

CITY COUNCIL MEETING AGENDA



October 23, 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. Lobbyiest End-of-Session Report

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 Comments

70. Consent Agenda

A. Approval of October 9, 2025, Meeting Minutes

80. Items Removed from the Consent Agenda

90. 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.

For land use matters and other quasi-judicial appeals: Comments are limited to a total of 30 minutes for applicants and/or their representatives. They may request a 5-minute rebuttal time. Appellants and/or their representatives are limited to a total

of 30 minutes and if the applicant is not the appellant they will also be allowed a total of 30 minutes. All other participants are limited to 4 minutes.

For matters that are legislative or administrative and are not quasi-judicial: Comments are limited to 4 minutes per individual, group or organization.

Please complete a public comment form before speaking.

- A. Former Public Works Corporation Yard Alley Right-of-Way Vacation
Stephanie Powers, Planning Director

100. Ordinances and Resolutions

- A. Ordinance Adding Ch 15.18 - Excavation & Grading
Matt Samitore, Parks and Public Works Director

110. Business

- A. Rogue Disposal Rate Increases Effective January 1, 2026

120. Mayor's Report

130. City Manager's Report

140. Council Reports

150. Department Reports

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 Under the provisions of the Oregon Public Meetings Law, the proceedings of an executive session are not for publication or broadcast.

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

October 9, 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, Ward II Kelley Johnson, Ward I Neil Olsen, Ward IV Brian Whitaker, At Large Michael Quilty

The following staff were also present: City Manager Chris Clayton, City Attorney Sydnee Dreyer, Parks and Public Works Director/Assistant City Manager Matt Samitore, Police Chief Scott Logue, and City Recorder Rachel Neuenschwander

4 Public Comments

One citizen, Ryan Donahue, addressed the council regarding his experience living in his R.V. in Central Point. He stated that he had been targeted by police despite following the 72-hour vehicle moving requirements, and expressed frustration about having his vehicles towed despite his compliance with rules. He emphasized that the city should not target people who are trying to rebuild their lives.

5 Public Agency Comments

6 Consent Agenda

A. Approval of September 25, 2025, Meeting Minutes

Motion: Approve

Moved By: Brian Whitaker

Seconded by: Rob Hernandez

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes.

7 Items Removed from the Consent Agenda

8 Ordinances and Resolutions

A. Ordinance Adding Ch 15.18 - Excavation & Grading

Parks and Public Works Director, Matt Samitore, presented the first reading of an ordinance to create an excavation and grading permit. He explained that the need arose after a developer at Sunnybrook Village brought in significant fill material without proper regulation, causing potential compaction, soil testing, and flooding issues.

During discussion, the Council suggested modifying the 50 cubic yards' threshold to be proportional to lot size (50 yards per acre). Council also requested clarification that residential gardens would be exempt. Both suggestions were incorporated as amendments to the Motion.

Motion: Approve

Moved By: Rob Hernandez

Seconded by: Brian Whitaker

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes.

Rob Hernandez moved to forward the Ordinance amending in part Central Point Municipal Code Title 15 - to add a new Chapter 15.18 Excavation and Grading with the noted amendments, to a second reading.

B. Alder Street Right-of-Way Vacation

Parks and Public Works Director, Matt Samitore presented the second reading of an ordinance to vacate a portion of Alder Street public right-of-way between South Front Street and South First Street.

Motion: Approve

Moved By: Neil Olsen

Seconded by: Brian Whitaker

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes.

Neil Olsen moved to approve Ordinance No. 2131, an ordinance vacating a portion of Alder Street Public Right-of-Way between South Front Street and South First Street to a second reading.

C. Ordinance Amending 8.04.060 Ice and Snow Removal

City Attorney Sydnee Dreyer presented the second reading of the ordinance amending snow and ice removal requirements. The amendment provides flexibility for removal after snow events end, adds standards for removal, and includes provisions for assisting elderly and disabled residents.

Motion: Approve

Moved By: Kelley Johnson

Seconded by: Rob Hernandez

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes.

Kelley Johnson moved to approve Ordinance No. 2132 an Ordinance amending Central Point Municipal Code 8.04.060 - Ice and Snow Removal.

D. Resolution Approving Sale Agreement-Old Corp Yard

City Manager Chris Clayton presented a resolution approving the sale of the old Public Works Corporation yard at 399 South Fifth Street to Rogue Valley Council of Governments for \$1,050,000. The property will be used for the Food and Friends program after being displaced from their previous location. The payment schedule will be approximately \$100,000 per year over 15 years with interest.

Motion: Approve

Moved By: Rob Hernandez

Seconded by: Kelley Johnson

Roll Call: Members Tanea Browning, Rob Hernandez, Kelley Johnson, Neil Olsen, Brian Whitaker, Michael Quilty voted yes.

Rob Hernandez moved to approve Resolution No. 1851, a Resolution approving that Real Estate Purchase and Sale Agreement with Rogue Valley Council of Governments for real property located at 399 South Fifth Street (MAP NO. 372W11BB TAX LOTS 6300 & 8200) and authorizing the City Manager to execute the agreement.

A. Crater High School Homecoming Parade

Parks and Public Works Director, Matt Samitore presented the final plans for the Crater High School Homecoming Parade. He explained that there had been some miscommunication with the school district regarding the original proposed route, which would have created safety concerns by including walking groups on busy streets during rush hour. A revised route was developed to prioritize student safety.

B. October 7, 2025 Planning Commission Report

Parks and Public Works Director, Matt Samitore reported that the Planning Commission reviewed the alley vacation application for the alley running through the old corporation yard property that was just approved for sale.

10 Mayor's Report

The Mayor reported touring City Hall with 15 youth council students from Crater High School. She also interviewed candidates for Ward 3, attended the League of Oregon Cities 100th anniversary conference, and participated in the Ferment and Fire ribbon cutting ceremony.

11 City Manager's Report

Chris Clayton reported on an upcoming meeting with Representative Skarlatos, progress on the UGB expansion process, the Little League site development, upcoming study sessions, and work on compiling a comprehensive city fee list.

12 Council Reports

Several councilors provided brief reports on community events and constituent concerns.

13 Department Reports

Police Chief Scott Logue reported on officer training progress with several officers nearing completion of training or graduating from the academy.

Parks and Public Works Director Matt Samitore reported that the Hispanic Heritage event was well attended, though attendance was slightly lower than last

year. That evening, he walked through both Twin Creeks and downtown and was pleased to see multiple businesses open and a full crowd at Crater. He noted that there are now five boutiques operating in Central Point, and the mixed-use buildings in Twin Creeks were open and thriving. Matt expressed that it is rewarding to see many of the initiatives developed over the past two decades coming to fruition. He thanked everyone who has contributed to these long-term efforts, noting how exciting it is to see the community embracing a vision that has been years in the making.

