizing greenways, parks, utility corridors and critical areas as appropriate; purchase rights-of-way or easements as necessary.
- 4.5 Partner with local utilities, public agencies and private landowners to secure easements and access to open space for path and trail connections.
- 4.6 Implement trail, route and wayfinding signage for trails and associated facilities, informational maps and materials identifying existing and planned trail facilities.

- 4.7 Provide trailhead accommodations, as appropriate, to include parking, signage, restrooms and other amenities.
- 4.8 Promote the planning, design and implementation of safe pedestrian and bicycle routes during development review to encourage connectivity to parks, trails, schools and local goods and services. Safe connections should be required for new construction and retrofitted into older neighborhoods to promote community health and safe routes to destinations.

Finding, Parks Element Policies 4.1 – 4.8: *Inclusion of the Bear Creek Greenway property and park/wildfire mitigation project in the Urban Renewal Plan will provide a funding mechanism to plan and develop an enhanced trail system as conceptually illustrated in Figure 3. As shown, implementation of the Bear Creek Greenway project will balance passive and active areas, including walking paths, benches, tables, pavilions/gazebos, playgrounds, restrooms, bicycle improvements, and various recreational areas/opportunities.*

Conclusion, Parks Element Policies 4.1 – 4.8: *Consistent.*

Goal 5: Plan for a parks system that is efficient to maintain and operate, while protecting capital investment.

Policies

- 5.1 Develop and maintain all parks and facilities in a manner that keeps them in safe and attractive condition. Repair or remove damaged components immediately upon identification. Maintain and update an inventory of assets including condition and expected useful life.
- 5.2 Establish and utilize design standards to provide continuity in furnishings (e.g., signage, trash cans, tables, benches, fencing) and construction materials to reduce inventory and maintenance costs and improve park appearance.
- 5.3 Update the comprehensive Parks and Recreation Parks Element periodically to ensure facilities and services meet current and future community needs.
- 5.4 Formulate illustrative master plans for the development or redevelopment of each City park, as appropriate, to take advantage of grant or other funding opportunities.
- 5.5 Design parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age, as appropriate.
- 5.6 Incorporate sustainable development and low impact design practices into the design, planning and rehabilitation of new and existing facilities.
- 5.7 Estimate the maintenance costs and staffing levels associated with the acquisition, development or renovation of parks or open spaces, and pursue adequate long-term maintenance, life-cycle replacement and operation funding.
- 5.8 Develop and maintain minimum design and development standards for park and recreation amenities within private developments to address community facility needs, equipment types, accessibility, and installation procedures.
- 5.9 Update the comprehensive Parks and Recreation Master Plan periodically to ensure facilities and services meet current and future community needs.
- 5.10 Promote professional development opportunities that strengthen the skills and engender greater commitment from staff, Commission members and key volunteers, to include trainings, materials and/or affiliation with the National Recreation & Park Association (NRPA) and the Oregon Recreation & Parks Association (ORPA).

Finding, Parks Element Policies 5.1 – 5.10: *The Urban Renewal Plan Amendment’s inclusion of the Bear Creek Greenway land and park/wildfire mitigation project aligns with the policies directed at master planning an accessible, sustainable, attractive and recreationally diverse park facility. Specifically the Urban Renewal Plan Amendment provides funding necessary to refine the conceptual plan, support grant opportunities and ultimately to implement the final master plan.*

Conclusion, Parks Element Policies 5.1 – 5.10: *Consistent.*

Goal 6: Develop and implement a comprehensive facilities plan in cooperation and coordination with surrounding cities/county and school district.

Policies

- 6.1 Pursue and maintain effective partnerships with public, private and non-profit organizations to maintain parks and recreation facilities.
- 6.2 Formalize partnerships through inter-governmental agreements to meet mutual goals and objectives of all parties.
- 6.3 Coordinate program efforts with the School District for joint facility development and maintenance for parks, special event venues, athletic fields and other major facilities to increase availability of recreational opportunity to nearby residents..
- 6.4 Collaborate with key stakeholders, land owners and other jurisdictions to identify appropriate and community-supported trail routes that improve park access and link parks, green space, recreation facilities and other community destinations.
- 6.5 Work in partnership with user groups and project proponents to identify and test new recreational facilities.
- 6.6 Encourage and pursue mutual cooperation and a “good neighbor” policy with residents and businesses located adjacent to park facilities, trails and natural open space areas.
- 6.7 Maintain a strong and active volunteer program with opportunities for citizens to become actively involved in programs to develop a sense of community pride.

Finding, Parks Element Policies 6.1 – 6.7: *The proposed Urban Renewal Plan Amendment does not affect or otherwise preclude the City’s ability to develop and implement a comprehensive facilities plan in coordination with other agencies.*

Conclusion, Parks Element Policies 6.1 – 6.7: *Not applicable.*

III. Transportation Element.

The City of Central Point Transportation Systems Plan (TSP) was approved by the Central Point City Council on December 18, 2008 and is implemented by Ordinance #1922. The TSP is undergoing an amendment in 2022 which would add the Beebe Road Bridge project to cross Bear Creek and connect with Peninger Road. This amendment is expected to be finalized by December 31, 2022. By adding this to the TSP, the city is able to also able to allocate System Development Charges to the construction of the bridge that can be leveraged with urban renewal funding to undertake this project.

Finding, Transportation Element: The proposed Urban Renewal Plan Amendment adds a transportation project identified

Conclusion, Transportation Element: Consistent.

IV. Conclusion

As evidenced by the findings and conclusions herein, the proposed Urban Renewal Plan Amendment is consistent with the City's Strategic Plan and the applicable elements of the City of Central Point Comprehensive Plan.

Report Accompanying the Downtown & East Pine Street Corridor Revitalization Plan

This document remains draft until the City Council adoption of the Central Point Urban
Renewal Plan.

Downtown & East Pine Street Corridor Revitalization Plan Amendment adopted by the City
of Central Point by Ordinance No. 1955 March 8, 2012

Substantial Amendment adopted by the City of Central Point by Ordinance No. ____ on
_____.

LIST OF PARTICIPANTS

City Council

Henry (Hank) Williams, Mayor
 Dr. Neil Olsen, Ward I
 Kelley Johnson, Ward II
 Melody Thueson, Ward III
 Tanea Browning, Ward IV
 Michael Parsons, Member at Large 1
 Rob Hernandez, Member at Large 2

Central Point Development Commission

Henry (Hank) Williams
 Dr. Neil Olsen
 Kelley Johnson
 Melody Thueson
 Tanea Browning
 Michael Parsons
 Rob Hernandez
 Chris Clayton, Executive Director
 Steve Weber, Finance Director

Planning Commission

Thomas Van Voorhees (Chairperson)
 Jim Mock
 Kay Harrison
 Amy Moore
 Pat Smith
 Chris Richey
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TABLE OF CONTENTS

- I. INTRODUCTION 1
- II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA.....4
- III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS.....6
- IV. FINANCIAL ANALYSIS OF THE PLAN7
- V. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED..... 10
- VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT 15
- VII. REVENUE SHARING 19
- VIII. IMPACT OF THE TAX INCREMENT FINANCING..... 19
- IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA.....23
- X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES.....24
- XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN..... 36
- XII. RELOCATION REPORT..... 36

Definitions

“Agency” means the Central Point Development Commission

“Area” means the properties and rights-of-way located with the Downtown and East Pine Street Corridor Revitalization Plan Area.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Jackson County Board of Commissioners.

“City” means the City of Central Point, Oregon.

“City Council” or “Council” means the Central Point City Council.

“Comprehensive Plan” means the City of Central Point comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Jackson County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Central Point Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

I. INTRODUCTION

The Report Accompanying the Downtown & East Pine Street Corridor Revitalization Plan Amendment (Report) contains background information and project details that pertain to the Downtown & East Pine Street Corridor Revitalization Plan Amendment (Plan Amendment). The Report is not a legal part of the Plan Amendment, but is intended to provide public information and support the findings made by the Central Point City Council as part of the approval of the Plan Amendment.

The Report provides the analysis and contains the information required to meet the standards of ORS 457.087, including financial feasibility. These requirements include:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.0857(8)) and
- A relocation report (ORS 457.087(9)).

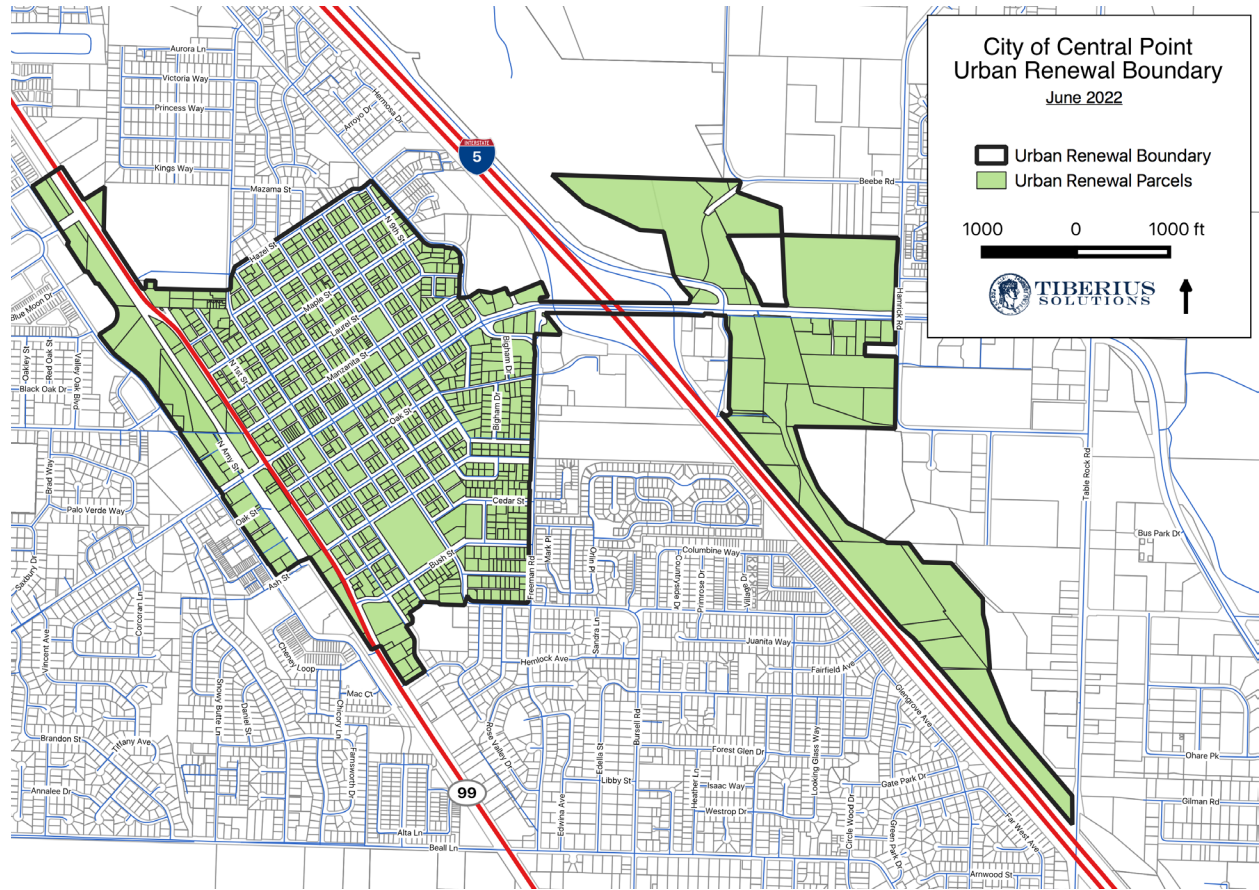
The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference shown is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	X
ORS 457.087 (2)	XI
ORS 457.087 (3)	II
ORS 457.087 (4)	III
ORS 457.087 (5)	VI
ORS 457.087 (6)	IV,V
ORS 457.087 (7)	IV,V
ORS 457.087 (8)	VIII
ORS 457.087 (9)	XII

The Report provides guidance on how the Plan might be implemented. As the Central Point Development Commission (CPDC) reviews revenues and potential projects each year, it has the authority to adjust the implementation assumptions in this Report. The CPDC may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different times than assumed in this Report, and make other adjustments to the financials as determined by the CPDC. The CPDC may also make changes as allowed in the Amendments section of the Plan.

Figure 1 - Downtown & East Pine Street Corridor Revitalization Plan Boundary



Source: Tiberius Solutions

II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

This section details the new projects added to the Plan by the Amendment. Information on projects already within the Plan is not required in this section. The new projects identified for the Amendment are described below, including how they relate to the existing conditions in the Area.

A. Bear Creek Greenway Project.

Improve the publicly owned lands adjacent to the Bear Creek Greenway from E. Pine Street to the Table Rock Overpass. The newly created park system will balance passive and active areas, including walking paths, benches, tables, pavilions/gazebos, playgrounds, restrooms, bicycle improvements, and various recreational areas/opportunities. The Bear Creek Greenway Project was added as a result of the blight created by the 2020 wildfires, with the intention of preventing a similar catastrophe in the future.

Existing Conditions:

The 2020 Alameda Fire burned through the Bear Creek Greenway. The area has not been fully restored and needs additional improvements to help prevent future fire damage. catastrophes. Additionally, the Bear Creek Master Plan identifies a need for additional park facilities in Central Point.

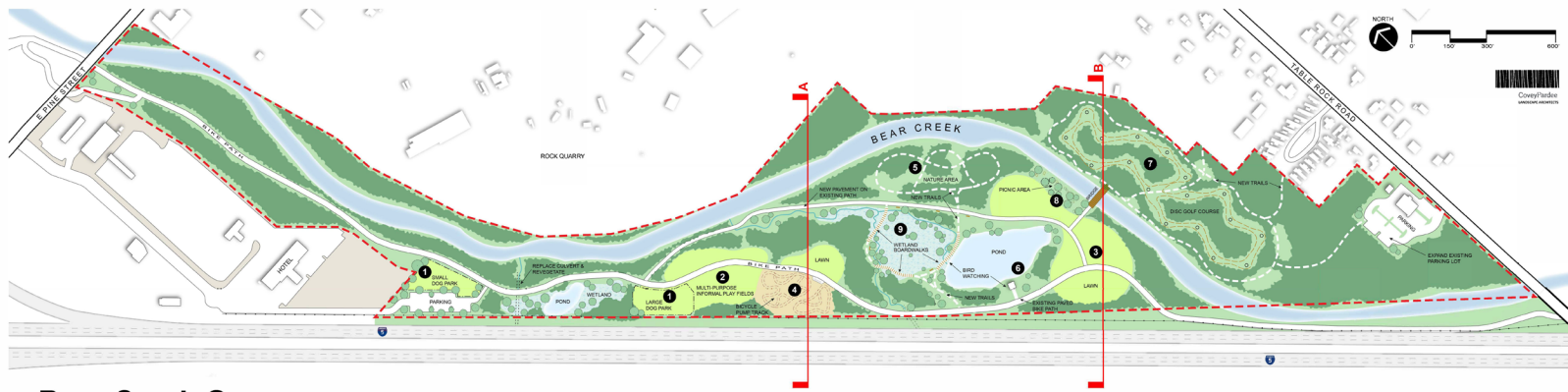
B. Beebe Road Bridge Extension.

Extend Beebe Road from its current intersection with Gebhard Road to the west, through Jackson County Expo, to connect with Penninger Road. This project includes intersection improvements at Penninger & Beebe Roads and Beebe & Gebhard Roads.

Existing Conditions:

Beebe Road currently ends at its intersection with Gebhard Road. There is no connection from Beebe Road to Penninger Road. The intersection at Beebe and Gebhard Road is a two way connection. The road does not extend over Bear Creek.

Figure 2 - Bear Creek Greenway Site Plan



Bear Creek Greenway

Central Point, OR

- 1 DOG PARK


- 2 PLAY FIELDS


- 3 LAWN


- 4 PUMP TRACK


- 5 NATURE AREA

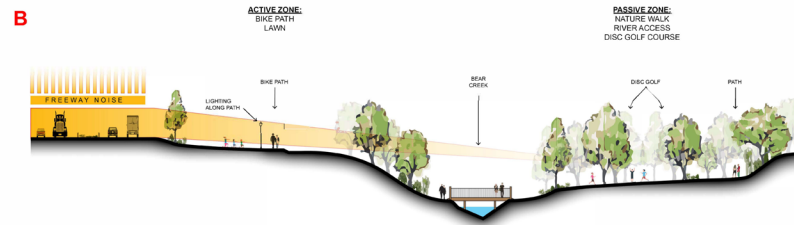
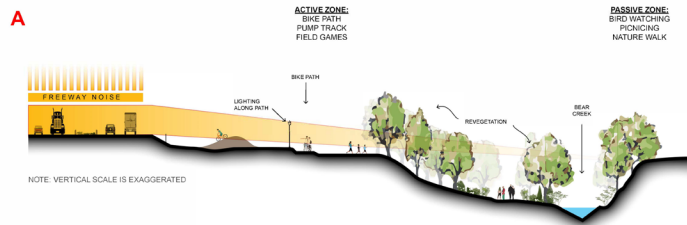

- 6 BIRD WATCHING


- 7 DISC GOLF


- 8 PICNIC AREA


- 9 BOARDWALK





III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

Table 2 shows the costs of the projects in FYE 2022 constant dollars and the estimated year of expenditure dollars. These costs are also shown in “year of expenditure” costs, which assumes inflation of 3.0% annually. City Staff provides cost estimates and are reviewed by City Council. These estimates are ballpark estimates and will be refined in the annual budgeting process with the acknowledgement of the limiting total cost factor of the maximum indebtedness. Different allocations may be made to different line items within the Plan.

