

CITY COUNCIL MEETING AGENDA

May 15, 2025

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



10. Meeting Called to Order

20. Pledge of Allegiance

30. Roll Call

40. Presentation

A. Jackson County Library

50. Public Comments

The City Council sets aside 20 minutes for in-person public comments on non-agenda items. Comments are limited to three (3) minutes per individual, five (5) minutes per group or organization. Please complete a public comment form before speaking.

The City Council encourages written comments. Please submit your comments by regular mail to City Council, 140 S Third St, or by email to meetings@centralpointoregon.gov. Comments must be received by noon on the date of the meeting to be noted in the record. Please include the date of the Council meeting with your comments.

60. Public Agency Comment

70. Consent Agenda

- A. Approval of April 24, 2025, Meeting Minutes
- B. National Safe Boating Week 2025 Proclamation
- C. Mayoral Proclamation
- D. Planning Commission Appointment

80. Items Removed from the Consent Agenda

90. Ordinances and Resolutions

- A. Resolution Updating Signers on City Bank Accounts
Steve Weber, Finance Director
- B. Resolution Declaring Surplus Property - Windsong Way

100. Business

- A. Current Plans for Central Point Dog Park
Matt Samitore, Parks and Public Works Director
- B. Planning Commission Report

110. Mayor's Report

120. City Manager's Report

130. Council Reports

140. Department Reports

150. Agenda Building

160. Executive Session

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 Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

- A. Pursuant to ORS 192.660(2)(e) to conduct deliberations with persons designated to negotiate real property transactions.

170. Adjournment

Individuals wishing to attend a meeting via Zoom or needing special accommodations such as sign language, foreign language interpreters, or equipment for deaf and hard of hearing people must request such services at least 72 hours before the City Council meeting. To make your request, please contact the City Recorder at 541-423-1015 (voice) or by e-mail to meetings@centralpointoregon.gov.

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

CITY COUNCIL MEETING MINUTES

April 24, 2025

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov



1 Meeting Called to Order

2 Pledge of Allegiance

3 Roll Call

The following members were present: Mayor Taneea Browning, At Large Rob Hernandez, At Large Michael Parsons, Ward II Kelley Johnson, Ward I Neil Olsen, Ward III Grey Zimmerman, Ward IV Brian Whitaker

The following staff were also present: City Manager Chris Clayton, City Attorney Sydnee Dreyer, Parks and Public Works Director Matt Samitore, Planning Director Stephanie Powers, Police Lieutenant Josh Abbott, and City Recorder Rachel Neuenschwander

4 Presentation

A. US Strategies: Legislative Update

City Manager Chris Clayton introduced Greg Lemhouse and Carrie Reed from United Strategies, who joined online, and Isis Thornton Saunders, who was present in the audience. Greg Lemhouse provided an overview of the 2025 legislative session, noting it was about halfway through and characterized by new leadership, some bipartisanship, and emerging controversial issues like firearms legislation. He mentioned that unions had been successful in passing favorable legislation early in the session but that this trend might change.

Greg explained the complex process bills must go through to become law, including multiple deadlines. He noted that the first major

deadline had passed recently, resulting in many bills dying. The session was expected to focus on budget matters in May, with funding likely to be tight due to federal government cuts. Greg emphasized the importance of staying close to key legislative leaders who control the budget process.

Isis Thornton Saunders then presented a detailed update on specific bills affecting Central Point. She discussed several "bad bills" the city was opposing, including SB 916 (allowing striking workers to collect unemployment), SB 427 and SB 1153 (limiting water right transfers), HB 2688 (expanding prevailing wage requirements), HB 3499 (requiring voter approval for urban renewal plans), HB 2258 (state override of local zoning), and HB 2658 (limits on permit conditions).

Isis also highlighted several "good bills" the city was supporting, such as HB 3870 (funding for emergency communication systems), HB 3666 (wildfire safety certification for utilities), HB 3654 (infrastructure grant flexibility for small cities), SB 1129 (urban reserve prioritization flexibility), HB 3746 (condo defect litigation reform), SB 83 and SB 85 (wildfire-related bills), and SB 179 (making recreational immunity changes permanent).

Regarding Central Point's funding requests, Greg explained that they had submitted three housing-related projects through Representative Alex Scarlatos. He noted they were working closely with key legislative leaders to secure support for these projects.