14 Executive Session

15 Adjournment

Neil Olsen moved to adjourn, all said aye and the meeting was adjourned at 6:58 pm.

The foregoing minutes of the October 9, 2025, Council meeting were approved by the City Council at its meeting of _____, 2025.

Dated:

Mayor Taneea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Planning **MEETING DATE:** October 23, 2025

STAFF CONTACT: Stephanie Powers, Planning Director

SUBJECT: Former Public Works Corporation Yard Alley Right-of-Way Vacation

SUMMARY AND BACKGROUND:

On August 28, 2025, the City Council approved Resolution No. 1845 initiating the vacation of alley right-of-way that runs through the Public Works Corporation Yard. The right-of-way was established in 1889 as part of the original town plat and has not been used for public purposes for over 80 years. During that time, buildings and other improvements were constructed on the property that extend into the unused right-of-way. The purpose of the vacation is to return the 4,422.4-square-foot area to private use and eliminate conflicts with existing structures and improvements.

The proposed right-of-way vacation includes a 20-foot by 221.12-foot section of land extending between South Fifth and Sixth Street, south of Ash Street and North of Cedar Street (Attachment 1). The proposed vacation is located within Block 34 of the "Town of Central Point Plat." As shown on the Map of Survey, there are no easements or public utilities within the area to be vacated.

The Planning Commission conducted a public hearing on October 7, 2025, and, after reviewing applicable criteria under ORS 271.080-271.130 and CPMC 17.05.500, unanimously approved Resolution No. 936 recommending City Council approval of the Public Works Corporation Yard Alley Vacation (Attachment 2).

At the October 23, 2025 meeting, the City Council will conduct a public hearing and consider the first reading of the ordinance approving the right-of-way vacation. (Attachment 3).

PREVIOUSLY DISCUSSED/DECIDED:

On August 28, 2025, the City Council unanimously approved Resolution No. 1845 initiating the vacation process for the former Public Works Corporation Yard alley right-of-way.

FINANCIAL ANALYSIS:

The proposed right-of-way vacation does not create a direct financial impact to the City. Staff time associated with processing the request is considered an in-kind contribution of existing resources. If approved, the City will incur minimal recording costs related to the quitclaim deed. No additional costs or revenues are anticipated.

LEGAL ANALYSIS:

Pursuant to ORS 271.080-271.130 and CPMC 17.05.500, right-of-way vacations initiated by the City Council are processed as legislative actions requiring public hearings before both the Planning Commission and the City Council. In order to approve a vacation, the governing body must determine that all statutory and local requirements have been satisfied.

The Former Public Works Corporation Yard Alley Right-of-Way Vacation has been evaluated against the applicable criteria and found to comply as follows:

1. **Public Notice.** Statutory notice must be provided in accordance with ORS 271.110, including publication and mailed notice to affected property owners, and must demonstrate compliance with local notice procedures under CPMC 17.05.500.

Finding: Notice of the proposed vacation was provided in accordance with ORS 271.110 and CPMC 17.05.500. Mailed notice was sent to affected property owners on September 16, 2025. Notices were posted at each end of the area on September 19, 2025. Publication occurred in the newspaper on September 28, 2025 and October 5, 2025. All notice requirements have been met.

Conclusion: Consistent.

2. **Agency and Utility Coordination.** The proposed vacation must be reviewed by public agencies and utility providers to ensure no conflicts with existing or planned facilities, or that necessary easements are retained.

Finding: The proposed vacation was referred to affected public agencies and utility providers, including the City of Central Point Public Works Department, Rogue Valley Sewer Services (RVSS), Pacific Power, and Avista on September 16, 2025. No objections were received. Necessary easements, if any, will be retained to ensure the continued provision of utility services. The City finds that the proposed vacation does not conflict with existing or planned public utility needs.

Conclusion: Consistent.

3. **Written Objections.** The Council must determine whether written objections have been filed by property owners within the affected area. A vacation cannot be approved if a majority of affected owners object, as calculated under ORS 271.080.

Finding: At the time of this report, no written objections to the proposed vacation have been received. Pursuant to ORS 271.080, a vacation cannot be granted if a majority of affected property owners within the notice area file written objections. As no such majority objection has been filed, the statutory requirements regarding objections have been satisfied.

Conclusion: Consistent.

4. **Public Interest.** The Council must find that the proposed vacation serves the public interest. This determination is made through the public hearing process, with consideration of testimony, staff analysis, and agency input.

Finding: The proposed vacation of the 20-foot strip of right-of-way through the Public Works Corporation Yard will not adversely affect the public interest. The right-of-way is not needed to support existing or planned transportation facilities, utilities, or public access. All affected public agencies and utility providers were notified, and no objections were received. Vacating this unused strip of right-of-way will eliminate conflicts with existing buildings and other improvements and allow for more efficient use of the site in the future, including potential redevelopment.

Conclusion: Consistent.

Based on these findings, the proposed right-of-way vacation for the former Public Works Corporation Yard complies with all applicable statutory and local requirements and may be approved by the City Council.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Responsible Governance

Goal 2 - Invite public Trust.

Comment: The Former Public Works Corporation Yard Alley Right-of-Way Vacation demonstrates responsible management of City assets by returning surplus right-of-way not needed for public purposes to private ownership while maintaining transparency through the statutory hearing process.

ATTACHMENTS/EXHIBITS:

1. Proposed Vacation Location Map
2. Planning Commission Resolution No. 936
3. Exhibits A and B
4. Ordinance (VAC-25002)

STAFF RECOMMENDATION:

Forward the ordinance vacating a portion of alley right-of-way adjacent to the former Public Works Corporation Yard within Block 34 of the "Town of Central Point" Plat to a second reading.