The Plan assumes that the CPDC/City will use other funds to assist in the completion of the projects within the Area. The CPDC/City may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the programs.

Table 2 – Estimated Project Costs

Expenditures (Constant FYE 2022)	Constant 2022\$	Year of Expenditure \$
Materials and Services	(144,136)	(146,000)
Façade Improvement	(68,981)	(70,000)
Economic Incentive	-	-
Pine Street/Downtown	-	-
Pfaff Restrooms	(200,000)	(200,000)
Hamrick & Pine	(857,524)	(875,000)
Community Center	(4,500,000)	5,272,470
Bear Creek Greenway	(3,500,000)	(3,939,250)
Crater Ped Crossing	(100,000)	(100,000)
Capital Project Design Cost	(631,068)	(650,000)
TPR Planning	(48,544)	(50,000)
Bridge	(5,500,000)	(6,567,550)
Miscellaneous Public Works Projects	(9,123,870)	(13,389,432)
Fire District 3 Equipment/Fire Safety	(1,500,000)	(2,407,050)
Economic Development Incentive	(3,500,000)	(5,082,700)
Other Projects	-	-
Financing Fees	(204,291)	(232,000)
Administration	-	-
Total Expenditures	(29,878,413)	(38,981,452)

Source: Tiberius Solutions with input from the City of Central Point staff

IV. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through Fiscal Year Ending (FYE) 2040 are calculated based on projections of the assessed value within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2022 and beyond assume an annual growth rate for assessed value in the Area of 3.5% for through FYE 2029 and 4.0% for the remainder of the life of the Plan. These projections of growth are the basis for the projections in Table 5, through Table 7. Assessed value in FYE 2024 is anticipated to grow by an additional 0.1%, due to the addition of properties to the Area boundary.

If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the Area

to fund projects listed in the Plan over the anticipated duration of the Plan.

Table 2 shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss.

The first year of tax increment collections is anticipated to be FYE 2022. Gross tax increment financing revenue (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes only permanent tax rates. General obligation bonds and local option levies are excluded, and will not be impacted by this Plan.

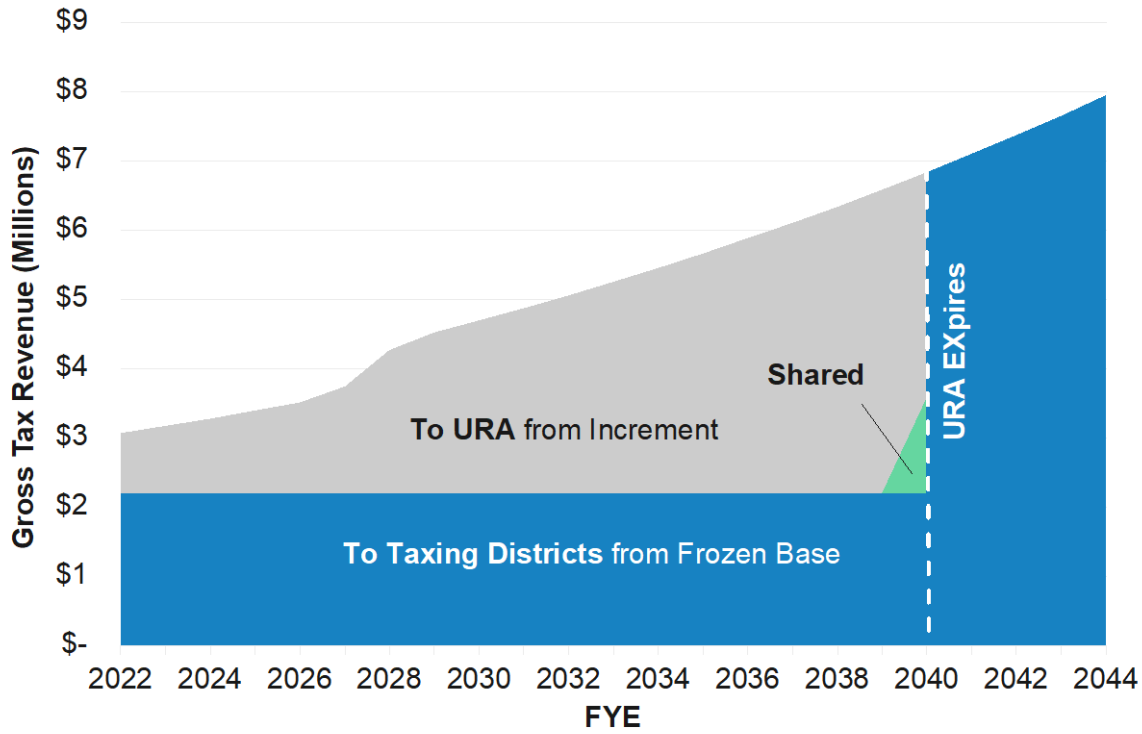
Figure 3 shows expected TIF revenues over time and the projected tax revenues after termination of the Area.

Table 3 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total AV	Frozen Base AV	Increment Applied	Increment Shared	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2022	195,158,782	139,787,170	55,371,612	-	15.7106	869,921	(43,496)	826,425	13,049	839,474
2023	201,938,363	139,787,170	62,151,193	-	15.7106	976,433	(48,822)	927,611	12,396	940,007
2024	209,083,470	139,909,490	69,173,980	-	15.7106	1,086,765	(54,338)	1,032,426	13,914	1,046,341
2025	216,347,310	139,909,490	76,437,820	-	15.7106	1,200,884	(60,044)	1,140,840	15,486	1,156,326
2026	223,863,763	139,909,490	83,954,273	-	15.7106	1,318,972	(65,949)	1,253,023	17,113	1,270,136
2027	238,088,140	139,909,490	98,178,650	-	15.7106	1,542,446	(77,122)	1,465,323	18,795	1,484,119
2028	271,844,661	139,909,490	131,935,171	-	15.7106	2,072,781	(103,639)	1,969,142	21,980	1,991,122
2029	287,976,687	139,909,490	148,067,197	-	15.7106	2,326,225	(116,311)	2,209,913	29,537	2,239,450
2030	298,970,782	139,909,490	159,061,292	-	15.7106	2,498,948	(124,947)	2,374,001	33,149	2,407,150
2031	310,388,891	139,909,490	170,479,401	-	15.7106	2,678,334	(133,917)	2,544,417	35,610	2,580,027
2032	322,247,502	139,909,490	182,338,012	-	15.7106	2,864,640	(143,232)	2,721,408	38,166	2,759,574
2033	334,563,750	139,909,490	194,654,260	-	15.7106	3,058,135	(152,907)	2,905,228	40,821	2,946,050
2034	347,355,437	139,909,490	207,445,947	-	15.7106	3,259,100	(162,955)	3,096,145	43,578	3,139,724
2035	360,641,066	139,909,490	220,731,576	-	15.7106	3,467,826	(173,391)	3,294,434	46,442	3,340,876
2036	374,439,863	139,909,490	234,530,373	-	15.7106	3,684,613	(184,231)	3,500,382	49,417	3,549,799
2037	388,771,806	139,909,490	248,862,316	-	15.7106	3,909,776	(195,489)	3,714,287	52,506	3,766,793
2038	403,657,657	139,909,490	263,748,167	-	15.7106	4,143,642	(207,182)	3,936,460	55,714	3,992,174
2039	419,118,991	139,909,490	279,209,501	-	15.7106	4,386,549	(219,327)	4,167,221	59,047	4,226,268
2040	435,178,229	139,909,490	206,697,513	88,571,226	15.7106	3,247,342	(162,367)	3,084,975	62,508	3,147,483
TOTAL:						48,593,332	(2,429,666)	46,163,661	659,228	46,822,893

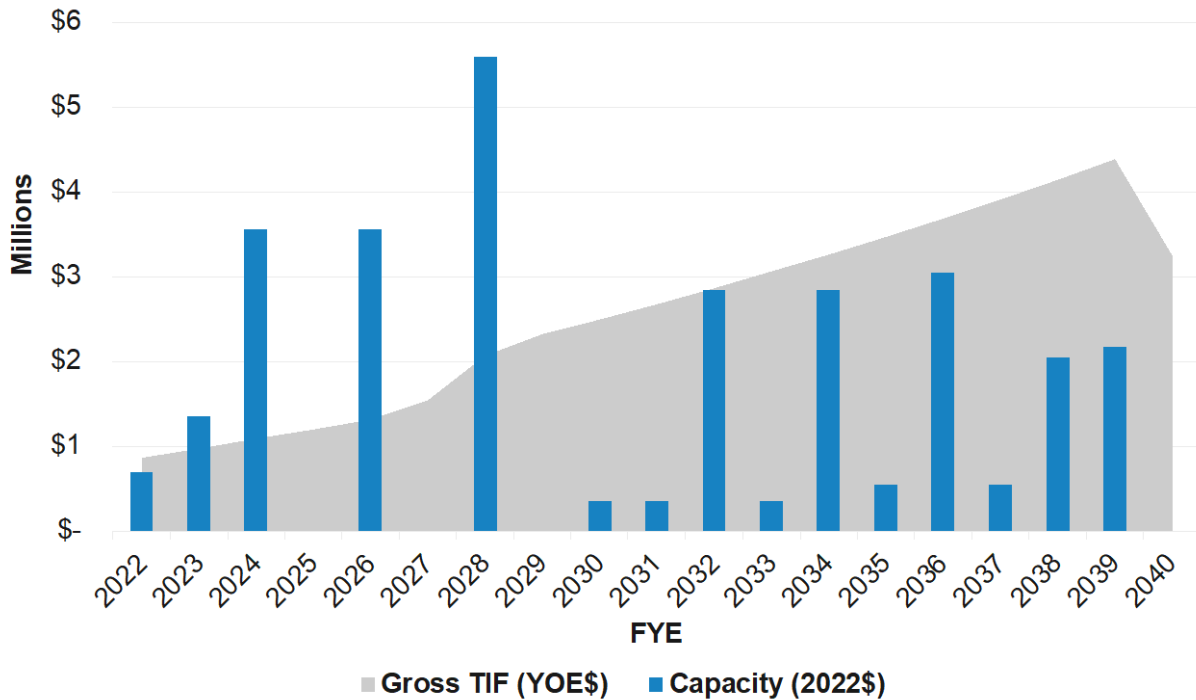
Source: Tiberius Solutions

Figure 3 - TIF Projections Over Time



Source: Tiberius Solutions

Figure 4 – Resources Including Future Bonds Over Time



Source: Tiberius Solutions

V. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 4 shows a summary of the financial capacity of the Area, including how total TIF revenue translates to the ability to fund projects in constant 2022 dollars, in five-year increments. Table 5 through Table 7 show more detailed tables on the allocation of tax revenues to debt service. Table 8 through Table 10 show potential allocations to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the urban renewal area in FYE 2040. If growth in assessed value is slower than projected, the Agency may not be able to complete all projects in the Plan. If growth in assessed value is more robust than the projections, it may take a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness is \$43,177,530 (Forty-Three Million One Hundred Seventy-Seven Thousand Five Hundred Thirty). The remaining maximum indebtedness as of June 30, 2021 is \$38,891,711. The estimated total amount of TIF revenues required to pay debt service on the remaining maximum indebtedness including principal and interest is \$46,822,892 and is from permanent rate tax levies. The additional TIF revenue required for debt service is greater than the maximum indebtedness remaining due to the projected cost of the interest on borrowings (loans).

Table 4 - TIF Capacity of the Area in FYE 2022 Constant Rounded Numbers

Net TIF	\$ 46,800,000
Maximum Indebtedness	\$ 43,177,530
Remaining MI as of June 30, 2021	\$ 38,891,711
Capacity (2022\$) of remaining MI	\$ 29,900,000
Years 1-5	\$ 9,200,000
Years 6-10	\$ 6,300,000
Years 11-15	\$ 9,700,000
Years 16-19	\$ 4,800,000

Source: Tiberius Solutions

This financial analysis shows projected borrowings as identified in Table 5. This is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible. The Agency may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the District in FYE 2040. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of Table 6.

Table 5 - Estimated Borrowings and Amounts

	Loan A	Loan B	Loan C
Principal Amount	3,300,000	3,000,000	5,300,000
Interest Rate	3.00%	5.00%	5.00%
Loan Term	20	20	20
Loan Year	2024	2026	2028
Interest Payment Start	2024	2026	2028
Principal Payment Start	2024	2026	2028
Annual Payment	(\$221,811.84)	(\$240,727.76)	(\$425,285.71)

Source: Tiberius Solution

Table 6 - Tax Increment Revenues and Allocations to Debt Service, Page 1

	Total	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027
Resources	-	-	-	-	-	-	-
Beginning Balance		956,840	-	-	-	-	-
Interest Earnings	12,625	12,625	-	-	-	-	-
TIF: Current Year	46,163,663	826,425	927,611	1,032,426	1,140,840	1,253,023	1,465,323
TIF: Prior Years	659,229	13,049	12,396	13,914	15,486	17,113	18,795
Total Resources	47,792,357	1,808,939	940,007	1,046,341	1,156,326	1,270,136	1,484,119
Expenditures	-	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-	-
Scheduled Payments	-	-	-	-	-	-	-
Loan A	(3,548,989)	-	-	(221,812)	(221,812)	(221,812)	(221,812)
Loan B	(3,610,916)	-	-	-	-	(240,728)	(240,728)
Loan C	(5,528,714)	-	-	-	-	-	-
FY 2017-18 Bond	(3,533,091)	(288,857)	(312,917)	(341,119)	(363,463)	(383,041)	(395,960)
Early Principal Payment							
Loan A	(824,496)	-	-	-	-	-	-
Loan B	(993,577)	-	-	-	-	-	-
Loan C	(2,460,862)	-	-	-	-	-	-
Total Debt Service, Scheduled Only	(16,221,711)	(288,857)	(312,917)	(562,931)	(585,275)	(845,581)	(858,499)
Total Debt Service	(20,500,646)	(288,857)	(312,917)	(562,931)	(585,275)	(845,581)	(858,499)
Debt Service Coverage Ratio		2.91	3.00	1.86	1.98	1.50	1.73
Transfer to URA Projects Fund	(27,291,711)	(1,520,082)	(627,090)	(483,410)	(571,052)	(424,555)	(625,619)
Total Expenditures	(47,792,357)	(1,808,939)	(940,007)	(1,046,341)	(1,156,326)	(1,270,136)	(1,484,119)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 7 - Tax Increment Revenues and Allocations to Debt Service, Page 2

	FYE 2028	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034
Resources	-		-	-	-	-	-
Beginning Balance	-		-	-	-	-	-
Interest Earnings	-		-	-	-	-	-
TIF: Current Year	1,969,142	2,209,913	2,374,001	2,544,417	2,721,408	2,905,228	3,096,145
TIF: Prior Years	21,980	29,537	33,149	35,610	38,166	40,821	43,578
Total Resources	1,991,122	2,239,450	2,407,150	2,580,027	2,759,574	2,946,050	3,139,724
Expenditures							
Debt Service							
Scheduled Payments							
Loan A	(221,812)	(221,812)	(221,812)	(221,812)	(221,812)	(221,812)	(221,812)
Loan B	(240,728)	(240,728)	(240,728)	(240,728)	(240,728)	(240,728)	(240,728)
Loan C	(425,286)	(425,286)	(425,286)	(425,286)	(425,286)	(425,286)	(425,286)
FY 2017-18 Bond	(361,918)	(362,087)	(362,018)	(361,712)			
Total Debt Service	(1,249,743)	(1,249,912)	(1,249,844)	(1,249,538)	(887,825)	(887,825)	(887,825)
Debt Service Coverage Ratio	1.59	1.79	1.93	2.06	3.11	3.32	3.54
Transfer to URA Projects Fund	(741,379)	(989,538)	(1,157,306)	(1,330,489)	(1,871,749)	(2,058,224)	(2,251,898)
Total Expenditures	(1,991,122)	(2,239,450)	(2,407,150)	(2,580,027)	(2,759,574)	(2,946,050)	(3,139,724)
Ending Balance	-		-	-	-	-	-

Source: Tiberius Solutions

Table 8 - Tax Increment Revenues and Allocations to Debt Service, Page 3

	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039	FYE 2040
Resources	-	-	-	-	-	-
Beginning Balance	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-
TIF: Current Year	3,294,434	3,500,382	3,714,287	3,936,460	4,167,221	3,084,975
TIF: Prior Years	46,442	49,417	52,506	55,714	59,047	62,508
Total Resources	3,340,876	3,549,799	3,766,793	3,992,174	4,226,268	3,147,483
Expenditures						
Debt Service						
Scheduled Payments						
Loan A	(221,812)	(221,812)	(221,812)	(221,812)	(221,812)	-
Loan B	(240,728)	(240,728)	(240,728)	(240,728)	(240,728)	(240,728)
Loan C	(425,286)	(425,286)	(425,286)	(425,286)	(425,286)	(425,286)
FY 2017-18 Bond						
Early Principal Payment			-	-	-	-
Loan A		-	-	-	(824,496)	-
Loan B		-	-	-	(972,969)	(20,608)
Loan C		-	-	-	-	(2,460,862)
Total Debt Service, Scheduled Only	(887,825)	(887,825)	(887,825)	(887,825)	(887,825)	(666,013)
Total Debt Service	(887,825)	(887,825)	(887,825)	(887,825)	(2,685,291)	(3,147,483)
Debt Service Coverage Ratio	3.76	4.00	4.24	4.50	4.76	4.73
Transfer to URA Projects Fund	(2,453,051)	(2,661,973)	(2,878,968)	(3,104,349)	(1,540,978)	-
Total Expenditures	(3,340,876)	(3,549,799)	(3,766,793)	(3,992,174)	(4,226,268)	(3,147,483)
Ending Balance		-	-	-	-	-

Source: Tiberius Solutions

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the CPDC. Annual expenditures for program administration are also included.

