

CITY COUNCIL MEETING AGENDA

August 13, 2026

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. 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.

50. Public Agency Comments

60. Consent Agenda

A. Approval of July 16, 2026, Meeting Minutes

70. Items Removed from the Consent Agenda

80. Ordinances and Resolutions

- A. Ordinance Repealing Ch. 8.06 - Flying Model Aircraft
Matt Samitore, Parks and Public Works Director
- B. Ordinance Amending In Part Chapter 6.06.010 - Targeted Grazing in City Limits
Sydnee Dreyer, City Attorney
- C. Ordinance Amending Title 6 to Allow Miniature Pigs
Sydnee Dreyer, City Attorney
- D. Resolution Authorizing Temporary Closure of E Pine - Homecoming Parade
Chris Clayton, City Manager

- E. Resolution Approving IGA with RVCOG for Commercial Kitchen Project
Matt Samitore, Parks and Public Works Director
- F. Resolution Authorizing Request for Exemption Regarding CDBG Grant for RVCOG
Matt Samitore, Parks and Public Works Director

90. Business

- A. Sign Code Amendment Project Introduction
Cecelia Bagnoli, Planner I
- B. 4th Quarter — June 30, 2026, Financial Statements
Tessa DeLine, Finance Director

100. Mayor's Report

110. City Manager's Report

120. Council Reports

130. Department Reports

140. 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

July 16, 2026

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 members were absent: Ward III Sarah Roberts

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 Captain Greg Bruce, Planning Director Stephanie Powers, Finance Director Tessa DeLine, and City Recorder/Assistant Finance Director Rachel Neuenschwander.

4 Public Comments

5 Public Agency Comments

6 Consent Agenda

A. Approval of June 25, 2026, Meeting Minutes

B. OLCC Application - Tiffany's Market Place

Motion: Approve

Moved By: Michael Quilty

Seconded by: Brian Whitaker

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 Public Hearing

A. Resolution of intent to apply for the 2026 Community Development Block Grant from Business Oregon for the RVCOG Food Bank Commercial Kitchen

Mayor Browning Read the Public Hearing Statement.

City Manager Chris Clayton, presented a request to allow the City of Central Point to partner with the Rogue Valley Council of Governments (RVCOG) to apply for a 2026 Community Development Block Grant (CDBG) from Business Oregon. RVCOG recently purchased the City's former public works facility at 399 South 5th Street and intends to renovate it for use by their senior nutrition program, Food with Friends. Because RVCOG is not eligible to apply for the CDBG directly, the City would serve as the applying municipality.

Staff confirmed that administrative burden would remain with RVCOG, the City would not be negatively impacted by cash flow, and an intergovernmental agreement modeled after a prior successful partnership with Josephine County would be executed before any work begins. City Attorney Sydnee Dreyer confirmed the legal framework was sound.

Anne Marie Alfrey, RVCOG Executive Director, and John Pfefferle, Nutrition Program Director, provided supplemental context. The program serves over 250,000 meals annually to more than 2,000 residents in Jackson and Josephine counties, supported by approximately 450 volunteers. Owning the facility outright would ensure long-term program stability and eliminate ongoing lease costs. The grant cap is \$1.5 million; total project costs are estimated at near \$2 million, with a \$188,000 Meals on Wheels America grant already secured for refrigeration units. RVCOG is confident it can secure the

additional funding required to complete the project.

No conflicts of interest were declared. No public testimony was offered. City Manager Chris Clayton noted personal experience with the program's impact and encouraged support.

Motion: Approve

Moved By: Michael Quilty

Seconded by: Kelley Johnson

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

Michael Quilty moved to approve Resolution No. 1881, a resolution of intent to apply for a 2026 Community Development Block Grant from Business Oregon in support of the Rogue Valley Council of Governments Food Bank Commercial Kitchen Project.

9 Ordinances and Resolutions

A. Ordinance Amending Title 6 to Allow Miniature Pigs

City Attorney Sydnee Dreyer presented a proposed ordinance amending Title 6 to permit miniature pot-bellied pigs within city limits. Key provisions included a limit of two pigs per property, a maximum height of 22 inches and weight of 150 pounds, a spay/neuter requirement, and application of the same general conduct standards applied to dog owners, including leash requirements when off-property.

Council members raised questions regarding identification requirements, vaccination standards, and the common breed references used in the ordinance. City Attorney Dreyer clarified that existing provisions prohibiting livestock were retained, with the ordinance carving out only miniature pigs as an exception. Regarding vaccinations, Chris Clayton noted that Jackson County Animal Control does not administer or certify vaccinations for these animals, and that disease transmission risk in a no-livestock environment is minimal.

Discussion arose over whether to require some form of identification tag or collar. Several council members expressed support for identification requirements, while others argued that policy should be driven by existing problems rather than hypothetical ones, noting no

record of loose pigs in the city.

Brian Whitaker made a motion to direct staff to return with a revised ordinance incorporating identification standards and updated common breed references. This motion failed on a 3-3 tie vote.

Motion: Approve

Moved By: Neil Olsen

Seconded by: Kelley Johnson

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

Neil Olsen moved to forward to a second reading that Ordinance amending Title 6 - to amend in part Chapter 6.06.010 and add Chapter 6.07 to allow miniature pot-bellied pigs in city limits.