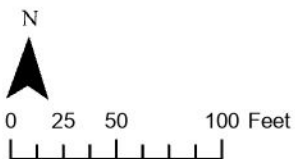
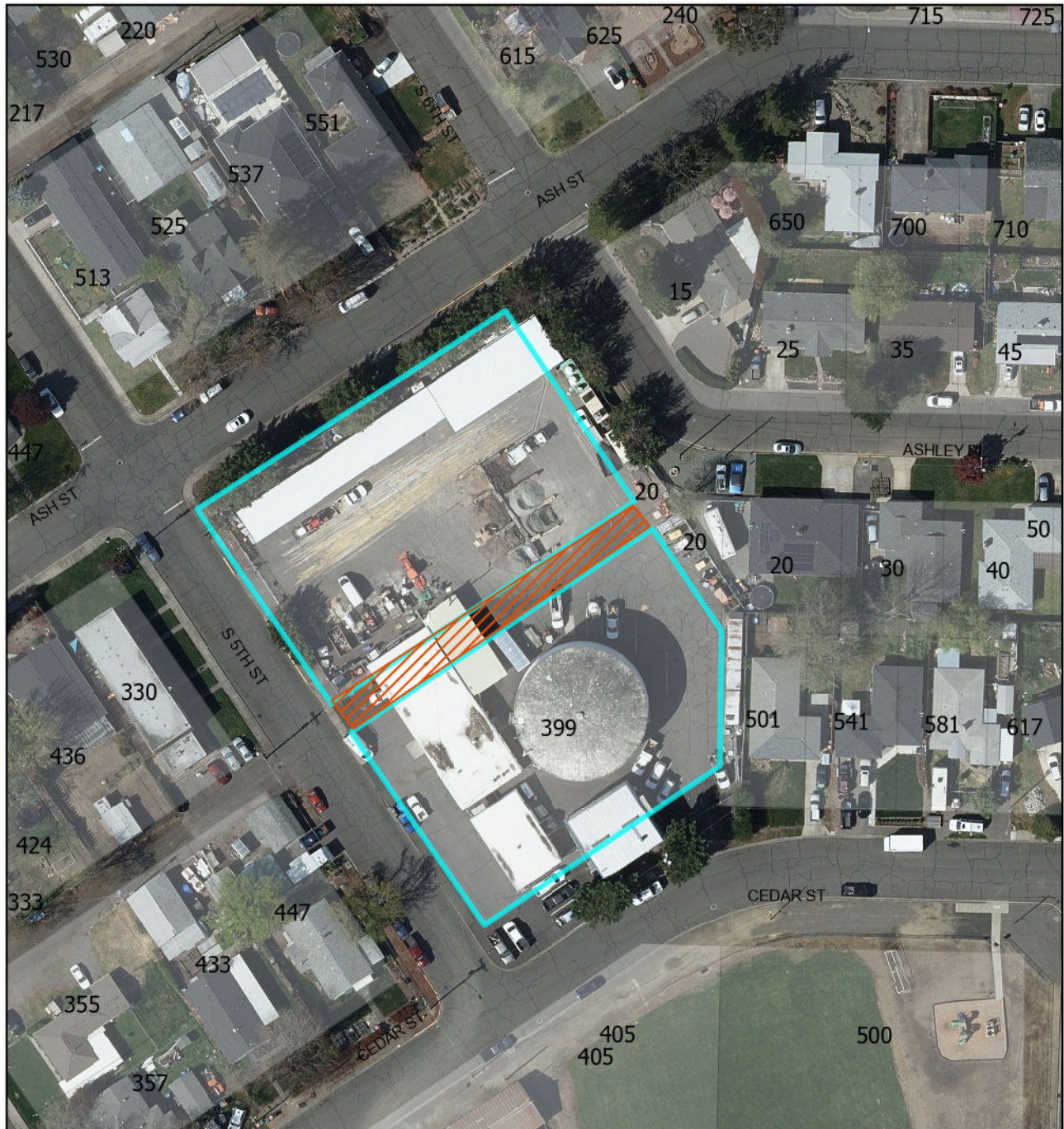
RECOMMENDED MOTION:

I move to forward the ordinance vacating a portion of alley right-of-way within Block 34 of the "Town of Central Point" Plat to a second reading.



Property Location Map

Public Works Corporation Yard Right-of-Way Vacation
VAC-25002



Proposed Area to be Vacated

Map Created by: S. Powers
Date: September 15, 2025
Source: City of Central Point
Official Zoning Map

PLANNING COMMISSION RESOLUTION NO. 936

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CENTRAL POINT
RECOMMENDING APPROVAL OF A CITY-INITIATED VACATION OF A PORTION OF
ALLEY RIGHT-OF-WAY WITHIN BLOCK 34 OF THE "TOWN OF CENTRAL POINT" PLAT**

(File No. VAC-25002)

WHEREAS, the City of Central Point initiated proceedings to vacate a portion of public right-of-way consisting of a 20-foot by 221.12-foot section of alley bisecting the Public Works Corporation Yard at 399 South Fifth Street, identified as Tax Lots 6300 and 8200 on Jackson County Assessor's Map 37S 2W 11BB, within Block 34 of the Town of Central Point Plat; and

WHEREAS, the alley right-of-way was established in 1889 and has not been used for public purposes for over 80 years, with buildings and improvements constructed across the unused right-of-way; and

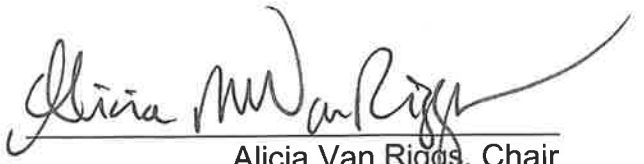
WHEREAS, public notice of the proposed vacation was provided in accordance with ORS 271.110 and CPMC 17.05.500, including mailed notice, posted notice, and newspaper publication; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on October 7, 2025, to consider the proposed vacation; and

WHEREAS, after considering the staff report, testimony, and evidence in the record, the Planning Commission finds that the proposed vacation is consistent with ORS 271.080–271.130 and CPMC 17.05.500, does not conflict with public interest, and should be recommended for approval.

NOW, THEREFORE, BE IT RESOLVED, that the City of Central Point Planning Commission, by majority vote, recommends that the City Council approve the City-initiated vacation of a 20-foot by 221.12-foot portion of alley right-of-way within Block 34 of the "Town of Central Point" Plat.

Passed by the Planning Commission and signed by me in authentication of its passage this 7th day of October, 2025.


Alicia Van Riggs, Chair

ATTEST:


Planning Secretary

EXHIBIT "A"

BLOCK 34 ALLEY RIGHT-OF-WAY VACATION DESCRIPTION SHEET

That 20.00-foot-wide alley within Block 34 per the plat entitled "TOWN OF CENTRAL POINT", recorded on June 4, 1887, and accepted as an annex to the original plat entitled "TOWN OF CENTRAL POINT", recorded February 29, 1887, in Volume 2 of Plats at Page 56 of the Records of Jackson County, Oregon (originally recorded in Volume 13 at Pages 431 and 432 of the Deed Records of Jackson County, Oregon), within Government Lot 1, in the Northwest One-quarter of the Northwest One-quarter of Section 11, Township 37 South Range 2 West, of the Willamette Meridian, in the City of Central Point, Jackson County, Oregon.

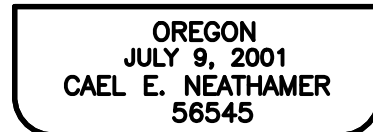
Containing 4,422 square feet (more or less).