The amount of money available for projects in 2022 constant dollars for the Area is \$29,878,413. See Table 2 for the individual project analysis. This \$29,878,413 is calculated by reflecting the maximum indebtedness of \$43,177,530 in constant 2022 dollars. The CPDC's cost estimates are typically shown in constant dollars, so understanding how these cost estimates relate to the overall maximum indebtedness over the ensuing years is important to help the CPDC to make projections on the allocation of funds throughout the life of the Area.

Table 9 through Table 11 show the \$29,878,413 of 2022 project dollars inflated over the life of the Area, including administrative expenses. All costs shown in Table 9 through Table 11 are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation. The year of expenditure total cost is \$38,981,452.

The 3.0% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470. The CPDC may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available.

Table 9 - Programs and Costs in Year of Expenditure Dollars, Page 1

	TOTAL	FYE 2022	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028
Resources								
Beginning Balance		-	828,082	60,313	64,875	636,250	64,736	690,680
Interest Earnings	89,741	-	4,140	302	324	3,181	324	3,453
Transfer from TIF Fund	27,291,711	1,520,082	627,090	483,410	571,052	424,555	625,619	741,379
Bond/Loan Proceeds	11,600,000	-	-	3,300,000	-	3,000,000	-	5,300,000
Total Resources	38,981,452	1,520,082	1,459,313	3,844,025	636,250	4,063,986	690,680	6,735,511
Expenditures (YOE \$)								
Materials and Services	(146,000)	(82,000)	(64,000)					
Façade Improvement	(70,000)	(35,000)	(35,000)					
Economic Incentive	0							
Pine Street/Downtown	0							
Pfaff Restrooms	(200,000)	(200,000)						
Hamrick & Pine	(875,000)	(275,000)	(600,000)					
Community Center	5,272,470			(3,713,150)				
Bear Creek Greenway	(3,939,250)					(3,939,250)		
Crater Ped Crossing	(100,000)	(100,000)						
Capital Project Design Cost	(650,000)		(650,000)					
TPR Planning	(50,000)		(50,000)					
Bridge	(6,567,550)							(6,567,550)
Miscellaneous Public Works Projects	(13,389,432)							
Fire District 3 Equipment/Fire Safety	(2,407,050)							
Economic Development Incentive	(5,082,700)							
Financing Fees	(232,000)					(60,000)		(106,000)
Administration								
Total Expenditures	(38,981,452)					(3,999,250)		(6,673,550)
Ending Balance		828,082	60,313	64,875	636,250	64,736	690,680	61,961

Source: Tiberius Solutions

Table 10 - Programs and Costs in Year of Expenditure Dollars, Page 2

	FYE 2029	FYE 2030	FYE 2031	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036
Resources								
Beginning Balance	61,961	1,051,810	1,770,995	2,653,659	708,560	2,285,858	485,940	2,133,746
Interest Earnings	310	5,259	8,855	13,268	3,543	11,429	2,430	10,669
Transfer from TIF Fund	989,538	1,157,306	1,330,489	1,871,749	2,058,224	2,251,898	2,453,051	2,661,973
Bond/Loan Proceeds	0	0	0	0	0	0	0	0
Total Resources	1,051,810	2,214,375	3,110,339	4,538,675	2,770,328	4,549,185	2,941,421	4,806,389
Expenditures (YOE \$)								
Materials and Services								
Façade Improvement								
Economic Incentive								
Pine Street/Downtown								
Pfaff Restrooms								
Hamrick & Pine								
Community Center							(293,700)	(302,520)
Bear Creek Greenway								
Crater Ped Crossing								
Capital Project Design Cost								
TPR Planning								
Bridge								
Miscellaneous Public Works Projects				(3,359,750)		(3,564,250)		(3,781,500)
Fire District 3 Equipment/Fire Safety								
Economic Development Incentive		(443,380)	(456,680)	(470,365)	(484,470)	(498,995)	(513,975)	(529,410)
Financing Fees								
Administration								
Total Expenditures	0	(443,380)	(456,680)	(3,830,115)	(484,470)	(4,063,245)	(807,675)	(4,613,430)
Ending Balance	1,051,810	1,770,995	2,653,659	708,560	2,285,858	485,940	2,133,746	192,959

Source: Tiberius Solutions

Table 11 - Programs and Costs in Year of Expenditure Dollars, Page 3

	FYE 2037	FYE 2038	FYE 2039
Resources			
Beginning Balance			
Interest Earnings	965	11,080	10,209
Transfer from TIF Fund	2,878,968	3,104,349	1,540,978
Bond/Loan Proceeds	0	0	0
Total Resources	3,072,892	5,331,420	3,592,972
Expenditures (YOE \$)			
Materials and Services			
Façade Improvement			
Economic Incentive			
Pine Street/Downtown			
Pfaff Restrooms			
Hamrick & Pine			
Community Center	(311,600)	(320,940)	(330,560)
Bear Creek Greenway			
Crater Ped Crossing			
Capital Project Design Cost			
TPR Planning			
Bridge			
Miscellaneous Public Works Projects			(2,683,932)
Fire District 3 Equipment/Fire Safety		(2,407,050)	
Economic Development Incentive	(545,300)	(561,645)	(578,480)
Financing Fees			
Administration			
Total Expenditures	(856,900)	(3,289,635)	(3,592,972)
Ending Balance	2,215,992	2,041,785	0

Source: Tiberius Solutions

VII. REVENUE SHARING

Revenue sharing targets are projected to be reached in FYE 2040, as the threshold set in ORS 457 (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is met the previous year, FYE 2039. In addition, the MI is expected to be reached in FYE 2040, meaning the CPDC is not projected to take the full division of taxes that year, but to underlevy for both the mandatory revenue sharing and the amount that exceeds the MI.

Revenue sharing means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (\$43,177,530 x.10% is \$4,317,753). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness is \$5,397,191 (\$43,177,530 x.12.5%). If this threshold is met, revenue for the Area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing thresholds could be reached earlier.

VIII. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2040 and are shown in Table 12 for the general government taxing districts and Table 13 for the education taxing districts.

The Central Point School District 6 and the Southern Oregon Education Service District are not directly affected by the tax increment financing, but the amounts of their taxes divided for the Plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Attachment: 2_ Report on Plan Amendment Exhibit B (1601 : Downtown & East Pine Street Corridor Revitalization Plan Amendment)

Table 12 - Projected Impact on Taxing District Permanent Rate Levies - General Government

FYE	Jackson County	4-H Extension Service District	Vector Control	RVTD	Jackson Soil & Water Cons	Jackson County Library Dist	City of Central Point	Jackson County RFPD #3	Subtotal
2022	(107,396)	(2,276)	(2,292)	(9,468)	(2,672)	(27,785)	(238,848)	(166,681)	(557,419)
2023	(120,258)	(2,549)	(2,567)	(10,602)	(2,992)	(31,113)	(267,452)	(186,642)	(624,174)
2024	(133,861)	(2,837)	(2,857)	(11,802)	(3,330)	(34,632)	(297,706)	(207,755)	(694,781)
2025	(147,932)	(3,135)	(3,158)	(13,042)	(3,680)	(38,273)	(328,999)	(229,593)	(767,812)
2026	(162,492)	(3,444)	(3,468)	(14,326)	(4,042)	(42,040)	(361,381)	(252,190)	(843,383)
2027	(189,867)	(4,024)	(4,053)	(16,739)	(4,723)	(49,122)	(422,263)	(294,677)	(985,470)
2028	(254,730)	(5,399)	(5,437)	(22,458)	(6,337)	(65,903)	(566,516)	(395,345)	(1,322,125)
2029	(286,499)	(6,072)	(6,115)	(25,259)	(7,127)	(74,123)	(637,171)	(444,651)	(1,487,018)
2030	(307,953)	(6,527)	(6,573)	(27,150)	(7,661)	(79,673)	(684,885)	(477,949)	(1,598,372)
2031	(330,070)	(6,996)	(7,045)	(29,100)	(8,211)	(85,395)	(734,073)	(512,274)	(1,713,164)
2032	(353,040)	(7,483)	(7,535)	(31,125)	(8,783)	(91,338)	(785,157)	(547,924)	(1,832,385)
2033	(376,896)	(7,988)	(8,045)	(33,229)	(9,376)	(97,510)	(838,214)	(584,949)	(1,956,207)
2034	(401,673)	(8,514)	(8,573)	(35,413)	(9,992)	(103,921)	(893,318)	(623,404)	(2,084,809)
2035	(427,407)	(9,059)	(9,123)	(37,682)	(10,633)	(110,579)	(950,550)	(663,344)	(2,218,376)
2036	(454,135)	(9,625)	(9,693)	(40,038)	(11,297)	(117,494)	(1,009,993)	(704,826)	(2,357,103)
2037	(481,896)	(10,214)	(10,286)	(42,486)	(11,988)	(124,676)	(1,071,733)	(747,911)	(2,501,189)
2038	(510,730)	(10,825)	(10,901)	(45,028)	(12,705)	(132,136)	(1,135,859)	(792,662)	(2,650,845)
2039	(540,678)	(11,460)	(11,540)	(47,668)	(13,450)	(139,884)	(1,202,463)	(839,142)	(2,806,286)
2040	(402,666)	(8,535)	(8,595)	(35,500)	(10,017)	(104,178)	(895,526)	(624,945)	(2,089,961)
TOTAL:	(5,990,181)	(126,962)	(127,856)	(528,116)	(149,017)	(1,549,776)	(13,322,109)	(9,296,865)	(31,090,882)

Source: Tiberius Solutions

Table 13 - Projected Impact on Taxing District Permanent Rate Levies - Education

FYE	Education Service District	RCC	Central Pt SD 6	Subtotal	Total
2022	(18,830)	(27,401)	(235,824)	(282,055)	(839,474)
2023	(21,085)	(30,682)	(264,066)	(315,833)	(940,007)
2024	(23,470)	(34,153)	(293,937)	(351,560)	(1,046,341)
2025	(25,937)	(37,743)	(324,834)	(388,514)	(1,156,326)
2026	(28,490)	(41,458)	(356,805)	(426,753)	(1,270,136)
2027	(33,290)	(48,442)	(416,917)	(498,649)	(1,484,119)
2028	(44,662)	(64,991)	(559,343)	(668,996)	(1,991,122)
2029	(50,232)	(73,097)	(629,103)	(752,432)	(2,239,450)
2030	(53,994)	(78,570)	(676,213)	(808,778)	(2,407,150)
2031	(57,872)	(84,213)	(724,778)	(866,863)	(2,580,027)
2032	(61,899)	(90,074)	(775,216)	(927,188)	(2,759,574)
2033	(66,082)	(96,160)	(827,600)	(989,842)	(2,946,050)
2034	(70,426)	(102,482)	(882,007)	(1,054,915)	(3,139,724)
2035	(74,938)	(109,047)	(938,514)	(1,122,500)	(3,340,876)
2036	(79,625)	(115,867)	(997,205)	(1,192,696)	(3,549,799)
2037	(84,492)	(122,950)	(1,058,162)	(1,265,604)	(3,766,793)
2038	(89,547)	(130,306)	(1,121,476)	(1,341,329)	(3,992,174)
2039	(94,798)	(137,947)	(1,187,237)	(1,419,983)	(4,226,268)
2040	(70,600)	(102,735)	(884,187)	(1,057,522)	(3,147,483)
TOTAL:	(1,050,271)	(1,528,317)	(13,153,422)	(15,732,010)	(46,822,892)

Source: Tiberius Solutions

Table 14 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2041.

The Frozen Base is the assessed value of the Area established by the county assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

Table 14 - Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2041

Taxing District	Tax Rate	From Frozen Base	From Excess Value	TOTAL
General Government				
Jackson County	2.0099	\$281,204	\$626,987	\$908,191
4-H Extension Service District	0.0426	\$5,960	\$13,289	\$19,249
Vector Control	0.0429	\$6,002	\$13,383	\$19,385
Rogue Valley Transit D	0.1772	\$24,792	\$55,277	\$80,069
Jackson Soil & Water Conservation	0.0500	\$6,995	\$15,597	\$22,592
Jackson County Library District	0.5200	\$72,753	\$162,214	\$234,967
City of Central Point	4.4700	\$625,395	\$1,394,413	\$2,019,808
Jackson County RFPD #3	3.1194	\$436,434	\$973,094	\$1,409,528
<i>Subtotal General Government</i>	10.4320	\$1,459,535	\$3,254,254	\$4,713,789
Education				
Education Service District	0.3524	\$49,304	\$109,931	\$159,235
Rogue Community College	0.5128	\$71,746	\$159,968	\$231,714
Central Point SD 6	4.4134	\$617,477	\$1,376,757	\$1,994,234
<i>Subtotal Education</i>	5.2786	\$738,527	\$1,646,656	\$2,385,183
TOTAL:	15.7106	\$2,198,062	\$4,900,910	\$7,098,972

Source: Tiberius Solutions

IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2022 values), including all real, personal, personal, manufactured, and utility properties in the Area, for the Area after the Amendment is projected to be \$139,909,490. The Jackson County Assessor will certify the new frozen base of the new properties once the urban renewal plan amendment is adopted. This will be added to the existing frozen base.

The total assessed value of the City of Central Point in FYE 2022 is \$1,450,597,207¹.

The percentage of total City assessed value in the urban renewal area is 10.03%, below the 25% threshold. ORS 457.160 (2)(b) states “For municipalities having a population of less than 50,000, according to the latest state census:

- A. The assessed value for the urban renewal areas of the plan, when added to the total assessed value previously certified by the assessor for other urban renewal plans of the municipality for which a division of ad valorem taxes is provided, exceeds a figure equal to 25 percent of the total assessed value of that municipality, exclusive of any increased assessed value for other urban renewal areas and without regard to adjustments made pursuant to [ORS 457.435](#).”

The Area contains 514 acres, including public rights-of-way. The City of Central Point contains 2,904.1 acres. This puts 17.7% of the City’s acreage in an urban renewal area, which is below the 25% threshold.

Table 15 - Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Acreage	Frozen Value after amendment	Excess Value
Downtown and East Pine Revitalization Area	514	\$139,909,490	\$55,371,612
City of Central Point	2,904.1	\$1,450,597,207	
% of City	17.7%	10.03%	

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of Central Point, and Jackson County Department of Assessment and Taxation (FYE 2022)

*Estimated value, exact value will be set by the Jackson County Assessor upon adoption of the Plan.

¹ Jackson County Assessor FY 2021/2022 SAL 4a Report.

X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

A. Physical Conditions

1. Properties Added and Removed

The properties to be added and removed are shown in Table 16.

Table 16 – Properties to be Added and removed in 2022 Amendment

Properties Added			Properties Removed		
Map Number	Account Number	Acreage	Map Number	Account Number	Acreage
372W02D300	10195939	9.02	372W11BC5300	10179641	1.76
372W02D400	10998025	7.17	372W11BC5302	10714077	0.10
372W02D400	10195970	13.89	372W11BC5303	10714085	0.10
372W02D500	10195988	12.19	372W11BC5000	10179674	0.46
372W02D501	10992858	1.47	372W11BC5301	10705457	0.66
372W02D600	10195996	4.95	372W11BC5200	10179658	3.60
372W11A102	10799146	3.52		TOTAL	6.68
372W11A28100	10799152	1.38			
372W12B501	10202983	2.55			
372W12B502	10730828	13.21			
372W12B505	10993098	4.25			
372W12B600	10462312	13.91			
372W02D700	10196009	1.88			
	TOTAL	89.39			

Source: City of Central Point

2. Land Use

The Area measures 514 total acres in size, which is composed of 948 individual parcels encompassing 375.15 acres, and an additional 138.85 acres in public rights-of-way. An analysis of FYE 2022 property classification data from the Jackson County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Commercial (32.13%) accounts for the most prevalent land use within the area. This was followed by Residential (29.30%). Detailed land use designations in the area can be seen in Table 17.