Isis concluded by providing an overview of the proposed transportation package known as TRIP 2025, which would generate over \$1.9 billion per biennium in new revenue through increased fuel taxes, fees, and other measures. She outlined the distribution of funds and potential impacts on cities, including Central Point.

Council members asked questions about the likelihood of the transportation package passing and the reasoning behind certain proposed fees. Greg and Isis provided their insights and explained that more details would be available when the official language is released in early May.

5 Public Agency Comment

Commissioner Dyer stated he was present to maintain the relationship

between the county and the city but had no specific report. He offered to answer any questions from the council, but none were asked at that time.

6 Public Comments

Former Mayor Bill Walton approached the council to share his experiences and offer advice. He discussed his time as mayor from 2000 to 2004, highlighting his efforts to manage growth and development in Central Point. Mr. Walton emphasized the importance of public art, solar energy, and careful city planning. He urged the council to consider installing solar panels on city buildings to save money. The mayor thanked Mr. Walton for his input and explained that they would need to move on to other business.

7 Consent Agenda

A. Approval of March 27, 2025, Meeting Minutes

B. Quarterly Financial Statements

Motion: Approve

Moved By: Rob Hernandez

Seconded by: Michael Parsons

Roll Call: Members Tanea Browning, Rob Hernandez, Michael Parsons, Kelley Johnson, Neil Olsen, Grey Zimmerman, Brian Whitaker voted yes. None voted no.

8 Items Removed from the Consent Agenda

9 Ordinances and Resolutions

A. Ordinance Amending Chapter 3.20 Liquor Licenses

City Attorney Sydnee Dreyer presented to the council an ordinance to amend Chapter 3.20 of the municipal code regarding liquor license applications. She noted that the current ordinance was outdated and contained provisions not required by state law. The proposed changes would streamline the process by routing all applications through the city recorder's office and simplifying the appeal process.

Council expressed concerns about maintaining proper oversight and

due process. Sydnee clarified that the city council would still make the final recommendation on all applications and that the changes primarily affected which staff member processed the applications.

Motion: Approve

Moved By: Neil Olsen

Seconded by: Kelley Johnson

Roll Call: Members Taneea Browning, Rob Hernandez, Michael Parsons, Kelley Johnson, Neil Olsen, Grey Zimmerman, Brian Whitaker voted yes. None voted no.

Neil Olsen moved to forward the Ordinance amending in part Central Point Municipal Code Chapter 3.20 - Liquor Licenses to add Sections 3.20.000 Purpose and Scope and 3.20.005 Definitions; amend Sections 3.20.010 Application, 3.20.020 Recommendation for Approval of License, and 3.20.030 Recommendation for Refusal of License, and repeal Section 3.20.055 Appeal to a second reading.

10 Business

A. Planning Commission Report

Planning Director Stephanie Powers provided an update on the April 1st Planning Commission meeting.

B. 2024 Annual Water Rights

City Manager Chris Clayton presented the 2024 Annual Water Rights report. He explained the regional water rights strategy involving Central Point and several other cities in collaboration with the Medford Water Commission. This strategy allows cities to pool and share water rights, resulting in significant cost savings.

Chris reported that Central Point used 2,149.29 acre-feet of water in 2024, which exceeded the city's allocated amount. However, through the water sharing agreement, Central Point was able to purchase additional water rights from other cities at a rate of \$25 per acre-foot, compared to the market rate of about \$2,000 per acre-foot.

He emphasized the benefits of this collaborative approach, noting that it should provide sufficient water for the region through 2070. Chris

also mentioned ongoing efforts to expand water treatment capacity and protect the region's water rights.

Council members asked questions about the process and expressed appreciation for the cost-effective and collaborative nature of the agreement.

11 Mayor's Report

Mayor Browning reported that:

- She attended Earth Day celebration at Bohnart Family Farm Park.
- She attended the Parks and Rec Department's Eggstravaganza.
- She hosted the first Rogue Valley Mayors meeting.
- She spoke to a journalism class at SOU.
- She attended the Medford Chamber Forum and Southern Oregon Innovation Hub meeting.
- She read to kindergartners and fifth graders.
- She attended the chamber mixer.
- She had a meeting with a youth leadership teacher from Crater High School.
- She attended a high school pep rally
- She encouraged council members to participate in the May 16th Ride with Leaders event in Phoenix.