Prepared by:
Neathamer Surveying, Inc.
3126 State Street, Suite 203
PO Box 1584
Medford, Oregon 97501
Phone: (541) 732-2869
Project Number: 09002-T-73

Date: June 25, 2025

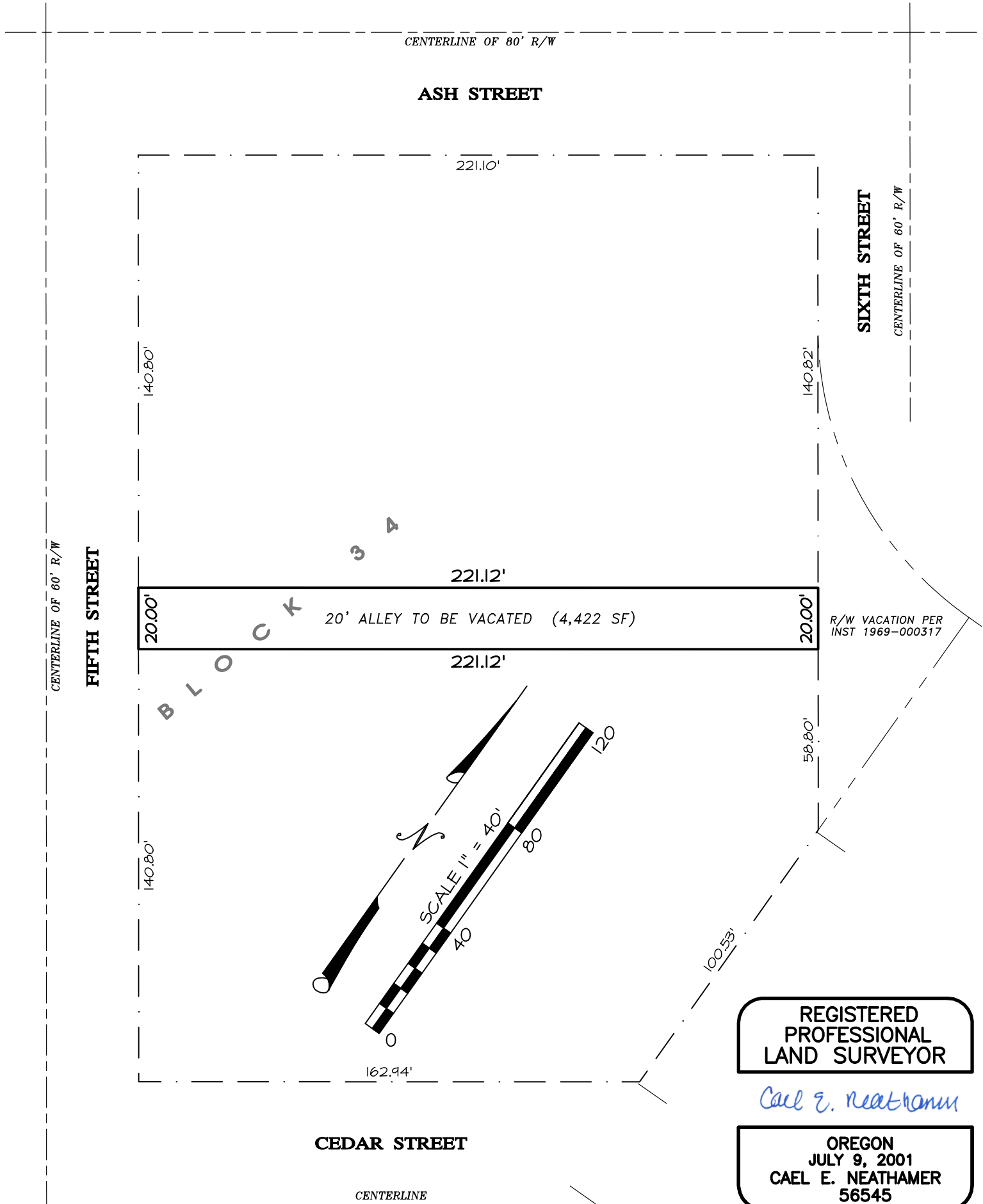


CAEL E. NEATHAMER



RENEWAL DATE 12/31/2026

EXHIBIT "B"



**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Caël E. Neathamer

**OREGON
JULY 9, 2001
CAEL E. NEATHAMER
56545**

Renewal Date 12/31/26

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF CENTRAL POINT VACATING A PORTION OF
ALLEY RIGHT-OF-WAY WITHIN BLOCK 34 OF THE "TOWN OF CENTRAL POINT"
PLAT

File No. VAC-25002

Recitals:

- A. The City of Central Point, as owner of property located at 399 South Fifth Street, initiated proceedings under ORS 271.080 to vacate a portion of alley right-of-way consisting of a 20-foot by 221.12-foot section bisecting the Public Works Corporation Yard, identified as Tax Lots 6300 and 8200 on Jackson County Assessor's Map 37S 2W 11BB, within Block 34 of the Town of Central Point Plat.
- B. The alley right-of-way was established in 1889 and has not been used for public right-of-way purposes for more than 80 years. Buildings and improvements have been constructed within the unused right-of-way, and its vacation will eliminate conflicts and return the land to efficient use.
- C. Notice of the proposed vacation was provided in accordance with ORS 271.110 and CPMC 17.05.500, including mailed notice to affected property owners, posted notice at each terminus of the alley, and newspaper publication for two consecutive weeks.
- D. Affected public agencies and utility providers, including the City of Central Point Public Works Department, Rogue Valley Sewer Services, Pacific Power, and Avista, were notified of the proposal and raised no objections, with necessary easements to be retained as needed.
- E. The Planning Commission conducted a duly noticed public hearing on October 7, 2025, and adopted Resolution No. 936 recommending approval of the proposed vacation.
- F. The City Council conducted a duly noticed public hearing on October 23, 2025, and considered the staff report, Planning Commission recommendation, and testimony in the record.
- G. At the time of the public hearings, no written objections were received from a majority of affected property owners within the notice area.
- H. The City Council finds that the subject right-of-way is not needed for current or future transportation or utility purposes and that adequate right-of-way will remain to serve the public.

- I. Based on the record and evidence presented, the City Council finds that the proposed vacation complies with ORS 271.080–271.130 and CPMC 17.05.500 and is in the public interest.

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

Section 1. Vacation. The portion of alley right-of-way described and depicted in Exhibit A and Exhibit B is hereby vacated.

Section 2. Deed. The vacated property shall be conveyed to the abutting property owners by quit claim deed.

Section 3. Recording. A certified copy of this Ordinance, together with the attached legal description and survey map, shall be filed and recorded with the Jackson County Clerk in accordance with ORS 271.150.

Section 4. Effective Date. This Ordinance shall take effect 30 days after the date of adoption.