Table 17 - Land Use in the Area

Land Use	Parcels	Acres	Percent of Acres
Commercial	197	120.55	32.13%
Residential	635	109.93	29.30%
Exempt	64	85.79	22.87%
Industrial	18	22.38	5.97%
Tract	2	16.92	4.51%
Multi-Family	25	12.68	3.38%
Miscellaneous	6	6.68	1.78%
Farm	1	0.21	0.06%
TOTAL:	948	375.15	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the City of Central Point

3. Comprehensive Plan Designations

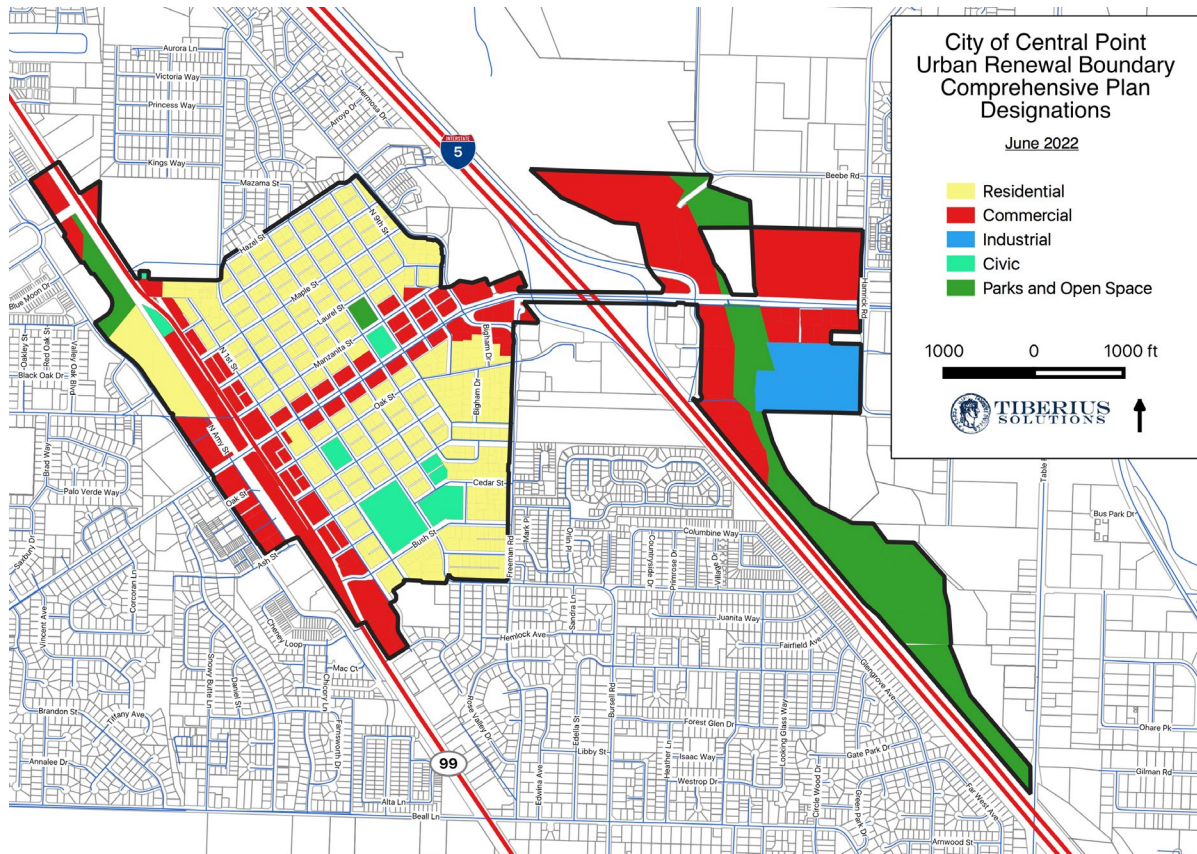
The most prevalent comprehensive plan designation by acreage in the Area is Commercial (39.73%). The second most prevalent comprehensive plan designation in the Area is Residential (36.33%). Detailed comprehensive plan designations in the Area can be seen in Table 18.

Table 18 – Comprehensive Plan Designations in the Area

Comprehensive Plan Designation	Parcels	Acres	Percent of Acres
Commercial	234	149.05	39.73%
Residential	680	136.28	36.33%
Parks OS	14	53.92	14.37%
Industrial	4	19.46	5.19%
Civic	16	16.43	4.38%
TOTAL:	948	375.15	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the City of Central Point

Figure 5 – Comprehensive Plan Designations



Source: Tiberius Solutions

4. Zoning Designations

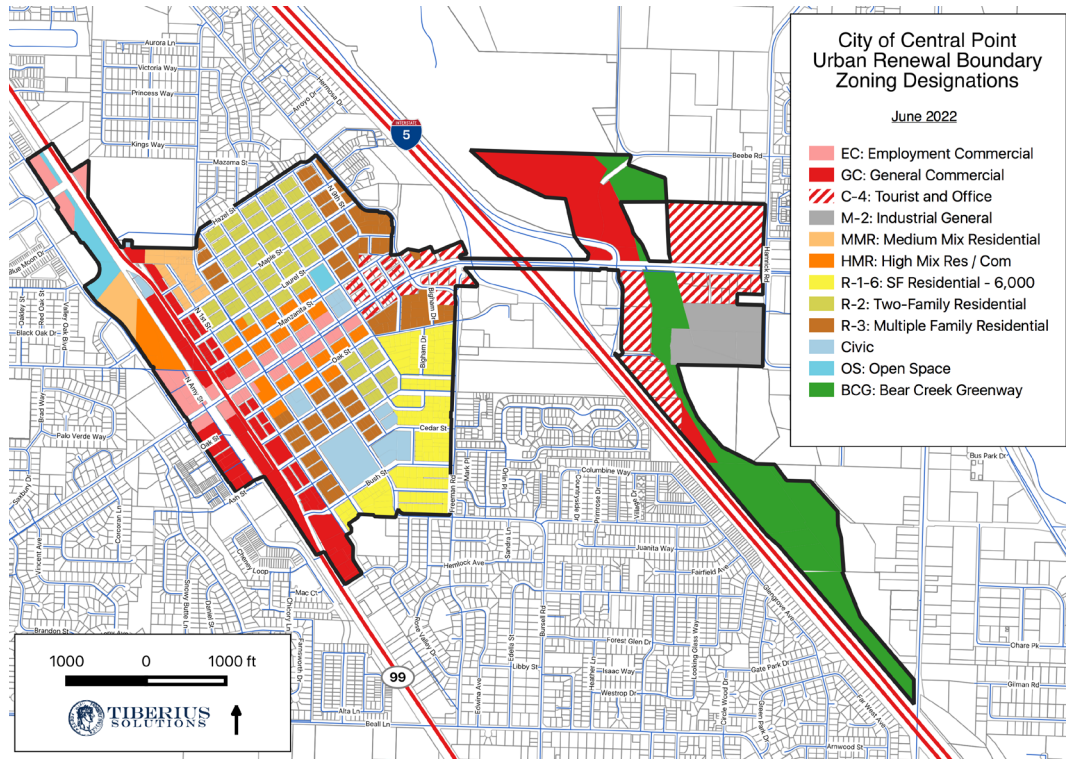
The most prevalent zoning designation by acreage in the Area is C-4: Tourist and Office (18.01%). The second most prevalent zoning designation in the Area is GC: General Commercial (15.58%). Detailed zoning designations in the Area can be seen in **Table 19**.

Table 19 - Zoning Designations in the Area

Zoning Designations	Parcels	Acres	Percent of Acres
C-4: Tourist and Office	68	67.53	18.01%
GC: General Commercial	91	58.46	15.58%
BCG: Bear Creek Greenway	10	46.54	12.41%
R-1-6: SF Residential – 6,000	183	35.72	9.52%
R-3: Multiple Family Residential	184	34.82	9.28%
R-2: Two-Family Residential	199	32.01	8.53%
HMR: High Mix Res / Com	82	22.92	6.11%
EC: Employment Commercial	64	20.53	5.47%
M-2: Industrial General	4	19.46	5.19%
Civic	17	17.07	4.55%
MMR: Medium Mix Residential	41	12.08	3.22%
OS: Open Space	5	7.99	2.13%
TOTAL:	948	375.15	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the City of Central Point

Figure 6 - Zoning in the Area



Source: Tiberius Solutions

B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** There are projects identified by the City of Central Point in itemizing blighting conditions in the Area. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Sections II and III of this Report and in the original Plan.

1. Transportation Systems Plan - Interstate Access Management Plan 33

In 2015 the City amended the Transportation Systems Plan (TSP) twice to (1) incorporate the Interstate Access Management Plan (IAMP) 33 into the TSP and (2) add the Gebhard Road extension project to the TSP. All of the projects in IAMP 33 are within the Area and projects that have been completed or are funded for completion in the near future have been excluded. The Gebhard Road extension is partly within the current Urban Renewal Area (i.e. Walmart property on East Pine Street).²

1-5 Southbound Ramp Terminal/East Pine Street TSM - Signal Timing Modifications: Maintain traffic signal timing to safely manage queues on the SB off-ramp

Northbound Ramp Terminal/East Pine Street TSM - Signal Timing Modifications: Maintain traffic signal timing to safely manage queues on the NB off-ramp

10th Street/Freeman Road/East Pine Street TSM - Signal Timing Modifications and Queue Storage: Maintain signal progression, change signal phasing, extend westbound left-turn lane striping on East Pine Street to provide more queue storage, consider access restrictions to improve safety

Peninger Road/East Pine Street TSM - Signal Timing Modifications: Maintain signal progression to avoid queuing conflict that affects 1-5 NB Ramp Terminal, and change signal phasing

East Pine Street TSM Signal Timing Modifications: Maintain signal progression, particularly in the eastbound direction, to avoid queuing that affects 1-5 NB ramp terminal

South Sidewalk between Ramp Terminals: Add a sidewalk on the south side of East Pine Street between the northbound and southbound ramp terminals

Bike Lane Improvements: Restripe eastbound travel lanes between 9th Street and the 1-5 southbound ramp to improve bike lane transitions

1-S Southbound On-Ramp- Dual Westbound Left-Turn Lanes: Add a second westbound left-turn lane on East Pine Street onto the 1-5 southbound on-ramp and a second southbound receiving lane on the 1-5 southbound on-ramp

² City of Central Point Transportation Systems Plan - Interstate Access Management Plan 33 Capital Improvement Project list

Peninger Road/East Pine Street Intersection Improvements: Implement Central Point TSP Tier 2 Project #236 as revised - Widen East Pine Street to accommodate a third westbound through travel lane, maintain bike lanes, and odd sidewalks where necessary

Figure 7 – IAMP Projects in Area



Source: TSP IAMP 33 Projects

2. Transportation Systems Plan

The City is in the process of updating the TSP to add needed projects within the recently expanded Urban Growth Boundary (UGB), including the properties being added to the Area. Most notable here will be extension of Beebe Road west across Bear Creek and connecting with Peninger Road. It is a significant project and one that is a priority for funding in part by Urban Renewal. The following projects are listed in the TSP and are in the Area.³

- 204 S. Haskell Street, Pine Street to Ash Street – widen to three lanes with curb, gutter, bike lanes and sidewalks
- 208 Oak Street: Second-Third & First Street: Manzanita – Laurel Improve alleyways and parking facility
- 211 Beebe Road & Hamrick Road Intersection – Add traffic signal for pedestrian crossing safety
- 212 Highway 99, Project No. 4 Cupp Street Greenway
- 216 E. Pine Street & Hamrick Road Intersection – Widen west and south approaches to add a second eastbound left turn lane and second receiving lane. Restripe northbound approach to include dual left turns and a single through-shared right turn. Restripe southbound approach to include a left turn, through and exclusive right turn lanes.

³ City of Central Point Transportation Systems Plan, Table 12.3 Short Term Projects and table 12.5 Tier 1 – Long Term Projects, Table 12.6 Tier 2 Projects

- 222 3rd Street: E. Pine Street to Hazel Street – Add bike lanes and sidewalks
- 223 Hazel Street: Third to 10th Street – Pave and improve adding sidewalks
- 228 E. Pine Street traffic calming – miscellaneous enhancements such as bulb-outs, cross-walks, signals, that improve the pedestrian environment along Pine Street
- 233 E. Pine Street: Hamrick Road to Bear Creek Bridge – widen for decel/accel lanes, add bike lanes and sidewalks
- 234 E- W Hamrick Road extension (south of E Pine Street) – Extend Hamrick Road westerly to intersect with Peningen Road (collector standards)
- 236 E. Pine Street: Bear Creek Ridge to Peningen Road – widen for turn lanes, bike lanes, add sidewalks and third lane
- 238 10th Street: E. Pine Street to Hazel Street – widen to add continuous turn lane, bike lanes and sidewalks
- 240 Peningen Road Extension, south – extend Peningen Road from E. Pine Street south across Bear Creek to Hamrick Road and construct new bridge across Bear Creek
- 241 3rd Street:” Hazel Street to Scenic Avenue – widen to 3 lanes, bike lanes, sidewalks, urban upgrade (collector standards)
- 245 Peningen Road Project – Extend Peningen road from E. Pine Street north across Bear Creek to Beebe Road and remove signal at Peningen/Pine Street. Construct bridge across Bear Creek. Extend Peningen Road south across Bear Creek to intersect with S. Harmick Road.
- 246 Freeman Road & Hopkins Road Intersection – Install new signal
- 247 3rd Street: E. Pine Street to Ash Street – Install new signal
- 248 Maple Street: Highway 99 to 10th Street – construct sidewalks, repair curb and gutter
- 249 4th Street: Ash Street to Cedar Street – construct sidewalks, repair curb and gutter
- 250 Ash Street: Highway 99 to Freeman Road – construct sidewalks, repair curb and gutter
- 251 Oak Street: Highway 99 to Freeman Road – construct sidewalks, repair curb and gutter
- 255 E. Pine Street: I-5 to Table Rock Road – widen E. Pine Street to add third westbound through lane from east side of Table Rock Road to I5 SB off ramp

3. Stormwater Capital Improvement Plan

The Stormwater Master Plan is nearing the end of its planning horizon and is planned to be updated in the next budget cycle.

The following projects are listed in the Stormwater CIP for Flood Control CIP prioritization and ranking⁴:

- 8.2 Oak Street Overflow
- 8.3 Ash Street Pipe Replacement
- 8.4 2nd Street Pipe Replacement
- 8.5 Cedar Street Bypass
- 8.6 Rostell Street Channel
- 11 Freeman Road at Ash

The following projects are listed in the Stormwater CIP for Water Quality COP prioritization:

- 7.1 Green Street: Cherry St from N. 2nd to N. 4th Street
- 7.2 Green Street: Maple Street from N. 1st to N. 6th Street
- 7.3 Green Street: Laurel Street from N. 2nd to N. 6th Street
- 7.4 Green Street: Alder from S. 1st to N. 6th Street
- 8.1 Jewett Elementary School Channel
- 9 City Hall Rain Garden Demonstration
- 10 Ray's Food Place Planter

4. Water Master Plan

The following projects are included in the Water Master Plan and are in the Area. ⁵

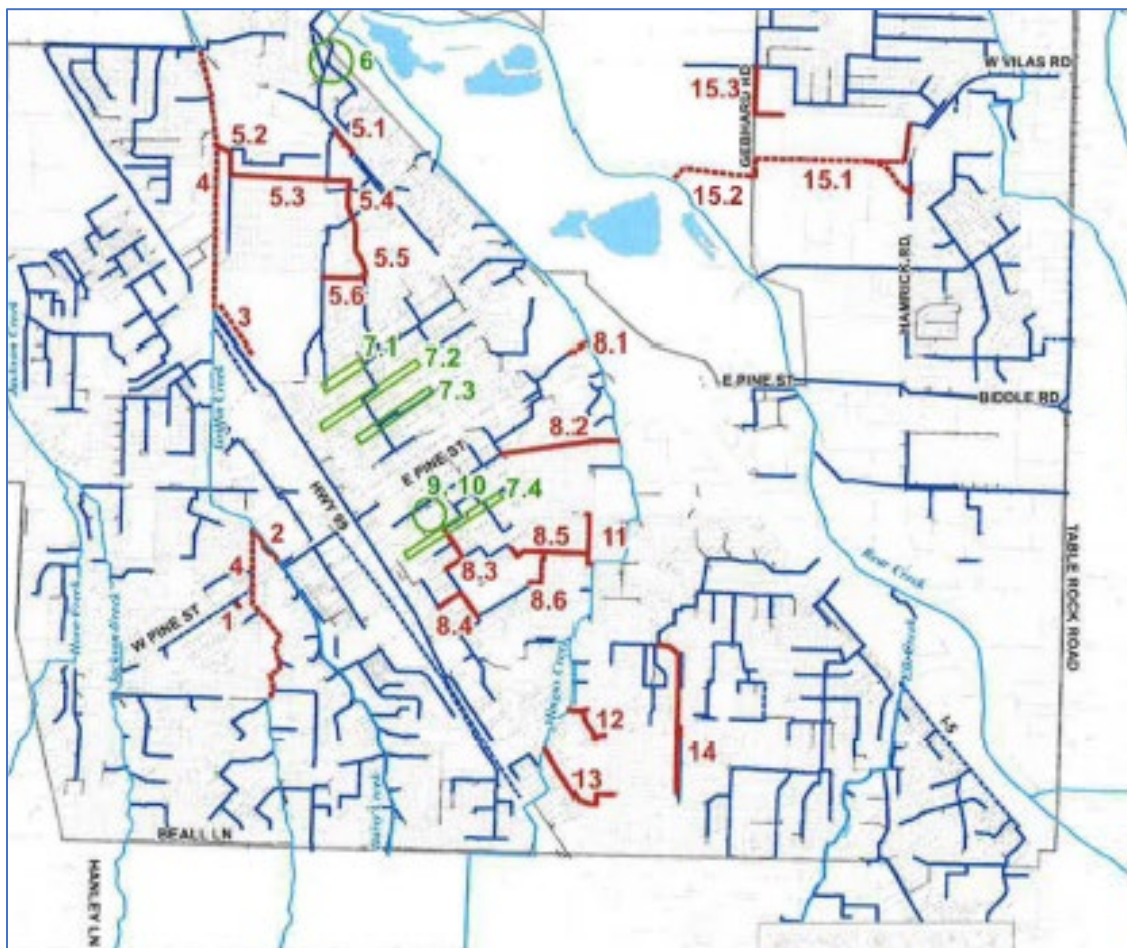
- 14 Fire flow improvements near Front Street and Bush
- 15 Fire flow improvements on Maple
- 16 Fire flow improvements on Bigham north of Oak Street
- 17 Fire flow improvements on S. 9th Street

⁴ City of Central Point Stormwater Capital Improvement Plan, Section 7 Table 7-1 Flood Control CIP Prioritization and Ranking

⁵ City of Central Point Water Master Plan, Section 8 table 8-1 Capital Improvements Project Summary List

- 18 Fire flow improvements on Oak Street
- 19 Fire flow improvements on Bigham
- 20 Fire flow improvements on Chestnut
- 21 Fire flow improvements on Ash Street
- 22 Fire flow improvements on Rostel Street
- 23 Fire flow improvements on Hazel and 9th
- 24 Fire flow improvements on Laurel Street
- 25 Fire flow improvements on Manzanita
- 27 Fire flow improvements on Bush Street
- 28 Fire flow improvements on Grand Avenue

Figure 8 – Fire Flow Improvements in the Area



Source: City of Central Point Water Master Plan

C. Social Conditions

According to the US Census Bureau, American Community Survey 2016-2020 Five Year Estimates, the block groups have 3,188 residents, 9.28% of whom identify as Hispanic or Latino.