12 City Manager's Report

City Manager Chris Clayton provided updates on several items:

- The Food and Friends program is touring the old Public Works Corporation yard as a potential new location.
- Changes have been made to the intersection of Freeman and Pine streets to address safety concerns.
- Information on public safety fees in other cities will be sent to council members.
- Flower baskets will be installed downtown next week.
- Central Point Little League has a record 450 kids participating this year.
- VIP Cheese Festival tickets are available for Saturday.
- Budget discussions will begin soon, with urban renewal on Monday night.

- A tour of the new community center facility is planned for the June study session.

13 Council Reports

Council members provided updates on various meetings and events attended, including planning commission meetings, school board meetings, fire district budget meetings, and regional committee meetings.

14 Department Reports

Parks and Public Works Director Matt Samitore provided an update on changes made to the intersection of 10th, Freeman, and Pine Streets due to a high number of accidents. He explained that the permissive left turn during peak hours had been turned off to improve safety. The department is working with ODOT to adjust signal timing to accommodate the changes.

Lieutenant Abbott (acting as Chief) reported on positive developments in the police department, including success in recent hiring processes and increased community outreach efforts. He highlighted the department's involvement in programs such as threat assessments, risk and site assessments for businesses and schools, and anti-scam presentations.

Planning Director Stephanie Powers briefly mentioned an upcoming planning commission meeting on May 6th, which will include discussions on a master plan modification for the Willow Bend development and a subdivision plan for their final phase of development.

15 Agenda Building

Council members discussed two potential agenda items for future meetings:

- Reviewing the city's park naming policy and process
- Addressing traffic safety concerns during community events

It was decided that the park naming policy discussion would be added to the May 19th study session, which already includes the Boes Park conceptual plan. The traffic safety concerns will be addressed by staff through an informative email to council members.

Councilor Brian Whitaker mentioned he would email a list of potential

agenda items for consideration at the next meeting.

16 Executive Session

17 Adjournment

Neil Olsen moved to adjourn, all said aye and the meeting was adjourned at 7:51pm.

The foregoing minutes of the April 24, 2025, Council meeting were approved by the City Council at its meeting of _____, 2025.

Dated:

Mayor Tanea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: May 15, 2025

STAFF CONTACT:

SUBJECT: National Safe Boating Week 2025 Proclamation

SUMMARY AND BACKGROUND:

National Safe Boating Week is observed each year during the week prior to Memorial Day and is promoted by the National Safe Boating Council in partnership with federal, state, and local organizations. The campaign serves to raise awareness about safe boating practices and encourages all boaters to wear life jackets and follow responsible boating guidelines.

The event kicks off the year-round **Safe Boating Campaign**, a global initiative focused on educating recreational boaters about the importance of responsible behavior on the water.

ATTACHMENTS/EXHIBITS:

1. National Safe Boating Week 2025 Proclamation

NATIONAL SAFE BOATING WEEK PROCLAMATION

For over 100 million Americans, boating continues to be a popular recreational activity. From coast to coast, and everywhere in between, people are taking to the water and enjoying time together boating, sailing, paddling and fishing. During National Safe Boating Week, the U.S. Coast Guard and the National Safe Boating Council, along with federal, state, and local safe boating partners encourage all boaters to explore and enjoy America's beautiful waters responsibly.

Safe boating begins with preparation. The Coast Guard estimates that human error accounts for most boating accidents and that life jackets could prevent nearly 75 percent of boating fatalities. Through basic boating safety procedures – carrying lifesaving emergency distress and communications equipment, wearing life jackets, attending safe boating courses, participating in free boat safety checks, and staying sober when navigating – we can help ensure boaters on America's coastal, inland, and offshore waters stay safe throughout the season.

National Safe Boating Week is observed to bring attention to important life-saving tips for recreational boaters so that they can have a safer, more fun experience out on the water throughout the year.

Whereas, on average, 650 people die each year in boating-related accidents in the U.S.; 75 percent of these are fatalities caused by drowning; and

Whereas, the vast majority of these accidents are caused by human error or poor judgment and not by the boat, equipment or environmental factors; and

Whereas, a significant number of boaters who lose their lives by drowning each year would be alive today had they worn their life jackets.

Therefore, the City of Central Point does hereby support the goals of the Safe Boating Campaign and proclaim May 17-23, 2025 as National Safe Boating Week and the start of the year-round effort to promote safe boating.