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

Mayor Tanea West Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: October 23, 2025

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Ordinance Adding Ch 15.18 - Excavation & Grading

SUMMARY AND BACKGROUND:

Currently, city code does not contain standards for excavation and grading permits. To ensure that there are clear and objective standards as to when such a permit is required, and what standards must be met, staff recommends adding a new Chapter 15.18 regulating excavation and grading permits. The goal is to regulate excavation and grading activities to protect public health and safety, ensure consistency with adopted standards, and to reduce or prevent impacts to property, infrastructure and natural resources.

At its October 9th meeting, Council forwarded the Ordinance to a second reading with instructions to modify the ordinance as follows: 1) clarify that a trigger for such a permit would be if more than 50 cubic yards of excavation or fill per acre, rather than on the entire site; and 2) to add language to ensure that someone adding 1-foot of fill for a raised garden bed, for example, would not be required to obtain a permit.

The attached ordinance has been modified to address those concerns. In particular the revisions read as follows:

A. Applicability. An excavation and grading permit shall be required prior to any grading or excavation activity when any of the following conditions apply:

1. Depth or Volume of Excavation/Fill

1. Excavation exceeds two (2) feet in depth at any point;
2. Fill exceeds one (1) foot in depth at any point;
3. Fill exceeds fifty (50) cubic yards **per acre**;

4. **General Landscaping Exception.**

Ordinary landscaping activities, including topsoil replacement, minor contouring, installation of lawns, gardens, shrubs, trees, decorative boulders, and similar work, are exempt from the requirement for an excavation and grading permit provided such activities do not:

1. **Alter existing drainage patterns in a manner that adversely affects adjacent properties;**
2. **Create ponding, erosion, or slope instability; or**

3. Involve fill or excavation exceeding the thresholds established in this section.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

When adopting the next City of Central Point Fee Schedule Update, an appropriate Grading Permit Fee will be created/implemented.

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

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

STRATEGY 3 – Provide a professional land development review process that is efficient, collaborative, and solution-oriented.

ATTACHMENTS/EXHIBITS:

1. Grading Ordinance Revised - 10-16-2025

STAFF RECOMMENDATION:

Make a motion to forward ordinance to second reading.

RECOMMENDED MOTION:

I move to approve Ordinance No. _____, an Ordinance amending in part Central Point Municipal Code Title 15 - to add a new Chapter 15.18 Excavation and Grading.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING IN PART CENTRAL POINT MUNICIPAL CODE TITLE 15 – TO
ADD A NEW CHAPTER 15.18 EXCAVATION AND GRADING**

Recitals:

- A.** Pursuant to CPMC 1.01.040, the city council, may from time to time revise its municipal code which shall become part of the overall document and citation.
- B.** It is in the public interest to regulate excavation and grading activities in order to protect public health and safety, ensure consistency with adopted standards, and prevent adverse impacts to property, infrastructure and natural resources.
- C.** The purpose of this code amendment is to provide clear and objective standards for when a grading permit is required, application requirements and the approval criteria.
- 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. Title 15 is hereby amended to add a new Chapter 15.18 – Excavation and Grading to read as follows:

**Chapter 15.18
EXCAVATION AND GRADING**

Sections:

[15.16.010 Purpose.](#)

[15.16.020 Excavation and Grading Permit—Applicability and Review.](#)

[15.16.030 Submittal Requirements.](#)

[15.16.040 Approval Criteria](#)

15.18.010 Purpose

The purpose of this chapter is to regulate excavation and grading activities in order to protect public health and safety, ensure consistency with adopted standards and regulations, and prevent adverse impacts to property, infrastructure, and natural resources.

**15.16.020 Excavation and Grading Permit—Applicability and
Review**

A. Applicability. An excavation and grading permit shall be required prior to any grading or excavation activity when any of the following conditions apply:

1. Depth or Volume of Excavation/Fill

- a. Excavation exceeds two (2) feet in depth at any point;
- b. Fill exceeds one (1) foot in depth at any point;
- c. Fill exceeds fifty (50) cubic yards per acre;

d. General Landscaping Exception.

Ordinary landscaping activities, including topsoil replacement, minor contouring, installation of lawns, gardens, shrubs, trees, decorative boulders, and similar work, are exempt from the requirement for an excavation and grading permit provided such activities do not:

- 1. Alter existing drainage patterns in a manner that adversely affects adjacent properties;
- 2. Create ponding, erosion, or slope instability; or
- 3. Involve fill or excavation exceeding the thresholds established in this section.

2. Structural Support

- a. Fill is placed for the purpose of supporting a building, structure, or other load-bearing improvement.

3. Location and Environmental Sensitivity

- a. Fill, excavation or grading occurs within a floodplain, wetland, or riparian area, or alters a drainage course;

4. Public Health and Safety

- a. The grading occurs in an area identified as containing or potentially containing contaminated soils or shallow wells (e.g. Eastside Transit Oriented Development (TOD) Overlay area).
- b. The grading, by reason of slope, soil conditions, or location, may create a hazard to public health, safety or property.

5. Engineered Plans and Land Use Approvals

- a. An engineered grading plan has been submitted in conjunction with a land use application (e.g. tentative plan, site plan), and grading activities are proposed prior to or outside of the capital improvement plan (CIP) approval process administered by Public Works;
- b. Grading is required by a condition of land use approval.

- B. Review and Approval.** Applications shall be reviewed and approved by the City of Central Point Public Works, Planning and Building Departments. When a permit is required, no grading or excavation shall occur prior to issuance. The permit shall not be issued until a grading plan, prepared pursuant to Section 15.18.040, has been reviewed and approved. Additional supporting data, including soils engineering and/or engineering geology reports may also be required. The plans and specifications shall be signed and prepared by a registered engineer.

15.18.030 Submittal Requirements

An application for an excavation and grading permit shall be submitted on a form provided by the City and accompanied by the required fee, a grading and drainage plan, and supporting specifications prepared in accordance with this section. The proposed excavation and grading plan shall include the following information:

- A.** The general location of the work to be shown on a vicinity map.
- B.** The name and address of the owner/developer and the person who prepared the plans. The legal description for the property shall also be included.
- C.** Property limits and accurate contours of the existing terrain, utilizing contours at two-foot (2') intervals for slopes of less than fifteen percent (15%) and ten-foot (10') intervals for slopes exceeding fifteen percent (15%) and the location of existing drainage and direction of flow.
- D.** The plan shall also indicate, when applicable, all existing wetlands, existing natural streams, intermittent and permanent; areas of high, moderate and slight stability hazard; excessively steep slopes (15% to 35% & 35% and greater); flood-prone areas and designated flood plains, showing elevations of the 100-year flood and poorly drained areas; and areas previously used as a land fill.
- E.** Street improvements and existing and proposed public storm water facilities.
- F.** Finished contours to be achieved by the grading along with the proposed drainage channels and related construction. Areas of cut and fill shall be identified in a manner to be easily identifiable.
- G.** For excavation and grading plans concerning land development, the proposed lot configurations with finished elevations at all corners are to be shown. Proposed contours will indicate necessary grading for street improvements, delineating edge of earth work for sidewalk construction.