Table 20 - Race in the Area

Race	Number	Percent
White alone	2,821	88.49%
Black or African American alone	0	0.00%
American Indian and Alaska Native alone	166	5.21%
Asian alone	29	0.91%
Native Hawaiian and Other Pacific Islander alone	105	3.29%
Some other race alone	15	0.47%
Two or more races	52	1.63%
TOTAL:	3,188	1%

Source: American Community Survey 2016-2020 Five Year Estimates

The largest percentage of residents are between 45 to 54 years of age (19.23%).

Table 21 - Age in the Area

Age	Number	Percent
Under 5 years	155	4.86%
5 to 9 years	253	7.94%
10 to 14 years	207	6.49%
15 to 17 years	114	3.58%
18 to 24 years	262	8.22%
25 to 34 years	397	12.45%
35 to 44 years	418	13.11%
45 to 54 years	613	19.23%
55 to 64 years	359	11.26%
65 to 74 years	248	7.78%
75 to 84 years	96	3.01%
85 years and over	66	2.07%
TOTAL:	3188	1%

Source: American Community Survey 2016-2020 Five Year Estimates

In the block groups, 20.98% of adult residents have earned a bachelor's degree or higher. Another 32.04% have some college education without a degree, and another 26.40% have graduated from high school but have not attended college.

Table 22 - Educational Attainment in the Area

Education	Number	Percent
Less than high school	205	9.33%
High school graduate (includes equivalency)	580	26.40%
Some college	704	32.04%
Associate's degree	247	11.24%
Bachelor's degree	371	16.89%
Master's degree	75	3.41%
Professional school degree	15	0.68%
Doctorate degree	0	0.00%
TOTAL:	2197	0.9999%

Source: American Community Survey 2016-2020 Five Year Estimates

The most common travel time to work class was 10 to 19 minutes, with 53.68% of commutes being in this class. This was followed by the less than 10 minutes travel time class, which represented 31.75% of commutes.

Table 23 - Travel Time to Work in the Area

Travel Time	Number	Percent
Less than 10 minutes	462	31.75%
10 to 19 minutes	781	53.68%
20 to 29 minutes	93	6.39%
30 to 39 minutes	66	4.54%
40 to 59 minutes	35	2.41%
60 to 89 minutes	18	1.24%
90 or more minutes	0	0.00%
TOTAL:	1455	1.0001%

Source: American Community Survey 2016-2020 Five Year Estimates

Of commuting to work, the majority, 82.11%, drove alone, and another 10.80% carpooled.

Table 24 - Means of Transportation to Work in the Area

Means of Transportation	Number	Percent
Drove alone	1,239	82.11%
Carpooled	163	10.80%
Public transportation (includes taxicab)	18	1.19%
Motorcycle	6	0.40%
Bicycle	0	0.00%
Walked	29	1.92%
Other means	0	0.00%
Worked at home	54	3.58%
TOTAL:	1,509	1%

Source: American Community Survey 2016-2020 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Area

The frozen base of the Area in FYE 2022 is \$139,787,170⁶. Once the Amendment is adopted, the frozen base is estimated to be \$139,909,490. The increment in FYE 2022 is \$55,371,612.⁷

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property’s improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the “Improvement to Land Value Ratio,” or “I:L.” The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 25 shows the improvement to land ratios (I:L) for properties within the Area. In the Area, 254 parcels representing 36.90% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 242 of the 948 parcels in the Area, totaling 16.47% of the acreage have I:L ratios of 2.0 or more in FYE 2022. In summary, the area is underdeveloped and not contributing significantly to the tax base in Central Point.

Table 25 - Improvement to Land Ratios in the Area

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
Exempt	64	85.79	22.87%
No Improvement Value	78	88.83	23.68%
0.01-0.50	52	23.37	6.23%
0.51-1.00	124	26.23	6.99%
1.01-1.50	229	53.34	14.22%
1.51-2.00	159	35.80	9.54%
2.01-2.50	84	21.16	5.64%
2.51-3.00	63	16.05	4.28%
3.01-4.00	51	14.89	3.97%
> 4.00	44	9.68	2.58%
TOTAL:	948	375.15	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the Jackson County Department of Assessment and Taxation (FYE 2022)

⁶ Jackson County Assessor Sal 4 e FY 2021-2022

⁷ Ibid.

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in Section VIII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered in the Amendment for future use of urban renewal funding are for facilitating transportation improvements to allow for better connections and for recreation improvements. The use of tax increment allows the City to add an additional funding source to the City of Central Point's other funding sources to allow these projects to be completed.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. The outcome of implementing these projects is anticipated to be an increase to the economic growth in Central Point by providing infrastructure improvements inside the Area to assist with economic development.

XII. RELOCATION REPORT

When the CPDC acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the CPDC shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The CPDC will comply with all applicable state law in providing these potential benefits.

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
FOR
DOWNTOWN & EAST PINE STREET CORRIDOR REVITALIZATION PLAN AMENDMENT**

Before the City of Central Point Planning Commission
Consideration of Downtown & East Pine Street Corridor Revitalization Plan Amendment
Compliance with the City of Central Point Comprehensive Plan

File No. UR-22001

Applicant: City of Central Point)	Findings of Fact
140 South 3 rd Street)	and
Central Point, OR 97502)	Conclusions of Law

I. Introduction

On March 8, 2012, the City of Central Point City Council approved the Downtown and East Pine Street Corridor Revitalization Plan (Urban Renewal Plan). Prior to the City Council’s approval, the Planning Commission determined the Urban Renewal Plan was consistent with the City of Central Point Comprehensive Plan. At this time, the City is amending the Urban Renewal Plan to accomplish the following objectives:

- Remove tax exempt properties purchased by School District #6 since 2012;
- Add land along the Bear Creek Greenway to fund and construct park improvements that balance active and passive recreation amenities with wildfire mitigation and habitat restoration;
- Add land being considered for a Joint Community Center with Jackson County (existing project, new possible location);
- Add land recently added to the Central Point Urban Growth Boundary (UGB) from the CP-3 Urban Reserve; and,
- Add the following projects:
 - Bear Creek Greenway park and fire mitigation plan; and,
 - Beebe Road Bridge Extension.

The existing and proposed Urban Renewal District boundaries are illustrated in Figures 1 and 2. The purpose of these findings is to demonstrate that the proposed Urban Renewal Plan Amendment is consistent with the Comprehensive Plan.

Attachment: Planning Commission Findings_ Exhibit C (1601 : Downtown & East Pine Street Corridor Revitalization Plan Amendment)

Figure 1 – Proposed Urban Renewal District Boundary Changes Map

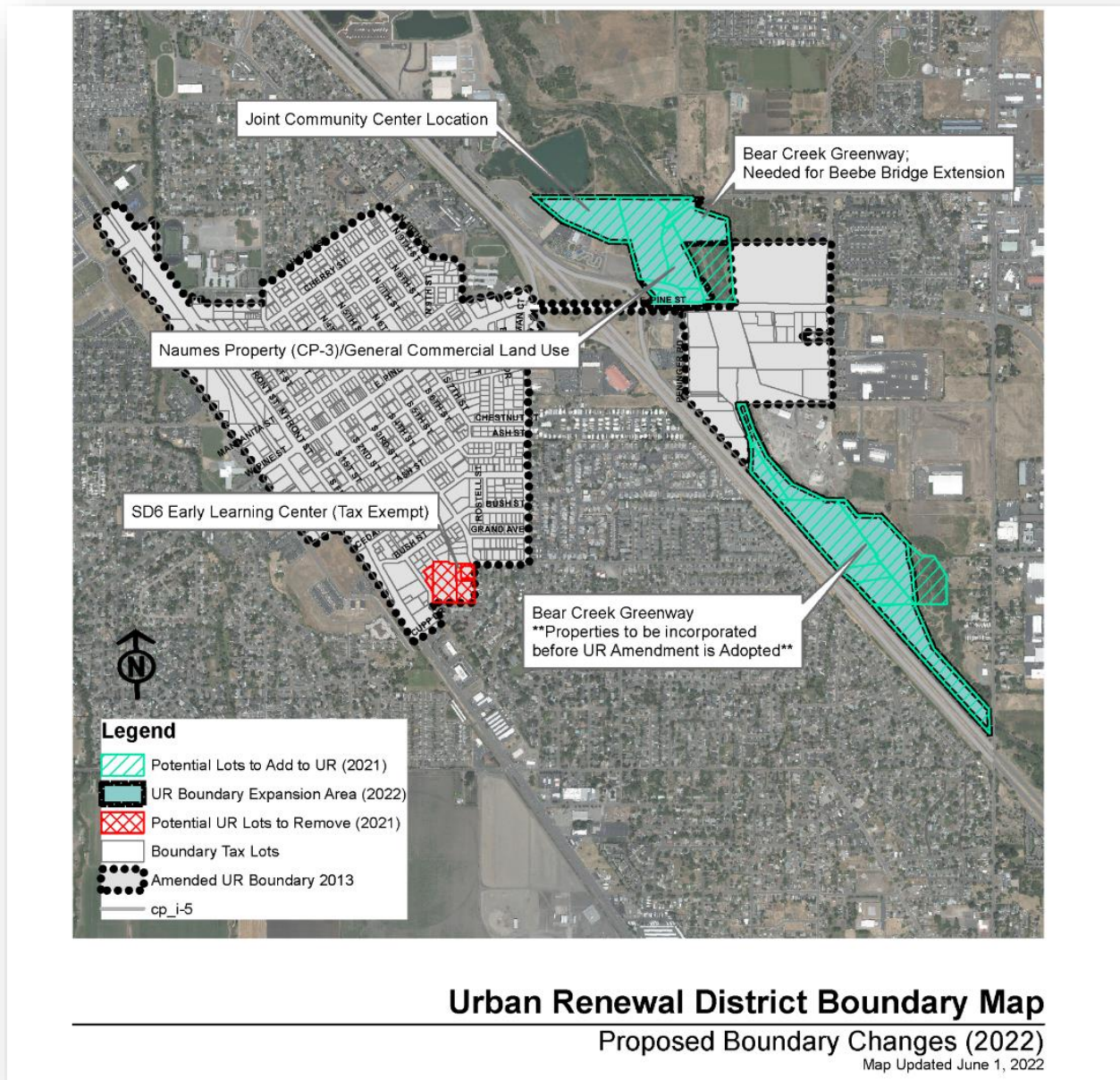
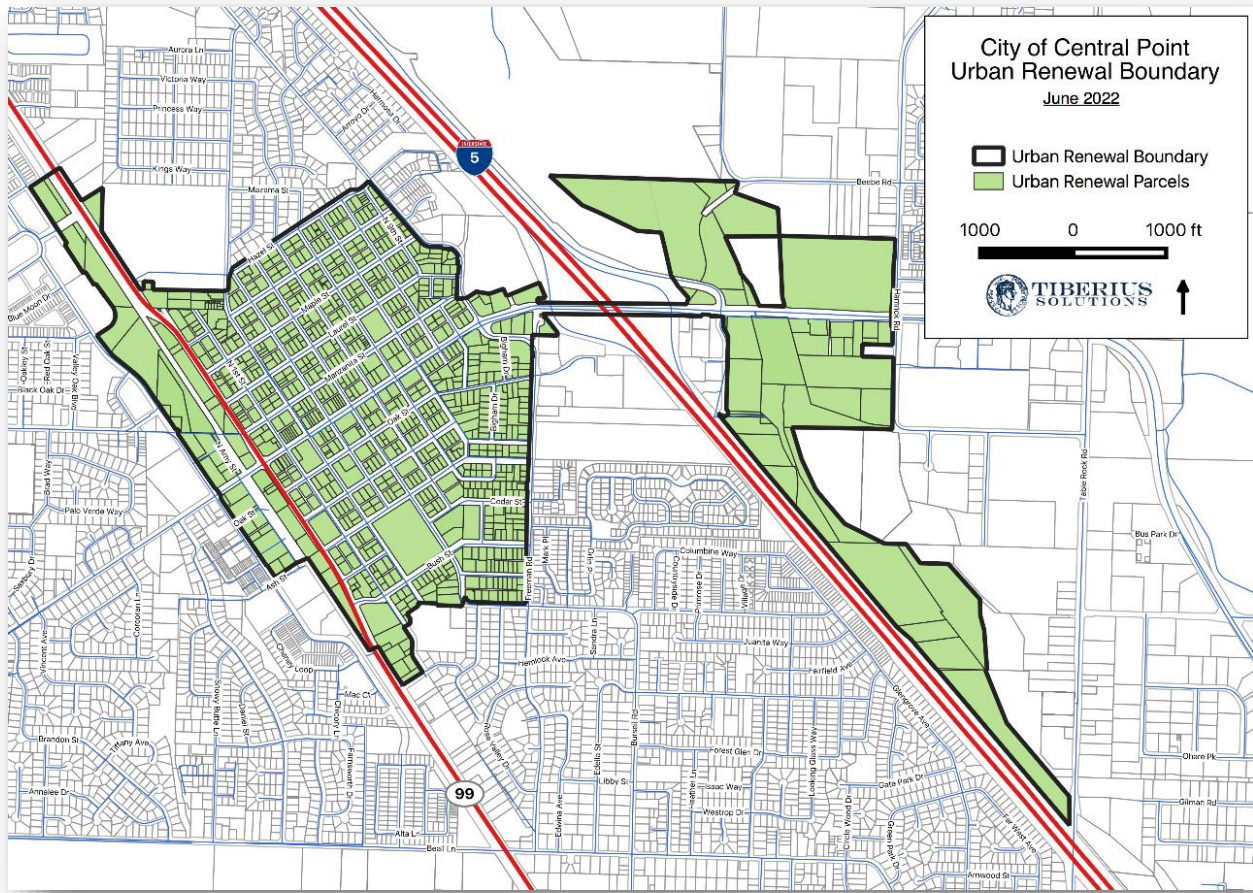


Figure 2 – Proposed Urban Renewal Boundary



II. Central Point Strategic Plan

The 2040 Strategic Plan establishes the community’s vision, mission, values and strategic priorities. Together, these components are intended to foster the community’s preferred vision for its future as articulated below:

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

There are seven (7) values articulated in the Strategic Plan. These are the principles that drive service delivery, planning and implementation of the strategic plan and day to day functions of the City. They are as follows:

1. Accountability – We value the ability to hold ourselves responsible for mistakes, apply what we have learned and move forward in a positive direction.
2. Community – We value a clean and attractive city that inspires meaningful connections to people and places.
3. Excellence – We value a consistently superior performance that surpasses requirements and expectations.
4. Service – We strive to provide the highest level of service possible in the most efficient and responsible manner.
5. 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.
6. Public Safety – We value a professional service-oriented public safety policy that provides a sense of safety/well-being in the city.
7. 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.