In Witness Whereof, the City of Central Point urges all those who boat to practice safe boating habits and wear a life jacket at all times while boating.

Given under my signature and the seal of at the Central Point, Oregon,
this _____ day of _____, 2025.

Mayor Taneea W. Browning



DEPARTMENT: Administration

MEETING DATE: May 15, 2025

STAFF CONTACT:

SUBJECT: Mayoral Proclamation

SUMMARY AND BACKGROUND:

Crater High School has long been a cornerstone of academic and personal development for the youth of Central Point. Each year, students graduate with plans to pursue higher education, enter the workforce, join the military, or follow other purposeful paths. Recognizing the decisions students make at this pivotal moment in their lives reinforces the City's commitment to honoring youth achievement and investing in the next generation of leaders.

The **Decision Days** initiative is a symbolic celebration of the choices high school seniors make about their post-graduation journeys. It promotes community-wide encouragement and recognizes the diversity of pathways that students embark upon.

This proclamation aligns with the City's values of inclusion, education, and community engagement. By acknowledging the Class of 2025 during the first full week of May, the City fosters a culture of support and recognition for young people transitioning into adulthood.

The proclamation also supports statewide and national efforts to elevate post-secondary planning and to celebrate seniors as they make life-shaping decisions. Whether students are headed to college, the workforce, the military, or exploring other avenues, each choice reflects courage and intention.

Staff believes this proclamation strengthens the City's relationship with Central Point schools and demonstrates municipal pride in local students.

ATTACHMENTS/EXHIBITS:

1. Mayoral Proclamation

Mayoral Proclamation City of Central Point, Oregon

WHEREAS the youth of Central Point are not only the future of our community, but also its pulse—resilient, creative, and bold enough to shape a world that works better for all of us;

WHEREAS Crater High School has been a place of challenge, growth, and discovery, and the Class of 2025 has met each moment with grit, vision, and heart;

WHEREAS Oregon is committed to education that supports the whole student—mind, body, and spirit—empowering young people to reach their full potential both in and beyond the classroom;

WHEREAS graduation is more than a ceremony; it marks the end of one powerful chapter and the conscious beginning of another, rooted in values, courage, and intention;

WHEREAS we celebrate not just academic achievement, but the choices graduates are making for their future—choices grounded in purpose, self-awareness, and service to something greater;

WE THEREFORE NOW recognize and honor the Class of 2025 at Crater High—students stepping into futures that include college, the workforce, military service, and adventures still taking shape. Each path matters. Each path deserves celebration.

I, Taneea Browning, Mayor of Central Point, Oregon, hereby proclaim the first full week of May as **Decision Days**, and call upon all residents to uplift, support, and cheer on the graduating class of Crater High School.

Signed this day _____ of May. 2025

Taneea W. Browning
Mayor of Central Point, Oregon



DEPARTMENT: Administration

MEETING DATE: May 15, 2025

STAFF CONTACT: Rachel Neuenschwander, City Recorder

SUBJECT: Planning Commission Appointment

SUMMARY AND BACKGROUND:

Recently, the Planning Commission had a resignation submitted leaving one vacant position to be filled. Planning Director Stephanie Powers and Mayor Browning interviewed Richard Aarons to fill the vacancy. Ms. Powers and Mayor Browning would like the council to appoint Mr. Aarons to the Planning Commission to fill the vacancy.

ATTACHMENTS/EXHIBITS:

1. Aarons Committee Application_Redacted



APPLICATION FOR APPOINTMENT TO
CITY OF CENTRAL POINT COMMITTEE

Name: **Richard M Aarons** Date: **11/08/2024**

Address: [REDACTED]

Home Phone: [REDACTED] Business Phone: [REDACTED] Cell Phone: [REDACTED]

Fax: [REDACTED] E-mail: [REDACTED]

Are you a registered voter with the State of Oregon? Yes **XXX** No [REDACTED]

Are you a city resident? Yes **XXX** No [REDACTED] If Yes, How long: **13 years**

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

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

☐
☒
☒
☒
☐

Budget Committee: Meetings vary in April Bi-Annually

Citizens Advisory Committee: 2nd Tuesday of quarterly

Planning Commission: 1st Tuesday of each month

Parks and Recreation Committee/Foundation: Meeting dates vary

Arts Commission: Meets quarterly

Employment, professional, and volunteer background:

SO Subaru 2015-2024 Sales and community engagement liason. Salvation Army Angel Tree and Thanksgiving dinner volunteer 1994-current, JR Comets Volunteer coach 2023-2024, CVFC Volunteer coach 2024, Eagle Point Community fundraiser, Dogs for better Lives

Community affiliations and activities:

Jr Comets volunteer coach 2023-2024 District 6 parent since 2012-current

Central Valley FC volunteer coach 2024

Previous City appointments, offices, or activities:

None

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

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

As a rooted and active member of the community not only as a personal user and attendee of CP Parks and rec facilities but also part of largely attended Facility uses with sports and community events

2. Please describe what you believe are the major concerns of the City residents and businesses that this committee should be concerned about. The active use of the parks is encouraged but some of the parks are lack adequate care and maintenance of

the drainage of the grass. Lack of trash removal during and after events or large sports activities. Recycling receptacles for all parks.

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

As a father of 3 CP children, I hear first hand from my own as well as their friends what the parks need, have concerns about. As an ~~active~~ businessman I participate frequently in many Jackson county and Medford community

Referred personally by Mike Parsons Council Member

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

Not at this time

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

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

Signature: Mike Parsons

Date: 11/08/2024



DEPARTMENT: Finance

MEETING DATE: May 15, 2025

STAFF CONTACT: Steve Weber, Finance Director

SUBJECT: Resolution Updating Signers on City Bank Accounts

SUMMARY AND BACKGROUND:

Due to the upcoming departure of Steve Weber, Finance Director, an update to those authorized to sign checks and other forms of payment of City funds is needed. The City Manager, Parks & Public Works Director/Assistant City Manager and Chief of Police are already authorized signers on City bank accounts. City staff recommend adding Mayor Tanea Browning, Council President Rob Hernandez, and City Recorder Rachel Neuenschwander as authorized signers on City bank accounts.

FINANCIAL ANALYSIS:

N/A

LEGAL ANALYSIS:

N/A

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

ATTACHMENTS/EXHIBITS:

1. RESO Updating Signers on City Bank Accounts 2025

STAFF RECOMMENDATION:

Approve resolution as presented.

RECOMMENDED MOTION:

I move to approve Resolution _____, a resolution updating signers on City bank accounts.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CENTRAL POINT
UPDATING SIGNERS ON CITY BANK ACCOUNTS

Recitals:

- A. In the course of the City of Central Point's ("City") business it establishes relationships with various banks for purposes including, but not limited to, making payment on checks issued by the City.
- B. Banks with whom the City does business normally requires a City resolution designating or updating which City officials are authorized to execute checks and other forms of payment of City funds.
- C. Due to the recent retirement of two City officials, City Council desires to update the City officials that are authorized to execute checks and other forms of payment of City funds.

The City of Central Point resolves as follows:

Section 1.

To add Taneea Browning, Mayor, Rob Hernandez, Council President, and Rachel Neuenschwander, City Recorder, as authorized check signers on all City of Central Point bank accounts as well as remove outgoing Finance Director, Steve Weber, as authorized check signer on all City of Central Point bank accounts.

Passed by the Council and signed by me in authentication of its passage this 15th day of May 2025.

Mayor Taneea Browning

ATTEST

Rachel Neuenschwander, City Recorder



DEPARTMENT: Administration

MEETING DATE: May 15, 2025

STAFF CONTACT: Sydnee Dreyer, City Attorney

SUBJECT: Resolution Declaring Surplus Property - Windsong Way

SUMMARY AND BACKGROUND:

At its May 25, 2023 meeting staff discussed with Council the idea of declaring approximately .28 acres of remnant real property at Don Jones Memorial Park as surplus. At that time, staff explained that the City had little use for such remnant acreage, but that the City was approached by a developer who owns the adjacent bare land and would like to purchase the property from the City in order to have sufficient acreage to build 4 town homes rather than 3 town homes. The subject property is not part of the developed area of the park, other than the trash enclosure, which would need to be relocated if this property is declared surplus. Following that discussion, Council directed staff to obtain an appraisal of the remnant parcel.

The property has been appraised at \$79,147.00 (\$6.50 per square foot). Next steps to convey the land would be to declare the property surplus and to direct the terms and method of sale. Here, given the limited development potential for this land (unless consolidated with other vacant land) staff recommends a fixed price sale in which the terms of the sale are set forth and the first offer received meeting those terms will be accepted by the City.