H. Detailed plans of all subsurface and surface drainage devices, walls, cribbing, dams, and other protective devices to be constructed with, or as part of the proposed work.

I. Location of any existing or proposed buildings or structures, including retaining walls, on the property where the work is to be performed, and the location of any proposed or existing buildings or structures, including retaining walls, on land adjacent to the project which are within 15 feet of any area affected by the proposed grading operations.

J. Specifications shall contain information covering construction and material requirements; describing, but not limited to, soil compaction requirements, measures to mitigate soil erosion along with the background computations made for the sizing of drainage facilities. The specifications shall describe the maintenance responsibilities of all private storm water systems.

K. Plans for depositing the excavated soil at a particular on-site location or transporting it from the site.

Section 15.18.040 – Approval Criteria. An excavation and grading permit shall only be approved when the applicant demonstrates compliance with the following criteria:

1. Compliance with Applicable Codes and Standards

The proposed excavation and grading activities shall comply with:

1. Public Works Standards, including requirements for stormwater facilities and erosion control;

2. Oregon Drainage Law, including prevention of increased runoff or adverse impacts on downstream or adjacent properties; and

3. All other applicable local, state, and federal regulations, including but not limited to requirements for wetlands, riparian corridors, floodplain protection, and remediation of contaminated soils as required by the Oregon Department of Environmental Quality (DEQ).

2. Storm Drainage and Finished Grades

1. Finished grades shall direct stormwater runoff to approved storm drainage facilities or natural drainageways in a manner consistent with Public Works Standards.

2. No grading shall result in ponding, erosion, or diversion of stormwater onto adjoining properties.

3. Consistency with Approved Plans and Approvals

The excavation and grading plan shall conform to all applicable land use approvals and conditions of approval, including but not limited to tentative land divisions, site plan and architectural review approvals, conditional use permits, and subdivision plats.

4. Engineering Certification

Where required by the City, soils engineering, geotechnical, or civil engineering reports and stamped drawings shall demonstrate that the proposed grading, fills, and slopes are stable, safe, and suitable for the intended development.

5. Payment of Applicable Fee.

A fee for excavation and grading permits shall be collected when the excavation and grading plan is submitted for review. The fee shall be in accordance with the fee schedule established and amended from time to time by city council resolution.

SECTION 2. 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-D) need not be codified and the City Recorder is authorized to correct any cross-references and any typographical errors.

SECTION 3. 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 _____ 2025.

Mayor Taneea Browning

ATTEST:

City Recorder

Ordinance No. _____; Council Meeting 10/9/2025



DEPARTMENT: Administration

MEETING DATE: October 23, 2025

STAFF CONTACT: Chris Clayton, City Manager

SUBJECT: Rogue Disposal Rate Increases Effective January 1, 2026

SUMMARY AND BACKGROUND:

The Franchise Agreement between the City of Central Point and Rogue Disposal & Recycling, Inc. allows for an annual consumer price index (CPI) rate adjustment. The City is responsible for reviewing each proposed adjustment to ensure mathematical accuracy and compliance with all franchise agreement provisions.

Having reviewed Rogue Disposal and Recycling's proposed (September 30, 2025) 3.0% rate increase and the requirements of the current franchise agreement, staff has found the proposed increase to be both accurate and compliant.

The specific calculation required by Section 7.5 of the franchise agreement includes measuring the CPI from July 2024 to July 2025, which increased from 315.540 to 323.048, or 2.705%. The calculated CPI is multiplied toward non-disposal costs by 70% and then added to the increase in disposal costs (3.75%) multiplied by 30%, as follows:

$(2.705\% \times 0.7) + (3.750\% \times 0.3) = 3.0\%$ beginning January 1, 2026.

A copy of the new Rate Schedule is attached hereto, along with correspondence from Rogue Disposal outlining these changes.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

The proposed 3.0% CPI rate adjustment has the following impact on Central Point residential customers beginning January 1, 2026:

Service Type	2025 Rate	2026 Rate	Monthly Change
35-gallon cart @ curb	\$26.23	\$27.02	+\$0.79
65-gallon cart @ curb	\$44.09	\$45.56	+\$1.47

95-gallon cart @ curb	\$61.95	\$64.10	+\$2.15
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Commercial, industrial, and specialty rates have been similarly adjusted by 3.0% and are reflected in the attached Exhibit C rate schedule.

LEGAL ANALYSIS:

Section 7.5 – Annual Adjustment of Approved Service Rate Schedule

Under the franchise agreement, Rogue Disposal is authorized to request an annual CPI adjustment. The City is required to review the submittal for accuracy within 30 days of receipt. If the City concurs with the calculation, the new rate schedule becomes effective on January 1 of the following year.

Staff's review confirms that Rogue Disposal has met the procedural and mathematical requirements of Section 7.5 and that the proposed rates are in full compliance.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Strategic Priority – Responsible Governance

Goal 1: Maintain a strong financial position that balances the need for adequate service levels and capital requirements against the affordability desired by our citizens.

This adjustment maintains stable service quality while ensuring rate structures keep pace with actual operating costs and inflationary factors.

ATTACHMENTS/EXHIBITS:

1. City of Central Point 2026 Rates

STAFF RECOMMENDATION:

1. Provide additional comments to Rogue Disposal and Recycling regarding the proposed annual CPI rate adjustment; or
2. Approve Rogue Disposal and Recycling's proposed annual CPI rate adjustment.

RECOMMENDED MOTION:

I move to approve Rogue Disposal and Recycling's proposed CPI rate adjustment of 3.0%, effective January 1, 2026.



roguedisposal.com

September 30, 2025

Mr. Chris Clayton
City Administrator
City of Central Point
140 South 3rd Street
Central Point, OR 97502

**RE: City of Central Point Solid Waste Collection Franchise Agreement Sec. 7.5
Our File No: RET II IJA**

Dear Mr. Clayton:

Paragraph 7.5 of the Solid Waste Collection Franchise Agreement (Franchise) between the City of Central Point (City) and Rogue Disposal & Recycling, Inc., (Rogue), provides for an annual adjustment of the approved service rate schedule based on the change in the Consumer Price Index (CPI) during the previous year. Please accept this letter as Rogue's implementation of the 7.5 provisions. Set forth below is Rogue's detailed calculation of the adjustment to each "Rate Category Rate" (RCR) in the improved service rate schedule, then in effect, calculated in accordance with the Annual Rate Adjustment Formula set forth under Section 7.5.