Strategic Priorities

1. Community Investment – This priority has to do with making physical, social and economic investments that support the community’s vision.
2. Community Engagement – Responsive and proactive governance requires quality communication between citizens, business and the City. This priority is geared toward building strong relationships and effective communication.
3. Community Culture – Central Point has a unique identify and culture. This priority aims to celebrate Central Point customs, arts, social institutions and achievements.
4. Responsible Governance – There are multiple facets to responsible governance from earning and retaining public trust, maintaining a strong financial position, to thoughtfully hiring and training employees, promoting volunteerism, and developing the policing program. Lastly, this area focuses on becoming a resilient city that has the capabilities needed to prevent, protect against, mitigate, respond to and recover from the threats and hazards that pose the greatest risk.
5. Vibrant Economy – Having a vibrant economy is the fuel for a healthy community. The City’s Strategic Plan focuses on managing growth, revitalizing downtown, connecting the east and west sides of the community and business attraction, support and investment.

The 2040 Strategic Plan is the foundation for the City’s Comprehensive Plan. It is important to acknowledge the proposed Urban Renewal Plan Amendment aligns with the community’s vision and strategic priorities.

Finding, 2040 Strategic Plan: *The Urban Renewal Plan provides a blueprint for revitalizing blighted areas in the Urban Renewal District boundary to increase public and private investments. In the case of the Urban Renewal Plan Amendment, the proposed changes include adding lands that will allow public investment to transform the Bear Creek Greenway. This natural open space areas was severely burned during the September 2019 wildfire that threatened the entire community. The proposed plan amendment to include the Greenway in the Urban Renewal District Boundary and to include the Bear Creek Greenway Park/Wildfire Mitigation project will allow public investment in active and passive recreation amenities designed to mitigate wildfire risk*

while also restoring valuable wetland and riparian habitat. These changes directly respond to Responsible Governance, Goal 6 regarding being a resilient City.

By bringing in employment land recently added to the UGB, the City is in a position to incentivize private investment in one of the few commercial properties that is visible from Interstate 5. This directly responds to the City's priorities concerning Community Investment and taking action to create a Vibrant Economy. It is important to note that this property is adjacent to the potential Joint Community Center site and will be served by the new Beebe Road Bridge Extension project that has been added as part of this amendment. The latter project is essential to providing increased connectivity between eastside residential properties with commercial properties to the west of Bear Creek.

The Community Center project is already in the Urban Renewal Plan. The addition of land for the potential Joint Community Center expands the City's opportunity to provide significant value at a minimal cost by collaborating with Jackson County. This project speaks to priorities for Community Investment and Responsible Governance by providing enhanced services and facilities in fiscally responsible manner.

Lastly, there has been extensive communication with Central Point citizens and businesses about the changes articulated in the Plan Amendment. Community engagement included but is not limited to the Open House, written notices and public meetings specific to the proposed Urban Renewal Plan Amendment. It has also included the extensive planning efforts that went into developing the Bear Creek Greenway Fire Area Master Plan, exploring the Central Point Community Center design as a standalone facility and as a Joint facility operated in partnership with Jackson County, and the Urban Growth Boundary Amendment. Although each of these is a project unto themselves, together they have informed the proposed Urban Renewal Plan Amendment. Adoption of this plan will provide the investment incentives necessary to bring these projects to fruition as envisioned by the community.

Conclusion, 2040 Strategic Plan: *The proposed Urban Renewal Plan Amendment is consistent with and directly responds to many of the priorities, goals and strategies outlined in the 2040 Strategic plan.*

III. Comprehensive Plan

The goal of the Central Point Comprehensive Plan is "To determine future growth of the present City to the mutual benefit of the public by consideration of proper land use planning incorporating statewide goals and guidelines in the adoption of policies to ensure a logical, orderly planning process." This goal is supported by nine (9) general policies as follows:

1. Provide for an orderly and reasonable expansion of the Central point urbanizing area.
2. Encourage the enhancement of private property values and quality of life through compatible arrangement of land uses.
3. Provide flexibility of residential neighborhoods and housing opportunities to meet the changing needs of a growing population.
4. Provide well balance and convenient shopping opportunities for the residents of the Community.
5. Provide ease of access and circulation throughout the Community through an improved circulation/transportation system, and properly planned extensions to that system

6. Provide increased localized employment opportunities within the community through the expansion of the commercial and industrial base.
7. Provide for the logical and most economical expansion of community facilities and services to accommodate the Plan's proposed land uses and continued growth of the City.
8. Ensure the protection and enhancement of existing natural environmental features and productive agricultural lands through responsible land use planning and development controls.
9. Plan for a system of parks and recreation facilities, areas and opportunities that is accessible to all residents and in balance with growth and development.

Policies aimed more specifically at the implementation of each aspect of the Comprehensive Plan are contained in each of the following ten Plan elements:

1. Citizen Involvement Element
2. Urbanization Element
3. Housing Element
4. Environmental Management Element
5. Parks and Recreation Element
6. Public Facilities and Services Element
7. Economic Element
8. Energy Utilization and Conservation Element
9. Transportation System Plan
10. Land Use Element

Each Element is comprised of goals and policies. The Urban Renewal Plan Amendment has been reviewed against these goals and policies. Those affected by the proposed amendment include goals and policies related to Citizen Involvement and Parks & Recreation are addressed herein. The other Comprehensive Plan Elements are not implicated by the proposed amendment and are not addressed further in these findings.

IV. Citizen Involvement

The Citizens Involvement Element is derived from the Statewide Planning Goal No. 1, which is "to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process." To attain this goal the City's Citizen Involvement Element includes six policies.

1. The Citizen Involvement Program shall involve a "cross-section" of affected citizens in all planning phases and shall include a recognized citizens advisory committee.
2. In order to assure effective communication with citizens, mechanisms shall be established, including such methods as newsletters, questionnaires, posters, and other available media, as appropriate.
3. Whenever possible, citizens shall be given the opportunity to be involved in all phases of the planning process, including (1) data collection, (2) plan preparation, (3) adoption, (4) implementation, (5) evaluation, and (6) revision.

4. The City will assure that all information used in the preparation of the Plan or related reports, is made available in an easy to understand form and is available for review at the community library, City Hall, or other location.
5. The City will be responsive to citizens or groups taking part in the planning process and all land use policy decisions will be documented in written form and available for public review.
6. Adequate human, financial and informational resources will be allocated for the citizens involvement program and such resources will be an integral component of the planning budget.

Finding, Citizen Involvement Policies 1 - 6: *The Urban Renewal Plan Amendment was prepared with an emphasis on citizens involvement. The Amendment addresses citizen concerns following the 2019 wildfire along the Bear Creek Greenway and the desire for and need to manage this area as a park facility for community benefits and safety. Additionally, the proposed Amendment adds land that may be the future site of a Joint Community Center/Emergency Evacuation Shelter with Jackson County. Citizens have expressed support for a Community Center in Community Survey.*

Availability of the draft Urban Renewal Plan Amendment and opportunity for comment were posted on the City's web site. On August 11, 2022 the City conducted an Open House event to present and receive comments on the proposed changes.

Written notice of the proposed plan amendment was hand delivered to all affected taxing districts on August 12, 2022. On September 20-21, 2022 the City mailed notice of the Planning Commission's consideration of the proposed amendment to utility billing customers within the existing and proposed Urban Renewal boundary. Citizens will have the opportunity to provide comments before the Planning Commission makes a formal recommendation to the City Council relative to the Plan Amendment's consistency with the Comprehensive Plan.

Following the Planning Commission's recommendation, the City Council will consider the Urban Renewal Plan Amendment at a duly noticed public hearing on October 27, 2022.

Conclusion, Citizen Involvement Policies 1-6: *Consistent.*

V. Parks Element

The Parks Element is supported by six (6) goals and fifty-one (51) policies in six categories, including: Community Engagement & Communication; Recreation Programming; Parks & Open Space; Trails and Pathways; Design, Development & Management; and, Facilities Development Plan. Responses to this Element focus on the proposed Urban Renewal Plan Amendment involving the Bear Creek Greenway Fire Area Master Plan and parks and recreation improvements it involves.

Goal 1: Encourage meaningful public involvement in park and recreation planning and inform residents through department communications.

Policies

- 1.1 Support the Parks and Recreation Commission (Commission) as the forum for public discussion of parks and recreation issues and conduct joint sessions as necessary between the Commission and City Council to improve coordination and discuss policy matters of mutual interest.
- 1.2 Involve residents and stakeholders in system-wide planning, park site facility design and recreation program development and continue to use a diverse set of communication and informational materials to solicit community input, facilitate project understanding and build public support.
- 1.3 Support volunteer park improvement and stewardship projects from a variety of individuals, service clubs, faith organizations and businesses to promote community involvement in parks and recreation facilities.
- 1.4 Continue to promote and distribute information about recreational activities, educational programs, community services and events, and volunteer activities sponsored by the City and partner agencies and organizations.
- 1.5 Prepare and promote an updated park and trail facilities map for online and print distribution to highlight existing and proposed sites and routes.
- 1.6 Implement a comprehensive approach for wayfinding and directional signage to, and identification and interpretive signage within, park and trail facilities.
- 1.7 Survey, review and publish local park and recreation preferences, needs and trends periodically to stay current with community recreation interests.

Finding, Parks Element Policies 1.1 – 1.7: *There was significant public engagement in the development of the Bear Creek Greenway Fire Area Master Plan. The City formed an ad hoc committee that was part of the conceptual design process. Additionally, there were several advertised public meetings conducted by the Parks Commission, the Citizen’s Advisory Committee, Planning Commission and City Council. Once the Urban Renewal Plan Amendment is effective, the park facility planning and design will move to a more refined planning level that will include increased public involvement opportunities.*

Conclusion, Parks Element Policies 1.1 – 1.7: *The Bear Creek Greenway project involved residents and stakeholders as part of the conceptual facility planning process.*

Goal 2: Establish and maintain a varied and inclusive suite of recreation programs that accommodate a spectrum of ages, interests and abilities and promote the health and wellness of the community.

Policies

- 2.1 Expand and enhance the diversity of programs offered, focusing on programs that are in high demand or serve a range of users.

- 2.2 Enable programming and services to meet the needs of diverse users, including at-risk communities or those with special needs.
- 2.3 Maintain and enhance program scholarships, fee waivers and other mechanisms to support recreation access for low-income program participants.
- 2.4 Continue to pursue development of a multi-use community center that provides additional space for recreation programs.
- 2.5 Pursue opportunities to develop an indoor aquatic facility and recreation center, potentially in partnership with other organizations or agencies. Consider financial feasibility and long-term operations needs prior to design or construction of any new facility.
- 2.6 Implement and support special events, festivals, concerts and cultural programming to promote arts, health and wellness, community identity and tourism, and to foster civic pride.
- 2.7 Leverage city resources by forming and maintaining partnerships with public, non-profit and private recreation providers to deliver recreation services; coordinate with the school district for access to existing facilities (e.g. schools gymnasiums, tracks, fields) for community recreational use.
- 2.8 Explore partnership opportunities with regional healthcare providers and services, such as Providence, Asante and the Jackson County Health and Human Department, to promote wellness activities, healthy lifestyles and communications about local recreation facilities and the benefits of parks and recreation.
- 2.9 Periodically undertake a comprehensive evaluation of existing recreation program offerings in terms of persons served, customer satisfaction, cost/subsidy, cost recovery and availability of similar programs via other providers.

Finding, Parks Element Policies 2.1 – 2.9: *Urban Renewal Plan Amendment involves including land for and adding a project for planning and constructing the Bear Creek Greenway Fire Area Master Plan project. The Plan Amendment does not involve recreation programming.*

Conclusion, Parks Element Policies 2.1 – 2.9: *Not applicable.*

Goal 3: Acquire and develop a high-quality, diversified system of parks, recreation amenities and open spaces that provide equitable access to all residents.

Policies

- 3.1 Provide a level of service standard of 3.5 acres per 1,000 residents of developed core parks (community, neighborhood and pocket).
- 3.2 Strive to provide equitable access to parks such that all city residents live within one-half mile of a developed neighborhood park.

- 3.3 Prioritize park acquisition and development in underserved areas where households are more than ½-mile from a developed park.
- 3.4 Explore partnership with local utilities, public agencies and private landowners for easements for parkland, trail corridors and recreation facilities.
- 3.5 Pursue low-cost and/or non-purchase options to preserve open space, including the use of conservation easements and development agreements.
- 3.6 Continue to provide community gardens at suitable sites to provide opportunities for gardening, healthy eating and social connections.
- 3.7 Provide and maintain facilities for alternative or emerging sports, such as pickle-ball, disc golf, climbing and parkour, to offer residents a more diverse range of recreational experiences.
- 3.8 Coordinate with public agencies and private landowners for the protection of valuable natural areas and sensitive lands through the purchase of development rights, easements or title and make these lands available for passive recreation as appropriate.
- 3.9 Maintain and apply annually for Tree City USA status.
- 3.10 Manage vegetation in natural areas to support or maintain native plant species, habitat function and other ecological values; remove and control non-native or invasive plants as appropriate.

Finding, Parks Element Policies 3.1 – 3.10: *The Urban Renewal Plan Amendment reflects the City of Central Point's partnership with the City of Medford and Jackson County to transfer ownership of the Greenway properties to the City of Central Point. The purpose of the transfer is to provide greater control in managing the land to minimize wildfire hazard but also to add a parks and recreation facility that will be over 55 acres in size unique in its amenities (Figure 3).*

Figure 3 – Bear Creek Greenway Park Facility Design Concept



Conclusion, Parks Element Policies 3.1 – 3.10: Consistent.

Goal 4: Develop a high-quality system of multi-use trails and bicycle and pedestrian corridors that connects to regional trails and provides access to public facilities, neighborhoods and businesses to promote exercise, walking and biking.

Policies

- 4.1 Coordinate recreational path and trail system planning and development with the City’s and Jackson County’s Transportation System Plan to provide a comprehensive pedestrian and bicycle network. Coordinate with Medford’s pathway plans for improved connectivity. Create an updated Pedestrian and Bike Trails Plan.
- 4.2 Facilitate and provide improved pedestrian and bicycle connectivity from major shared-use paths, such as the Bear Creek Greenway, to parks and other destinations.
- 4.3 Coordinate with the Planning Department and integrate the siting of proposed path and trail segments into the development review process; require development projects along designated routes to be designed to incorporate path and trail segments as part of the project.
- 4.4 Expand the system of off-street trails by utilizing greenways, parks, utility corridors and critical areas as appropriate; purchase rights-of-way or easements as necessary.

- 4.5 Partner with local utilities, public agencies and private landowners to secure easements and access to open space for path and trail connections.
- 4.6 Implement trail, route and wayfinding signage for trails and associated facilities, informational maps and materials identifying existing and planned trail facilities.
- 4.7 Provide trailhead accommodations, as appropriate, to include parking, signage, restrooms and other amenities.
- 4.8 Promote the planning, design and implementation of safe pedestrian and bicycle routes during development review to encourage connectivity to parks, trails, schools and local goods and services. Safe connections should be required for new construction and retrofitted into older neighborhoods to promote community health and safe routes to destinations.

***Finding, Parks Element Policies 4.1 – 4.8:** Inclusion of the Bear Creek Greenway property and park/wildfire mitigation project in the Urban Renewal Plan will provide a funding mechanism to plan and develop an enhanced trail system as conceptually illustrated in Figure 3. As shown, implementation of the Bear Creek Greenway project will balance passive and active areas, including walking paths, benches, tables, pavilions/gazebos, playgrounds, restrooms, bicycle improvements, and various recreational areas/opportunities.*

***Conclusion, Parks Element Policies 4.1 – 4.8:** Consistent.*

Goal 5: Plan for a parks system that is efficient to maintain and operate, while protecting capital investment.

Policies

- 5.1 Develop and maintain all parks and facilities in a manner that keeps them in safe and attractive condition. Repair or remove damaged components immediately upon identification. Maintain and update an inventory of assets including condition and expected useful life.
- 5.2 Establish and utilize design standards to provide continuity in furnishings (e.g., signage, trash cans, tables, benches, fencing) and construction materials to reduce inventory and maintenance costs and improve park appearance.
- 5.3 Update the comprehensive Parks and Recreation Parks Element periodically to ensure facilities and services meet current and future community needs.
- 5.4 Formulate illustrative master plans for the development or redevelopment of each City park, as appropriate, to take advantage of grant or other funding opportunities.
- 5.5 Design parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age, as appropriate.
- 5.6 Incorporate sustainable development and low impact design practices into the design, planning and rehabilitation of new and existing facilities.

- 5.7 Estimate the maintenance costs and staffing levels associated with the acquisition, development or renovation of parks or open spaces, and pursue adequate long-term maintenance, life-cycle replacement and operation funding.
- 5.8 Develop and maintain minimum design and development standards for park and recreation amenities within private developments to address community facility needs, equipment types, accessibility, and installation procedures.
- 5.9 Update the comprehensive Parks and Recreation Master Plan periodically to ensure facilities and services meet current and future community needs.
- 5.10 Promote professional development opportunities that strengthen the skills and engender greater commitment from staff, Commission members and key volunteers, to include trainings, materials and/or affiliation with the National Recreation & Park Association (NRPA) and the Oregon Recreation & Parks Association (ORPA).