Pursuant to the foregoing, staff recommends the following minimum conditions for sale:

Minimum bid price: Appraised value of \$79,147.00 (\$6.50 per square foot);

1. As a condition of sale, City will relocate the trash enclosure onto real property to the West of the Property, to a location determined sufficient in City's sole discretion;
2. As a condition of sale, Purchaser agrees to be solely responsible for all costs to convey the Property, including but not limited to: Property Line Adjustment fees, application fees, survey and engineering costs, and closing costs (including title insurance, if any, prorated taxes and assessments, if any);
3. As a condition of sale, Purchaser must provide information as to its intentions to utilize the Property to further residential development in the City;
4. Purchaser agrees to take the Property subject to all existing utility easements within the Property;
5. Purchaser agrees to make all street and utility improvements as required in a subsequent application to develop the Property at Purchaser's sole cost and expense;

6. Purchaser takes the Property AS-IS;
7. Purchaser agrees to take the Property subject to the existing encroachment and an encroachment easement to be prepared by City; and
8. Purchaser agrees to draft a Real Property Purchase and Sale Agreement acceptable to City containing the foregoing minimum conditions.

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

CPMC 2.40.120.5 authorizes the City to declare the property surplus and recommend conveyance of the property via a fixed price sale.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

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

STRATEGY 4 – Develop a toolkit of incentives to leverage in exchange for more desirable community places that provide public amenities associated with needed housing, employment, and other services, including but not limited to: public plazas, open space, parks, affordable housing, value-added design to attract professional office and other uses that provide more living-wage jobs).

GOAL 6 - Meet the housing needs of Central Point residents and businesses.

STRATEGY 1 – Rely on the findings, policies, and implementation of the City's Comprehensive Plan Population, Housing, and Economic Elements.

STRATEGY 2 – Support and capitalize on opportunities to collaborate on projects with agencies who specialize in providing affordable housing.

ATTACHMENTS/EXHIBITS:

1. 2024-10-17_Wind Song Ln_Access Esmt_Area
2. Reso of Intent Surplus Don Jones

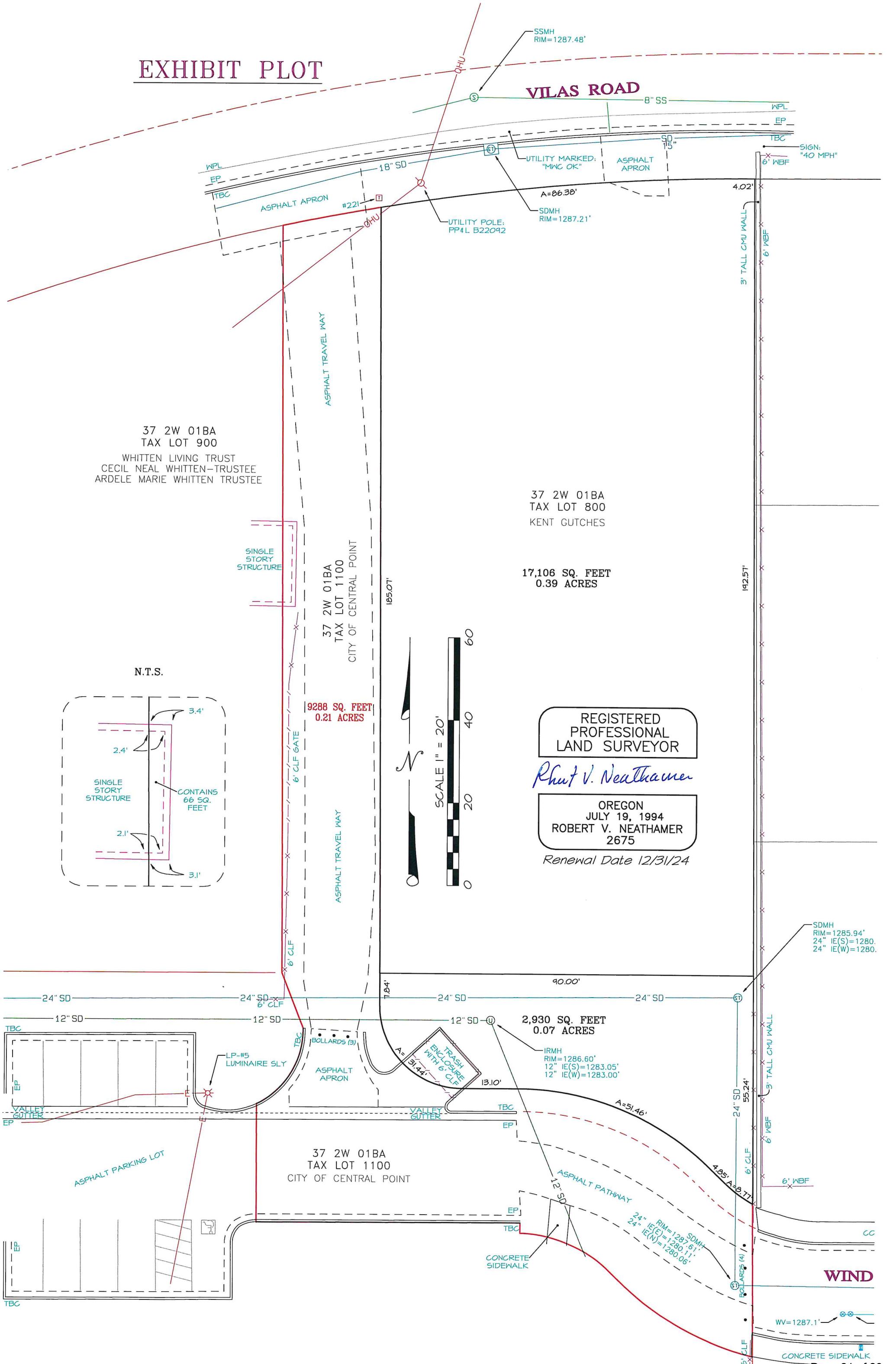
STAFF RECOMMENDATION:

Make a motion to approve the Resolution.

RECOMMENDED MOTION:

I move to approve Resolution No. ____, a Resolution declaring a portion of certain real property located on Windsong Way (Map No. 372W01BA Tax Lot 1100) surplus and authorizing the City Manager to sell the property via fixed price sale.

EXHIBIT PLOT



37 2W 01BA
TAX LOT 900
WHITTEN LIVING TRUST
CECIL NEAL WHITTEN-TRUSTEE
ARDELE MARIE WHITTEN TRUSTEE

37 2W 01BA
TAX LOT 800
KENT GUTCHES

17,106 SQ. FEET
0.39 ACRES

37 2W 01BA
TAX LOT 1100
CITY OF CENTRAL POINT

9288 SQ. FEET
0.21 ACRES

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Robert V. Neathamer
OREGON
JULY 19, 1994
ROBERT V. NEATHAMER
2675
Renewal Date 12/31/24

RESOLUTION NO. _____

A RESOLUTION DECLARING A PORTION OF CERTAIN REAL PROPERTY LOCATED ON WINDSONG WAY (MAP NO. 372W01BA TAX LOT 1100) SURPLUS AND AUTHORIZING THE CITY MANAGER TO SELL THE PROPERTY VIA FIXED PRICE SALE

Recitals:

- A. The City of Central Point owns real property located on Windsong Way, commonly referred to as Map No. 372W01BA, Tax Lot 1100 which is primarily developed as Don Jones Memorial Park.
- B. Currently, there exists an approximately .28 acre portion at the North end of such real property that is a remnant undeveloped portion of Don Jones Memorial Park (the "Property"). The Property consists of a .21 acre asphalt private travel way, and a .07 acre remnant triangular piece abutting Windsong Way, and is depicted at Exhibit A hereto and incorporated herein by reference.
- C. The Property contains a trash enclosure and utility easements as depicted at Exhibit A.
- D. The City has no other reasonable use for the Property and given the size and location of the Property, it is not feasible to develop additional park amenities on the Property.
- E. ORS 271.310 authorizes the City to sell real property whenever it is not needed for public use or when the public interest may be furthered by such conveyance.
- F. The City has determined that the Property is not needed for public use and it is in the public interest to sell the Property subject to the conditions specified herein to allow more effectual development of the area surrounding Don Jones Memorial Park. The Council recommends such sale through a fixed price sale, authorized by CPMC 2.40.120.5.

The City of Central Point resolves as follows:

Section 1. The Property depicted at Exhibit A is declared to be surplus.