The CPI change between July 2024 (315.540) and July 2025 (323.048) equals a percentage change of 2.705%. The annual disposal increase was also 3.75%. Please see enclosed table taken from the Bureau of Labor Statistics Data setting forth the Consumer Price Index-All Urban Consumers for years 2024 and 2025.

The percentage increase will be a Non-Disposal adjustment at 70% of CPI, plus the Disposal adjustment percentage at 30%. This is calculated as follows:

$$(2.705\% \times .7) + (3.750\% \times .3) = 3.00\%$$

Accordingly, under the Annual Rate Adjustment Formula, the service rate for a particular rate category is multiplied by 3.0% plus the current service rate which equals the "Adjusted Rate Category Rate" (ARCR), calculated as follows:

For example, residential garbage/curbside recycling-one-can current rate of \$26.23 renders the following adjustment:

$$\$26.23 \times 3.00\% (\% \text{ increase}) = \$0.79$$

Thus, the rate as of January 1, 2026, adjusted for the 3.00% percentage increase equals:

$$\$26.23 + \$0.79 = \$27.02 \text{ (ARCR)}$$

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roguedisposal.com

I have enclosed a copy of Exhibit "D" Schedule of Approved Maximum Monthly Collection Rates for City of Central Point, effective January 1, 2025, which sets forth the current RCR. The new rates reflecting the ARCR are attached hereto as Exhibit "C", amended as of January 1, 2026.

Under the Franchise, the City has 30 days to review this calculation. After review of this information, please inform me as to whether you agree that the calculations set forth herein are accurate. I can be reached on my direct line at 541.601.1554.

As required by the Franchise, 30 days written notice (this includes electronic notice for our customers who have opted for "paperless" communication) will be provided to customers of all rate changes. In an effort to proceed with this rate change as environmentally and cost effectively as possible, our goal is to use statement inserts (as well as electronic notices) to notify customers of this rate change in our November 30 billing. Timing wise, to enable us to do this, we would ask that any calculation questions you may have be submitted to us by Thursday, October 30, 2025.

We value and appreciate our partnership with you in providing excellent and affordable solid waste and recycling solutions to the members of our community.

Thank you,

Dane Johnson

District Controller

Rogue Disposal & Recycling, Inc.

EXHIBIT C
CITY OF CENTRAL POINT, OREGON
ROGUE DISPOSAL AND RECYCLING, INC.
MAXIMUM MONTHLY COLLECTION RATES
EFFECTIVE JANUARY 1, 2026

Residential Collection	\$	0.79	
Garbage/Curbside Recycling			
35 gallon cart@ curb (1 can service)	\$	27.02	Per month
65 gallon cart@ curb (2 can service)	\$	45.56	Per month
95 gallon cart@ curb (3 can service)	\$	64.10	Per month
Each Additional Can Serviced Weekly	\$	18.54	Per month
Extra 32 gallon Can or Bag On Route	\$	6.76	Each
Special Pick-up - Non-Garbage Customer	\$	22.98	Each
Recycling Cart - Non-Garbage Customer	\$	8.03	Per month
Green Waste Cart - Garbage Customer	\$	10.34	Per month
Green Waste Cart - Non-Garbage Customer	\$	13.28	Per month

Commercial (Front-Load)

Monthly Front-Load Rates by Container size and Frequency of Pickup						
	11/2 YD	2YD	3YD	4YD	6YD	BYD
1 x Week	\$ 181.08	\$ 235.99	\$ 279.60	\$ 361.99	\$ 520.14	\$ 678.14
2 x Week	\$ 293.28	\$ 380.30	\$ 527.03	\$ 671.29	\$ 939.49	\$ 1,205.18
3 x Week	\$ 423.88	\$ 540.76	\$ 753.83	\$ 950.88	\$ 1,434.33	\$ 1,917.83
4 x Week	\$ 554.45	\$ 680.49	\$ 964.64	\$ 1,287.72	\$ 1,885.67	\$ 2,486.07
5 x Week	\$ 662.21	\$ 820.20	\$ 1,207.52	\$ 1,596.98	\$ 2,341.72	\$ 3,086.31
6 x Week	\$ 751.52	\$ 982.99	\$ 1,434.33	\$ 1,904.07	\$ 2,795.33	\$ 3,686.70
Extra p/u	\$ 65.30	\$ 78.99	\$ 106.52	\$ 134.10	\$ 189.03	\$ 244.00

Commercial Commingle Recycling (Front-Load)

Monthly Front-Load Rates by Container size and Frequency of Pickup						
	11/2 YD	2YD	3 YD	4 YD	6YD	BYD
1 x Week	\$ 54.33	\$ 70.80	\$ 83.89	\$ 108.59	\$ 156.05	\$ 203.44
Extra p/u	\$ 19.58	\$ 23.69	\$ 31.95	\$ 40.23	\$ 56.71	\$ 73.20

Commercial Commingle Recycling (Bins)

65 gallon cart@ curb (2 can service)	\$	13.61
95 gallon cart@ curb (3 can service)	\$	19.08

Industrial (Roll-off)

DROP BOX SERVICE RATES

SIZE	RATE PER LOAD		DAILY RENT	
	LOOSE	COMPACT	PERM	TEMP
10 Yard Box (rate per haul)	\$ 369.09	\$ 618.56	\$ 3.94	\$ 7.87
20 Yard Box (rate per haul)	\$ 554.85	\$ 1,050.05	\$ 4.93	\$ 9.83
27 Yard Box (rate per haul)	\$ 685.15	\$ -	\$ 5.88	\$ 11.81
30 Yard Box (rate per haul)	\$ 740.13	\$ -	\$ 5.88	\$ 11.81
33 Yard Box (rate per haul)	\$ 792.75	\$ -	\$ 5.88	\$ 11.81
40 Yard Box (rate per haul)	\$ 960.28	\$ -	\$ 5.88	\$ 11.81
50 Yard Box (rate per haul)	\$ 1,200.85	\$ -	\$ 5.88	\$ 11.81

EXHIBIT C
CITY OF CENTRAL POINT, OREGON
ROGUE DISPOSAL AND RECYCLING, INC.
MAXIMUM MONTHLY COLLECTION RATES
EFFECTIVE JANUARY 1, 2026

Residential Collection Miscellaneous Charges

\$ 37.91	Exchange Roll Cart	\$ 9.22	Long Driveway with Cart (per Month)
\$ 3.12	32 Gal Can Extra GW Pick-Up	\$ 157.05	Misc. Labor (Truck and Driver) per Hour
\$ 2.14	Extra GW Cart Rent Per Month	\$ 68.70	Misc. Labor (Helper) per Hour
\$ 4.11	On Call Extra GW Cart Pick-up	\$ 66.55	Small Quantity Pgm - 5 Pre-Paid Bags
\$ 10.20	Recycle Bin Not Returned	\$ 91.88	Small Quantity Pgm - 10 Pre-Paid Bags
\$ -	For Each Addtl Resident Roll Cart	\$ 102.07	1st Appliance
\$ 34.96	Off Route Charge	\$ 51.05	Ea. Additional Appliance
\$ 84.40	35 Gal Lost Cart Replacement	\$ 19.62	Tire - Passenger
\$ 98.18	65 Gal Lost Cart Replacement	\$ 39.25	Tire - Truck
\$ 123.67	95 Gal Lost Cart Replacement	\$ 39.25	Misc. Loose Waste - Per Yard
\$ 8.83	Cart/Can not at Curb (per Month)	\$ 6.19	Christmas Tree - Per 3 Ft Section