Finding, Parks Element Policies 5.1 – 5.10: *The Urban Renewal Plan Amendment’s inclusion of the Bear Creek Greenway land and park/wildfire mitigation project aligns with the policies directed at master planning an accessible, sustainable, attractive and recreationally diverse park facility. Specifically the Urban Renewal Plan Amendment provides funding necessary to refine the conceptual plan, support grant opportunities and ultimately to implement the final master plan.*

Conclusion, Parks Element Policies 5.1 – 5.10: *Consistent.*

Goal 6: Develop and implement a comprehensive facilities plan in cooperation and coordination with surrounding cities/county and school district.

Policies

- 6.1 Pursue and maintain effective partnerships with public, private and non-profit organizations to maintain parks and recreation facilities.
- 6.2 Formalize partnerships through inter-governmental agreements to meet mutual goals and objectives of all parties.
- 6.3 Coordinate program efforts with the School District for joint facility development and maintenance for parks, special event venues, athletic fields and other major facilities to increase availability of recreational opportunity to nearby residents..
- 6.4 Collaborate with key stakeholders, land owners and other jurisdictions to identify appropriate and community-supported trail routes that improve park access and link parks, green space, recreation facilities and other community destinations.
- 6.5 Work in partnership with user groups and project proponents to identify and test new recreational facilities.
- 6.6 Encourage and pursue mutual cooperation and a “good neighbor” policy with residents and businesses located adjacent to park facilities, trails and natural open space areas.

- 6.7 Maintain a strong and active volunteer program with opportunities for citizens to become actively involved in programs to develop a sense of community pride.

Finding, Parks Element Policies 6.1 – 6.7: *The proposed Urban Renewal Plan Amendment does not affect or otherwise preclude the City’s ability to develop and implement a comprehensive facilities plan in coordination with other agencies.*

Conclusion, Parks Element Policies 6.1 – 6.7: *Not applicable.*

VI. Transportation Element.

The City of Central Point Transportation Systems Plan (TSP) was approved by the Central Point City Council on December 18, 2008 and is implemented by Ordinance #1922. The TSP is undergoing an amendment in 2022 which would add the Beebe Road Bridge project to cross Bear Creek and connect with Peninger Road. This amendment is expected to be finalized by December 31, 2022. By adding this to the TSP, the city is able to also able to allocate System Development Charges to the construction of the bridge that can be leveraged with urban renewal funding to undertake this project.

Finding, Transportation Element: The proposed Urban Renewal Plan Amendment adds an transportation project identified

Conclusion, Transportation Element: Consistent.

VII. Conclusion

As evidenced by the findings and conclusions herein, the proposed Urban Renewal Plan Amendment is consistent with the City’s Strategic Plan and the applicable elements of the City of Central Point Comprehensive Plan.

Exhibit D

Board of Commissioners board order will
be attached for the second reading.

The Board of Commissioners will discuss the
Order on October 26, 2022.



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

ISSUE SUMMARY

TO:	City Council	DEPARTMENT:
		City Attorney
FROM:	Sydnee Dreyer, City Attorney	
MEETING DATE:	October 27, 2022	
SUBJECT:	Ordinance No. _____, an Ordinance Amending in Part Central Point Municipal Code Chapter 8.02 Regarding Chronic Nuisance Property and Chapter 8.45 Regarding Public Nuisance Remedy	
ACTION REQUIRED:		RECOMMENDATION:
Motion		Approval
Ordinance 2nd Reading		

BACKGROUND INFORMATION:

UPDATE FOR SECOND READING:

The City Attorney made the recommended corrections to the Ordinance as stated at the first reading.

In August, staff presented a discussion to Council regarding recommended revisions to the city's chronic nuisance ordinance. Council directed staff to proceed with significant revisions to the Chronic Nuisance Ordinance in order to provide greater flexibility to address properties that have multiple nuisance violations but fall outside the limited timeframe of the city's existing code and to update, reorganize and streamline the process for addressing such chronic nuisance properties.

In general, under the existing code a chronic nuisance could only be declared if the property was subject to two or more nuisance activities in a 30-day period. However, this prevented the city from proceeding against a chronic nuisance property which might, for example, have 5 nuisance activities within a year, but does not meet the strict 30-day period. Under the revised code language staff can consider properties with multiple nuisance activities over time frames defined at 30-days, 120-days, and 365-days.

Additionally, staff recommended expanding the definition of a nuisance activity and to provide a clear process for how to address chronic nuisance properties which includes developing a chronic nuisance abatement plan.

FINANCIAL ANALYSIS:

Not Applicable.

LEGAL ANALYSIS:

The city attorney reviewed the options with council, and has reviewed and approved the draft ordinance.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Strategic Priority – Responsible Governance

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.

STAFF RECOMMENDATION:

Consider the proposed ordinance and move to approve.

RECOMMENDED MOTION:

I move to approve Ordinance No. _____, the Ordinance amending in part Central Point Municipal Code chapter 8.02 regarding chronic nuisance property and chapter 8.45 regarding public nuisance remedy.

ATTACHMENTS:

1. Ordinance Amending Ch 8.02 Chronic Nuisance Property for 2nd Reading

ORDINANCE NO. _____

AN ORDINANCE AMENDING IN PART CENTRAL POINT MUNICIPAL CODE CHAPTER 8.02 REGARDING CHRONIC NUISANCE PROPERTY AND CHAPTER 8.45 REGARDING PUBLIC NUISANCE REMEDY

Recitals:

- A. Pursuant to CPMC, Chapter 1.01.040, the city Council, may from time to time make revisions to its municipal code which shall become part of the overall document and citation.
- B. The city has authority to protect the health, safety and welfare of the community and to abate violations of the Code which are declared to be a public nuisance either through fines, requiring the owner to abate the nuisance or abating the nuisance when the owner fails to do so. In addition, pursuant to the City's Chronic Nuisance Ordinance, the city can address repeated nuisances, when abatement of a single nuisance is insufficient to protect the health, safety and welfare of the community.
- C. Upon review, staff determined that significant amendments to the Chronic Nuisance Ordinance are recommended, in order to allow the city to address chronic nuisances in a more efficient manner, including the ability to address conditions or activities that create public nuisances over time, to clarify the process by which such nuisances may be brought by the city and/or challenged by the property owner, to better organize the code sections for easier review, and to clarify miscellaneous items in the code.
- D. Words ~~lined through~~ are to be deleted and words **in bold** are added.

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

SECTION 1. Chapter 8.02 of the Central Point Municipal Code is hereby amended to add section 8.02.000:

8.02.000 Intent and Purpose of Chronic Nuisance Ordinance.

(1) By virtue of its authority to protect the health, safety, and welfare of the community, the city has the power to abate a violation of the Code declared to be a public nuisance by imposing a fine on the owner of the property, requiring the owner to abate the nuisance, or abating the nuisance if the owner fails to do so. However, the abatement of a single nuisance is ineffective in protecting the health, safety, and welfare of the community at large when conditions or activities related to the use of property give rise to a series of public nuisances over time.

1 – Ordinance No. _____; (Council Meeting _____, 2022)

(2) A process to hold property owners and other persons in charge of property accountable for adverse conditions and activities that repeatedly occur in connection with the property is needed to help maintain and improve the quality of life in the city.

(3) Pursuant to the city's authority to protect the health, safety, and welfare of the community, this ordinance is enacted to establish the rights, duties, and procedures necessary to hold property owners and other persons in charge of property accountable for adverse conditions and activities that repeatedly occur in connection with the property.

SECTION 2. Chapter 8.02.010 of the Central Point Municipal Code is hereby amended in part:

8.02.010 Definitions.

For purposes of this chapter, the following definitions apply:

"Chronic Nuisance Abatement Plan (CNAP)" means a plan required to be submitted by a person in charge in response to a notice authorized under chapter 8.02.030 that includes actions to abate, correct, or eliminate the occurrence of chronic nuisance activities on or around the property. A CNAP may include, but is not limited to the following: actions to remedy building code, fire code, property maintenance code, and nuisance code violations; eviction of problem tenants responsible for causing chronic nuisance activities; or hiring security guards to monitor the property. A CNAP shall include an implementation timeline.

~~"Chronic nuisance property" means property on which: two or more nuisance activities (as defined below) have occurred during any thirty-day period; property on which, or within two hundred feet of, any person associated with the property has engaged in two or more nuisance activities during any thirty-day period; or property which, upon request for execution of a search warrant, has been the subject of a determination by a court that probable cause that possession, manufacture, or delivery of a controlled substance or related offenses under Oregon law have occurred within the previous thirty days; and the execution of the search warrant has resulted in the discovery of such controlled substances and/or property on which two or more citations for violations of the nuisance ordinance Chapter 8.04 have been served on the owner, tenant, agent, guest or licensee of the property in any consecutive thirty-day period.~~

- (a) three or more nuisance activities have occurred during any 30-day period;**
- (b) four or more nuisance activities have occurred during any 120-day period;**
- (c) six or more nuisance activities have occurred during any 365-day period; or**

(d) a court has issued a search warrant based upon probable cause that possession, manufacture, or delivery of a controlled substance or related offenses as defined in ORS [167.203](#), ORS [475.005](#) through ORS [475.285](#) and/or ORS [475.752](#) through [475.980](#) has occurred within the previous thirty (30) days, and the execution of the search warrant has resulted in the discovery of such controlled substances.

“Nuisance activities” means any of the following activities, behaviors or criminal conduct, as defined under Oregon state law: harassment; intimidation; disorderly conduct; assault or menacing; sexual abuse, contributing to the delinquency of a minor, or sexual misconduct; public indecency; prostitution or related offenses; alcoholic liquor violations; theft; arson or related offenses; possession, manufacture, or delivery of a controlled substance or related offenses; illegal gambling; criminal mischief; any attempt to commit (as defined by ORS [161.405](#)), or conspiracy to commit (as defined by ORS [161.455](#)), any of the above offenses; unlawful discharge of a firearm; unlawful operation of sound-producing or reproducing equipment or unnecessary noise.

“Nuisance Activities” means any of the following activities, behaviors, or criminal conduct that occurs on or within 200 feet of a property:

- (a) harassment as provided in ORS [166.065](#);
- (b) intimidation as provided in ORS [166.155](#) through [166.165](#);
- (c) disorderly conduct as provided in ORS [166.025](#) and/or Central Point Municipal Code Chapter [9.50](#);
- (d) assault as provided in ORS [163.160](#), ORS [163.165](#), ORS [163.175](#), ORS [163.185](#) and/or Central Point Municipal Code Chapter [9.20](#);
- (e) strangulation as provided in ORS [163.187](#);
- (f) menacing as provided in ORS [163.190](#);
- (g) recklessly endangering another person as provided in ORS [163.195](#);
- (h) public and private indecency as provided in ORS [163.465](#) and ORS [163.467](#) and/or Central Point Municipal Code Chapter [9.34](#);
- (i) prostitution or related offenses as provided in ORS [167.007](#) through ORS [167.017](#) and/or Central Point Municipal Code Chapter [9.44](#);
- (j) alcoholic liquor violations as provided in the Oregon Liquor Control Act;
- (k) theft as provided in ORS [164.015](#) through [164.140](#);

- (l) arson or related offenses as provided in ORS [164.315](#) through [164.335](#);
- (m) possession, manufacture, or delivery of a controlled substance or related offenses as provided in ORS [167.203](#), ORS [475.005](#) through [475.285](#), and ORS [475.752](#) through [475.980](#);
- (n) illegal gambling as provided in ORS [167.118](#), ORS [167.122](#), and ORS [167.127](#);
- (o) criminal mischief as provided in ORS [164.345](#) through [164.365](#);
- (p) any attempt to commit (as defined by ORS [161.405](#)), or conspiracy to commit (as defined by ORS [161.455](#)), any of the above offenses;
- (q) marijuana-related offenses as provided in the Control and Regulation of Marijuana Act (ORS [475B.010](#) through ORS [475B.395](#)), the Oregon Medical Marijuana Act (ORS [475B.400](#) through ORS [465B.525](#)), or Central Point Municipal Code Chapter [8.45](#);
- (r) hindering prosecution as provided in ORS [162.325](#);
- (s) discharge of weapons or airguns as provided in Central Point Municipal Code Chapter [9.88](#) and [9.92.010](#);
- (t) public urination as provided in Central Point Municipal Code Chapter [9.38.020](#);
- (u) unnecessary noise as provided in Central Point Municipal Code Chapter [8.04.080](#);
- (v) unlawful accumulation of junk as provided in Central Point Municipal Code Chapter [8.04.035](#);
- (w) failure to control dangerous dog as provided in Central Point Municipal Code Chapter [6.08.040](#);
- (x) maintaining prohibited animals as provided in Central Point Municipal Code Chapter [6.06](#); and
- (y) nuisances affecting public health as set forth in chapter [8.04.040](#).

“Control” means the ability to regulate, restrain, dominate, counteract or govern conduct that occurs on a property.

“Person in charge” means any person, in actual or constructive possession of a property, including but not limited to an owner, **tenant**, or occupant of property under his or her dominion, ownership or control.

“Permit” means to suffer, allow, consent to, acquiesce by failure to prevent, or expressly assent or agree to the commission of an act.

4 – Ordinance No. _____; (Council Meeting _____, 2022)

“Person” means any natural person, agent, association, firm, partnership or corporation capable of owning, occupying or using property in the city of Central Point.

“Property” means any property, including land and that which is affixed, incidental or appurtenant to land, including but not limited to any business or residential premises, room, house, parking area, loading area, landscaping, building or structure or any separate part, unit or portion thereof, or any business equipment, whether or not permanent. For property consisting of more than one unit, property is limited to the unit or the portion of the property on which any nuisance abatement has occurred or is occurring, but includes areas of the property used in common by all units of property including without limitation other structures erected on the property and areas used for parking, loading and landscaping.

“Person associated with” means any person who, on the occasion of a nuisance activity, has entered, patronized, visited, or attempted to enter, patronize or visit, or waited to enter, patronize or visit a property or person present on a property, including without limitation any officer, director, customer, agent, employee, or any independent contractor of a property, person in charge, or owner thereof.

SECTION 3. Chapter 8.02.020 of the Central Point Municipal Code is hereby amended in part:

8.02.020 Violation.

A. Any property within the city of Central Point which is a chronic nuisance property is in violation of these provisions and subject to the remedies prescribed herein.

B. Any person in charge who permits property to be a chronic nuisance property shall be in violation of these provisions and subject to the remedies prescribed herein.

C. The following actions constitute a violation of this ordinance:

- (1) failing to submit a CNAP as required by chapter 8.02.035.A;**
- (2) failing to submit an approved CNAP as required by chapter 8.02.035D;**
- (3) failing to implement the CNAP in accordance with the timeline and terms set forth within the plan as required by chapter 8.02.035.E; or**
- (4) a report of an additional nuisance activity at the property after service of the notice described in chapter 8.02.030.**

D. A violation of subsection C of this section constitutes a violation. Every day in which the violation exists constitutes a separate violation.

SECTION 4. Chapter 8.02.030 of the Central Point Municipal Code is hereby amended in part:

5 – Ordinance No. _____; (Council Meeting _____, 2022)

8.02.030 Procedure--Notice.

A. When the chief of police receives a police report documenting **that a property has become a chronic nuisance property** the occurrence of a nuisance activity on or within two hundred feet of a property within the city, the chief or the chief's designee shall independently review such reports to determine whether they describe any acts enumerated under nuisance activities above. Following such review, the chief ~~may~~ **shall** notify the person in charge in writing that the property is in danger of becoming **is a** chronic nuisance property. The notice shall contain the following information:

1. The street address or a legal description sufficient for identification of the property.
2. A statement that the chief **or designee** has information **determined** that the property ~~may be~~ **is a** chronic nuisance property, with a concise description of the nuisance activities **upon which the statement is based.** that may exist or that have occurred. The chief shall offer the person in charge an opportunity to propose a course of action that the chief agrees will abate the nuisance activities giving rise to the violation.
3. Demand that the person in charge respond to the chief within ten days to discuss the nuisance activities.

B. After notification of nuisance activities to a person in charge, when the chief receives a police report documenting the occurrence of a second nuisance activity at or within two hundred feet of a property and determines that the property has become a chronic nuisance property, the chief shall notify the person in charge in writing that the property has been determined to be a chronic nuisance property. The notice shall contain the following information:

1. The street address or legal description sufficient for identification of the property.
2. A statement that the chief has determined the property to be a chronic nuisance property with a concise description of the nuisance activities leading to his findings.
3. Demand that the person in charge respond within ten days to the chief and propose a course of action that the chief agrees will abate the nuisance activities giving rise to the violation.
4. Service shall be made either personally or by first class mail, postage prepaid, return receipt requested, addressed to the person in charge at the address of the property, or such other place which is likely to give the person in charge notice of the determination by the chief.
5. A copy of the notice shall be served on the owner at such address as shown on the tax rolls of the county, and/or the occupant at the address of the property, if these persons

6 – Ordinance No. _____; (Council Meeting _____, 2022)

~~are different than the person in charge, and shall be made either personally or by first class mail, postage prepaid.~~

~~6. A copy of the notice shall also be posted at the property if ten days have elapsed from the service or mailing of the notice to the person in charge and the person in charge has not contacted the chief.~~

~~7. The failure of any person to receive notice that the property may be a chronic nuisance property shall not invalidate or otherwise affect the proceedings under these provisions.~~

3. A statement that the person in charge shall submit a CNAP to the Chief or designee within ten (10) days from the date the notice was personally served or mailed.