Section 2. The City Council directs staff to sell the Property via a Fixed Price Sale and advertise the sale on the City's website, which requires the following minimum conditions in the offer to purchase the Property

- A. Minimum bid price: Appraised value of \$79,147.00 (\$6.50 per square foot);

- B. As a condition of sale, City will relocate the trash enclosure onto real property to the West of the Property, to a location determined sufficient in City's sole discretion;
- C. As a condition of sale, Purchaser agrees to be solely responsible for all costs to convey the Property, including but not limited to: Property Line Adjustment fees, application fees, survey and engineering costs, and closing costs (including title insurance, if any, prorated taxes and assessments, if any);
- D. As a condition of sale, Purchaser must provide information as to its intentions to utilize the Property to further residential development in the City;
- E. Purchaser agrees to take the Property subject to all existing utility easements within the Property;
- F. Purchaser agrees to make all street and utility improvements as required in a subsequent application to develop the Property at Purchaser's sole cost and expense;
- G. Purchaser takes the Property AS-IS;
- H. Purchaser agrees to take the Property subject to the existing encroachment and an encroachment easement to be prepared by City; and
- I. Purchaser agrees to draft a Real Property Purchase and Sale Agreement acceptable to City containing the foregoing minimum conditions.

Section 3. The City Manager or his designee is authorized to take any other steps necessary to effectuate the terms of this resolution.

Passed by the Council and signed by me in authentication of its passage this _____ day of May, 2025.

Mayor Tanea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Public Works

MEETING DATE: May 15, 2025

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Current Plans for Central Point Dog Park

SUMMARY AND BACKGROUND:

I. BACKGROUND

The Parks and Recreation Department explored installing dog parks in response to growing demand. The department aimed to provide safe off-leash areas, promote responsible pet ownership, and reduce off-leash activity in undesignated areas. Don Jones, Flanagan, Twin Creeks, and Forest Glen Parks were identified as potential sites.

As part of the Bear Creek Park Master Plan two locations for dog parks were adopted based on when either side of the park would start development.

II. PUBLIC OUTREACH AND FEEDBACK SUMMARY

A public meeting and subsequent submissions revealed significant neighborhood opposition, summarized below:

- **Don Jones Park:** Concerns about increased noise (dog barking) disrupting park tranquility and residential peace.
- **Flanagan Park:** Concerns about potential odors and sanitation issues from dog waste.
- **Twin Creeks Park:** Concerns about increased traffic and pedestrian safety, particularly the risk of dog bites to children.
- **Forest Glen Park:** Concerns about the displacement of existing recreational uses (e.g., sports fields) by a dedicated dog park.
- **General Concern:** A perceived lack of adequate prior community engagement in the proposal process

IV. STAFF ANALYSIS AND CONSIDERATIONS

Staff acknowledge the validity of all raised concerns (noise, sanitation, safety, displacement, and engagement). Mitigation strategies could include:

- **Noise:** Strategic placement, acoustic barriers, and quiet hours.

- **Sanitation:** Regular maintenance, increased waste receptacles, and owner education.
- **Safety:** Robust fencing, clear rules, and separate areas for different dog sizes.
- **Displacement:** Exploring alternative sites or smaller, integrated designs.
- **Engagement:** Implementing a more robust and iterative community outreach process.

V. NEXT STEPS

Given the public opposition, staff seek Council direction on how to proceed. Potential next steps include:

1. **Review the feasibility of a dog park at the Greenway site**, including site-specific impact assessments.
2. **Review the dimensions of various dog park designs** (e.g., small, medium, large) and assess their potential fit within various existing city parks without significantly displacing current uses.
3. **Proceed with revised proposals for select locations**, implementing robust mitigation strategies, for consideration by the Parks Commission..
4. **Conduct a full review and public hearing at the Parks Commission** for any refined dog park proposals.

FINANCIAL ANALYSIS:

N/A

LEGAL ANALYSIS:

N/A

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

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

STRATEGY 5 – When developing new parks or updating features of our older parks, involve the community in these planning efforts so that these facilities meet the needs of our citizens. Each park should reflect the individual character of the neighborhood in which they reside. Continually reevaluate the needs of our community in terms of parks and facilities.

ATTACHMENTS/EXHIBITS:

1. east side
2. west side

STAFF RECOMMENDATION:

Conduct a full review and public hearing at the Parks Commission for refined dog park proposals.

RECOMMENDED MOTION:

None