Commercial Collection Special Charges

\$ 39.25	Per month temporary container rental		
\$ 39.25	Per month temporary cardboard only; waived if minimum p/u every other week		
\$ 51.05	Trip charge/pull fee		
\$ 78.52	Cleaning		
\$ 78.52	Deposit		
\$ 78.52	Pickup & Delivery		
\$ 23.58	Pull Out from 30-90 ft (multiply by p/u per week)		
\$ 17.66	Key Acct		
\$ 9.83	Per month auto lock container		
\$ 31.42	Lock replacement		
\$ 159.00	6 yd. or under FL compactor cleaning fee		
		<u>Deliver</u>	<u>Pickup</u>
\$ 171.98	Bin for a day - 5 yard - 24 hours 1 Dump		
\$ 194.90	Bin for a week-end - 5 yard - 48 hours 1 Dump	Fri	Mon am
\$ 217.82	Bin for 72 hours - 5 yard - 1 Dump	1st day	4th day
\$ 155.04	Yard debris bin for a week-end - 5 yard 1 Dump	Fri	Mon am
\$ 177.19	Yard debris bin for 72 hours - 5 yard 1 Dump	1st day	4th day
\$ 132.87	Yard debris bin for a day - 5 yard - 24 hours 1 Dump		

Industrial Special Charges

\$ 52.44	Compactor - Per Yard Under 20 Yds
\$ 48.52	Compactor - Per Yard 20 Yds and Over
\$ 174.74	Compactor Cleaning
\$ 51.05	Trip Charge(move box@ location) / Turn Around Charge
\$ 164.91	Haul Fee - Asbestos Box (Requires special per yard disposal charge)
\$ 164.91	Wood Box Haul Fee
\$ 3.94	Per Mile, starting after border boundary
\$ 39.25	Car tire in drop box
\$ 58.87	Truck tire in drop box
\$ 102.07	Haul Fee to haul appliance from landfill to transfer station

Medical Waste

\$ 29.43	1 Gallon container (Residential)	\$ 53.36	15 Gallon Steri-Box (Commercial Pick-Up)
\$ 36.74	2 Gallon container (Residential)	\$ 70.73	34 Gallon Steri-Box (Commercial Pick-Up)
		\$ 65.49	21 Gallon Steri-Tub (Commercial Pick-Up)
		\$ 78.39	48 Gallon Steri-Tub (Commercial Pick-Up)

CONSUMER PRICE INDEXES PACIFIC CITIES AND U.S. CITY AVERAGE

July 2025

(All items indexes. 1982-84=100 unless otherwise noted. Not seasonally adjusted.)

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		1 Month ending				Year ending		1 Month ending
	Jul 2024	Jun 2025	Jul 2025	Jun 2025	Jul 2025	Jul 2025	Jul 2024	Jun 2025	Jul 2025	Jun 2025	Jul 2025	Jul 2025
U. S. City Average	314.540	322.561	323.048	2.7	2.7	0.2	308.501	315.945	316.349	2.6	2.5	0.1
West.	333.174	342.613	343.234	2.7	3.0	0.2	324.601	334.121	334.465	2.8	3.0	0.1
West - Size Class A ¹	344.246	353.027	353.713	2.7	2.8	0.2	331.935	340.905	341.095	2.8	2.8	0.1
West- Size Class B/C ²	193.360	199.465	199.796	2.7	3.3	0.2	195.036	201.199	201.503	2.7	3.3	0.2
Mountain ³	131.325	134.097	134.473	1.9	2.4	0.3	132.703	135.248	135.545	1.8	2.1	0.2
Pacific ³	128.807	132.826	133.014	3.0	3.3	0.1	129.526	133.802	133.885	3.1	3.4	0.1
Los Angeles-Long Beach-Anaheim, CA	332.928	343.024	343.624	3.2	3.2	0.2	320.179	330.140	330.350	3.3	3.2	0.1
BI-MONTHLY DATA (Published for odd months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Jul 2024	May 2025	Jul 2025	May 2025	Jul 2025	Jul 2025	Jul 2024	May 2025	Jul 2025	May 2025	Jul 2025	Jul 2025
Riverside-San Bernardino-Ontario, CA ³	133.113	137.456	137.708	2.6	3.5	0.2	133.830	138.756	138.524	2.8	3.5	-0.2
San Diego-Carlsbad, CA	375.072	387.006	390.179	3.8	4.0	0.8	355.729	366.331	368.100	3.4	3.5	0.5
Urban Hawaii.	340.439	349.555	348.334	2.7	2.3	-0.3	340.031	348.793	348.619	2.7	2.5	0.0
BI-MONTHLY DATA (Published for even months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Jun 2024	Apr 2025	Jun 2025	Apr 2025	Jun 2025	Jun 2025	Jun 2024	Apr 2025	Jun 2025	Apr 2025	Jun 2025	Jun 2025
Phoenix-Mesa-Scottsdale, AZ ⁴	185.108	185.077	185.525	0.3	0.2	0.2	184.059	184.146	184.703	0.0	0.3	0.3
San Francisco-Oakland-Hayward, CA	351.064	355.707	356.460	1.3	1.5	0.2	345.789	352.077	352.456	1.6	1.9	0.1
Seattle-Tacoma-Bellevue, WA	354.824	359.400	364.344	1.7	2.7	1.4	348.323	352.704	357.780	1.6	2.7	1.4
Urban Alaska	267.559	271.358	271.728	1.6	1.6	0.1	265.787	268.386	268.786	1.7	1.1	0.1

1 Population over 2,500,000

2 Population 2,500,000 and under, Dec 1996 = 100

3 Dec 2017=100

4 Dec 2001=100

NOTE: In January 2018, BLS introduced a new geographic area sample for the Consumer Price Index (CPI): www.bls.gov/regions/west/factsheet/2018cpirevisionwest.pdf

1967=100 base year indexes and tables with semiannual and annual average data are available at: www.bls.gov/regions/west/factsheet/consumer-price-index-data-tables.htm

Release date August 12, 2025. The next release date is scheduled for September 11, 2025. For questions, please contact us at BLSinfoSF@bls.gov or (415) 625-2270.