4. Service shall be made either personally or by certified mail-restricted delivery, addressed to the person in charge at the address of the property, or such other place which is reasonably calculated, under all the circumstances, to notify the person in charge of the city's determination. A copy of the notice shall be served on the owner of the property at such address shown on the tax rolls of the county, if that person is different than the person in charge, and shall be made either personally or by certified mail-restricted delivery.

5. At or near the same time of the delivery of the notice set forth in subsection (4), the city shall post a copy of the notice at the property.

~~C. If after the notification, but prior to the commencement of legal proceedings by the city pursuant to these provisions, a person in charge stipulates with the chief that the person in charge will pursue a course of action the parties agree will abate the nuisance activities giving rise to the violation, the chief may agree to postpone legal proceedings for a period of not less than ten nor more than thirty days.~~

~~D. B. Concurrent with any notification procedures set forth above, the chief shall send copies of the notice, as well as any other documentation which supports legal proceedings against the property, to the city attorney.~~

~~E. C. When a person in charge makes a response to the chief, any conduct or statements made in connection with the furnishing of that response shall not constitute an admission that any nuisance activities have or are occurring. This section does not require the exclusion of any evidence which is otherwise admissible or offered for any other purpose.~~

SECTION 5. Chapter 8.02 of the Central Point Municipal Code is hereby amended in part to add section 8.02.035.

8.02.035 Chronic Nuisance Abatement Plan

7 – Ordinance No. _____; (Council Meeting _____, 2022)

A. A person in charge shall respond to the Chief or designee within ten (10) days of the date the notice described in chapter **8.02.030** was served by submitting a CNAP describing the actions that the person in charge will take to abate, correct, or eliminate the occurrence of chronic nuisance activities.

B. The Chief or designee shall review the CNAP submitted by the person in charge and shall approve or deny it in writing within ten (10) days of it being submitted.

C. The Chief or designee shall approve the plan if it is determined that the actions proposed are likely to substantially decrease the incidence of chronic nuisance activities on or around the property.

D. In the event the CNAP is denied, the reasons for the denial shall be included and the person in charge shall have ten (10) days to resubmit a plan for approval.

E. After the Chief or designee approves a CNAP, the person in charge shall implement it in accordance with the timeline and terms set forth within the CNAP.

SECTION 6. Chapter 8.02.040 of the Central Point Municipal Code is hereby amended in part:

8.02.040 Commencement of action—Remedies & Defenses.

~~A. The city council may, by resolution after affording the person in charge of the property an opportunity to be heard before the council, authorize the city attorney to commence legal proceedings in a court of competent jurisdiction to enjoin or abate chronic nuisance property and to seek closure, the imposition of civil penalties against any or all of the persons in charge thereof, and any such other relief deemed appropriate. Proof shall be by a preponderance of the evidence.~~

A. If the person in charge fails to submit and implement a CNAP as required, or the approved CNAP does not result in the abatement of the chronic nuisance activity, the city manager may refer the matter to the city attorney to commence legal proceedings to seek closure of the property, the imposition of civil penalties, and any such other relief deemed appropriate. The action shall be brought in any court of competent jurisdiction, including the City of Central Point Municipal Court. The court may award attorney fees to the prevailing party.

B. The action shall be commenced by the filing of a complaint alleging facts constituting the nuisance activities, and containing a legal description of the property involved and an allegation that the owners of record of the property have been notified of the facts giving rise to the alleged nuisance activities at least ten (10) days prior to the filing of the action with the court.

C. The complaint shall be served as provided in Oregon Rules of Civil Procedure (ORCP) 7. No service need be made prior to an application for a temporary restraining order,

8 – Ordinance No. _____; (Council Meeting _____, 2022)

provided the procedures of ORCP 79B are followed with regard to all persons entitled to service under this section.

B.D. If, after the commencement but prior to the trial of any action or suit brought by the city, a person in charge of chronic nuisance property stipulates with the city that he or she will pursue a course of action the parties agree will abate the nuisance activities giving rise to the violation, the city may agree to stay proceedings for a period of not less than ten **(10)** nor more than sixty **(60)** days, ~~except in the case of nuisance activity involving drugs where a search warrant was executed at the property.~~ The person in charge or the city may thereafter petition the court for such additional periods of time as may be necessary to complete the action(s) to abate the nuisance activities. However, in the event that the city reasonably believes the person in charge of a property is not diligently pursuing the action(s) necessary to abate the nuisance activities, the city may apply to the court for release from the stay and may seek such relief as is deemed appropriate.

E. If the existence of the nuisance is established in the action, an order of abatement shall be entered as part of the judgment in the case. The order may contain any or all of the following remedies:

- 1. Order that the property be closed and secured against all access, use, and occupancy for a period of not less than six (6) months, nor more than one (1) year. The court shall retain jurisdiction during any period of closure. The person in charge may petition the court for an order reducing the period of closure if the person in charge and the city stipulate that the nuisance has been and will continue to be abated. The court shall not include provisions for the closing of the premises under the provisions of this subsection unless that relief is specifically requested in the complaint.**
- 2. Impose a civil penalty of up to \$250 per day for each day nuisance activities occurred on the property following notice.**
- 3. Any other relief prayed for and deemed appropriate.**

F. A property shall no longer be determined to be a chronic nuisance property either after the passage of one year from the date of the last reported chronic nuisance activity or the date the chronic nuisance abatement plan was approved, whichever is later.

G. The city shall have the initial burden of proof to show by a preponderance of the evidence that the property is a chronic nuisance property.

€. H. It is an **affirmative** defense to an action for chronic nuisance property that the person in charge at all material times could not, in the exercise of reasonable care or diligence, determine that the property had become chronic nuisance property, or could not, in spite of the exercise of reasonable care and diligence, control the conduct leading to the determination that the property is chronic nuisance property.

9 – Ordinance No. _____; (Council Meeting _____, 2022)

~~D. In the event a court determines property to be chronic nuisance property, the court shall order that the property be closed and secured against all access, use and occupancy for a period of not less than six months, nor more than one year. The court shall retain jurisdiction during any period of closure. The person in charge may petition the court for an order reducing the period of closure if the person in charge and the city stipulate that the nuisance has been and will continue to be abated.~~

~~E. If a property is found to be chronic nuisance property, the person in charge of the chronic nuisance property is subject to a civil penalty of up to one hundred dollars per day for each day nuisance activities occurred on the property following notice.~~

F.I. In establishing the amount of any civil penalty requested, the court may consider any of the following factors and shall cite those found applicable:

- 1. The actions taken by the person in charge to mitigate or correct the nuisance activities at the property;
- 2. The financial condition of the person in charge;
- 3. Whether the problem at the property was repeated or continuous;
- 4. The magnitude or gravity of the problem;
- 5. The cooperativeness of the person in charge with the city;
- 6. The cost of the city of investigating and correcting or attempting to correct the nuisance activities; and
- 7. Any other factor deemed by the court to be relevant.

~~G.J. The provisions of this chapter 8.02 are separate and distinct remedies from those specified in Central Point Code chapters 8.01, and 8.03 through 8.45. Nothing in these provisions shall require any conviction for criminal activities prior to the commencement of any action provided herein.~~

SECTION 7. Chapter 8.02.060 of the Central Point Municipal Code is hereby amended in part:

8.02.060 Enforcement—Costs and Attorney Fees.

A. The court may authorize the city to physically secure the property against all access, use or occupancy in the event that the person in charge fails to do so within the time specified by the court. In the event that the city is authorized to secure the property, all costs reasonably incurred by the city to physically secure the property shall be paid to the city by the person in

charge and may be included in the city's money judgment. As used in this section, "costs" means those costs actually incurred by city for physically securing the property, as well as tenant relocation costs pursuant to this section. **The judgment shall also include an award of the city's other costs and disbursements and attorney fees, if applicable.**

B. The city department(s) physically securing the property shall prepare a statement of costs and the city shall thereafter submit that statement to the court for its review. If no objection to the statement is made within the period prescribed by Oregon Rule of Civil Procedure 68, the statement of costs shall be included in the city's money judgment.

C. Judgments imposed by this chapter shall bear interest at the rate of nine percent per year from the date the judgment is entered.

D. Any person who is assessed the costs **and disbursements and/or attorney fees under this chapter** of physically securing the property by the court shall be personally liable for the payment thereof to the city.

E. The person in charge shall pay reasonable relocation costs of a tenant ~~as defined by ORS 90.100(31)~~ **as determined by the court** if, without actual notice, the tenant moved into the property after either:

1. A person in charge received a notice from the chief ~~or chief's designee~~ **determination** that the property ~~may be~~ **has become a chronic** nuisance property; or
2. A person in charge ~~received notice of an action brought~~ **was served with a complaint** to close a chronic nuisance property.

SECTION 8. Chapter 8.45.040 of the Central Point Municipal Code is hereby amended in part:

8.45.040 Public nuisance remedy.

A. Any household, housing unit, premises, property, building, structure or place of any kind where medical or homegrown marijuana is grown, processed, manufactured, bartered, distributed or given away in violation of state law or this chapter, or any place where medical or homegrown marijuana is kept or possessed for sale, barter, distribution or gift in violation of state law or this chapter, is a public nuisance per Chapter [8.04](#).

~~B. In addition to the foregoing, two or more violations in a thirty-day period may be deemed a chronic nuisance property subject to the provisions of Chapter [8.02](#).~~

€. **B.** In addition to any remedies provided in Chapters [8.02](#) and [8.04](#), the city may institute an action in municipal or circuit court in the name of the city to abate, and to temporarily and

permanently enjoin, such nuisance. The court has the right to make temporary and final orders as in other injunction proceedings. The city shall not be required to give bond in such an action.

SECTION 9. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Recitals A-C) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

SECTION 10. 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 _____ 2022.

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:	October 27, 2022		
SUBJECT:	OMA/LOC Memorandum Regarding Partnership Needed to Solve Statewide Homelessness Emergency		
ACTION REQUIRED:	Motion Information/Direction	RECOMMENDATION:	None Forwarded

BACKGROUND INFORMATION:

This past May, the Oregon Mayors Association (OMA) formed a Taskforce on Homelessness. Twenty-five mayors, representing cities of all sizes from around the state, studied Oregon's homelessness crisis. And while the crisis may seem insurmountable, given that the symptoms and solutions look different between urban and rural communities and vary based on a city's size, geography and available service providers, local government leaders have developed a solution to Oregon's crisis of the unhoused.

The OMA Homelessness Taskforce's plan to humanely and timely address the homelessness crisis in Oregon is a partnership between the State of Oregon and its 241 cities. This partnership will allow for the establishment and expansion of local, community-based responses that provide immediate shelter, needed services, and secure safety for unhoused Oregonians. During the 2023 Legislative session, the OMA will *propose* two separate, yet parallel, budget proposals: (1) a budget package which provides direct allocation to cities for homelessness response and prevention services; and (2) a budget package that provides capital improvement funding for cities.

FINANCIAL ANALYSIS:

With a \$50,000 guarantee for all cities, and a \$40.00 per resident multiplier in place, based on the April 19, 2022, PSU population estimates, the total amount requested would equal \$123,575,800.00 annually.

For cities located in Region 7, a \$40 per resident allocation equates to an annual allocation of the dollar amounts denoted below:

- Ashland - \$862,160
- Central Point - \$788,080
- Eagle Point - \$394,160
- Gold Hill - \$54,400
- Grants Pass - \$1,579,000
- Jacksonville - \$123,200
- Medford - \$3,494,120
- Phoenix - \$163,840
- Rogue River - \$97,400
- Shady Cove - \$123,800
- Talent - \$229,480

LEGAL ANALYSIS:

Not Applicable

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

In the “what we learned during our process” section of the 2040 City of Central Point Strategic Plan, the following was offered:

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.

Strategic Priority – Responsible Governance

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.

STAFF RECOMMENDATION:

Staff is recommending the Council provide direction on whether to offer a letter of support as requested by the OMA Homelessness Taskforce and Oregon Mayors Association Board of Directors.

RECOMMENDED MOTION:

I move to authorize the city manager to issue the requested letter of support to the OMA Homelessness Taskforce and the OMA Board of Directors.

ATTACHMENTS:

1. Region 7 Final



To convene, network, train, and empower Mayors

MEMORANDUM

To: Mayors and Chief Executive Officers of Region 7
From: The Oregon Mayors Association
Date: October 18, 2022
Re: Partnership Needed to Solve Statewide Homelessness Emergency

This past May, the Oregon Mayors Association (OMA) formed a Taskforce on Homelessness. Twenty-five mayors, representing cities of all sizes from around the state, studied Oregon's homelessness crisis. And while the crisis may seem insurmountable, given that the symptoms and solutions look different between urban and rural communities and vary based on a city's size, geography and available service providers, local government leaders have developed a solution to Oregon's crisis of the unhoused.

The OMA Homelessness Taskforce's plan to humanely and timely address the homelessness crisis in Oregon is a partnership between the State of Oregon and its 241 cities. This partnership will allow for the establishment and expansion of local, community-based responses that provide immediate shelter, needed services, and secure safety for unhoused Oregonians. During the 2023 Legislative session, the OMA will *propose* two separate, yet parallel, budget proposals: (1) a budget package which provides direct allocation to cities for homelessness response and prevention services; and (2) a budget package that provides capital improvement funding for cities.

Direct Allocation

A direct allocation of funding from the state to each incorporated city in Oregon for cities to use in their homelessness response and prevention services is being proposed by the OMA.

- It is proposed that each city will be allocated funds in an amount equal to \$40 per resident, in accordance with the latest official population estimates from Portland State University.
- The proposal requires that in no instance will an incorporated city receive less than \$50,000 in direct funding.
- OMA's proposal provides cities the ability to elect to use the funds for their own homelessness response and prevention services, or to redirect their funds to community partners who are required to use the funds for homelessness response and prevention services.

OMA’s proposal states that funds must be used for homelessness response and prevention services, which may include:

- Abatement/clean-up
- Environmental mitigation
- Affordable housing
- Capital construction or improvement costs related to homelessness or affordable housing measures
- Community resource officers
- Education and outreach
- Food bank assistance
- Shelter and/or transitional housing
- Hygiene stations
- Operation costs
- Outreach workers
- Prevention

With a \$50,000 guarantee for all cities, and a \$40.00 per resident multiplier in place, based on the April 19, 2022, PSU population estimates, the total amount requested would equal \$123,575,800.00 annually.

For cities located in Region 7, a \$40 per resident allocation equates to an annual allocation of the dollar amounts denoted below:

- Ashland - \$862,160
- Butte Falls - \$50,000
- Canyonville - \$65,960
- Cave Junction - \$85,960
- Central Point - \$788,080
- Drain - \$50,000
- Eagle Point - \$394,160
- Elkton - \$50,000
- Glendale - \$50,000
- Gold Hill - \$54,400
- Grants Pass - \$1,579,000
- Jacksonville - \$123,200
- Medford - \$3,494,120
- Myrtle Creek - \$140,040
- Oakland - \$50,000
- Phoenix - \$163,840
- Riddle - \$50,000
- Rogue River - \$97,400
- Roseburg - \$948,040
- Shady Cove - \$123,800
- Sutherlin - \$356,360
- Talent - \$229,480
- Winston - \$228,000
- Yoncalla - \$50,000

Capital Allocation

In addition to the direct allocations, the Taskforce’s proposal requires a meaningful allocation from the State for coordinated capital construction investments for specific shelter and transitional housing projects, statewide. It is expected that a final dollar amount for needed capital construction investments will equal between \$125 to \$175 million. The OMA is seeking information from Oregon cities about any needs they may have for capital construction investments from the state in their local responses to addressing the homelessness crisis.

Request for Support

The OMA Homelessness Taskforce and the OMA Board of Directors seek the support of Oregon’s 241 cities for the above-described proposal. In an effort to present the legislature and Oregon’s next governor with a truly coordinated and collaborative proposal, the OMA hopes to submit its legislative request with as many city partners as possible.

To explain the statewide nature of this crisis, the League of Oregon Cities (LOC), in partnership with the OMA, has secured the services of a communications specialist to work directly with cities interested in supporting the OMA proposal. The communications specialist will work directly with interested cities to develop a one-page document that outlines a city's unique experience with homelessness, and how the funding proposed by the OMA would help the city respond to, or even prevent, homelessness in their community. Work performed by the consultant in support of the OMA proposal will be paid for by the LOC.

Oregon's mayors are leading the on-the-ground response on homelessness, and the prevention thereof, but cities cannot do so alone and need joint leadership from state government to support cities and our county partners. The OMA Taskforce has called on Oregon's next governor and legislature to fund the services and housing needed to make an impact on Oregon's homelessness crisis; the support of Region 7 cities will go a long way to expressing the importance and impact of this proposal.

If your city is interested in supporting the proposal, please contact any of the LOC staff persons listed below as soon as possible, ideally cities wishing to provide support to the proposal should make contact no later than November 4th.

- Patty Mulvihill, LOC Interim Executive Director – pmulvihill@orcities.org
- Ariel Nelson, LOC Housing & Land Use Lobbyist – anelson@orcities.org
- Angela Speier, Projects & Affiliates Manager – aspeier@orcities.org