B. A Resolution of Intent to Initiate an Amendment to the Land Use Element of the Comprehensive Plan Clarifying the Application of Residential (R) Zones and the Transit Oriented Development (TOD) Overlay to Lands within the Urban Growth Boundary

Planning Director Stephanie Powers presented a proposed resolution of intent to amend the Land Use Element of the Comprehensive Plan. The purpose of the amendment is to clarify that conventional residential (R) zones, rather than Transit Oriented Development (TOD) zones, would be the default applied to lands within the Urban Growth Boundary (UGB) where transit is not available. The current framework defaults to TOD zones in the UGB, which do not permit manufactured dwelling parks—a state-recognized affordable housing type. Staff noted the City could face compliance challenges with state housing mandates if manufactured dwelling parks remain prohibited in the UGB.

Planning Director Powers explained that the amendment would not diminish the existing TOD overlay, which would remain intact and could be expanded intentionally by Council action where transit is available. The proposed conventional R zones are being updated to align with state requirements while preserving community character preferences, including standards for connected open space, pedestrian and bicycle networks, and design elements residents value in areas like Twin Creeks.

Staff presented proposed changes to Chapter 17.75 covering

residential open space and connectivity standards, including a new residential pedestrian access way cross-section standard modeled after Twin Creeks trails, open space consolidation minimums of one-half acre for usable recreation, and provisions for fee-in-lieu and credit for nearby parks. Council provided feedback on pedestrian pathway language, block standard flexibility, and open space frontage percentages, which staff agreed to incorporate before finalizing the code.

Council members expressed general support for the approach, recognizing it would enable affordable housing options while preserving livability standards and local character through clear and objective development standards as well as a discretionary design review pathway.

Motion: Approve

Moved By: Rob Hernandez

Seconded by: Michael Quilty

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

Rob Hernandez moved to approve Resolution No. 1882, a Resolution of Intent to initiate an amendment to the Land Use Element of the Comprehensive Plan clarifying the application of Residential (R) zones and the Transit Oriented Development (TOD) Overlay to lands within the Urban Growth Boundary, directing staff to prepare the amendment for public hearing in coordination with the residential code standards for parks, open space, and multimodal connectivity already under development.

10 Business

A. Drone Discussion

Parks and Public Works Director Matt Samitore reported that the City's existing model aircraft ordinance is outdated and that drone use is primarily governed by the Federal Aviation Administration (FAA). Staff presented two options: remove the City's ordinance entirely and defer to FAA regulations, or retain limited authority over takeoff and landing from city-owned parks.

Council members broadly agreed that the FAA's regulatory framework

is comprehensive and actively enforced, and that the City has no jurisdictional authority over drones in flight. Several council members suggested that staff develop guidance for residents on how to report drone misuse to the FAA and make that information easily accessible on the City website and in City communications. Following discussion, Council directed staff to bring back an ordinance that prohibits the takeoff and landing of drones from city parks, while deferring all other drone regulations to the FAA.

B. Discussion regarding allowing goats in city limits for fire suppression

City Attorney Sydnee Dreyer presented a discussion on allowing temporary use of goats for fire suppression and vegetation management within city limits. Research showed that cities such as Medford and Salem permit this use, allowing herds to graze for no more than 21 consecutive days per half-acre area, with a 30-day waiting period before return. Matt Samitore, Parks and Public Works Director, noted goats are particularly effective at eliminating blackberries and confirmed that professional goat herding companies operating in the valley use secure temporary fencing.

Council supported allowing the temporary placement of goats for fire suppression purposes. Council members agreed the City should not take on a new licensing or regulatory burden for commercial goat handlers. Staff was directed to prepare an ordinance permitting temporary goat use for fire suppression without creating a provider licensing system.

C. Central Point Chamber of Commerce - Request for Funding Increase

City Manager Chris Clayton presented a funding increase request from the Central Point Chamber of Commerce, which operates the City's Visitors Information Center. The Chamber currently receives \$3,700 per month (\$44,400 annually) and requested an additional \$400 per month (\$4,800 annually), bringing the total to \$4,100 per month.

Chris noted that the financial statements provided in support of the request did not clearly delineate expenses attributable solely to the Visitors Information Center versus the broader chamber operations, and that income sources such as fundraising events were not fully reflected. He recommended against an immediate increase, advising instead that the request be folded into the 2027–2029 budget development process to allow for proper financial review and

alignment with the City's current fiscal constraints.

Council discussion touched on the distinction between city funding for visitor services versus general chamber operations, the possibility of a satellite visitor presence at the new community center, and interest in obtaining clearer financial accounting before any increase is granted. Council directed staff to communicate the decision to the Chamber in person and to bring the funding question forward during the next budget cycle.

D. Planning Commission Report

Planning Director Stephanie Powers reported that the Planning Commission met on July 7th and addressed two items. First, the Commission unanimously approved a replat consolidating four lots in the Griffiths Addition Block 2 (adjacent to McDonald's on Pine Street) into a single 1.6-acre lot to facilitate a pending commercial building development. No public testimony was received.

Second, Community Planner Cecilia Benioli presented a sign code update discussion, including a visual preference survey now available to the public online and via QR codes posted at City Hall. The Commission's general preferences included softer lighting, reduced streetscape clutter, lower sign heights along the east side of town, and extension of existing temporary sign standards from the TOD overlay to the rest of the city.

11 Mayor's Report

Mayor Browning reported attendance at the swearing-in of a new police officer on July 8th, a community tea party at Alderwood Estate focused on the new community center and senior services, and participation in coordination of the upcoming Oregon Mayors' Conference in Ashland. The Mayor noted she arranged a presentation by the Bear Creek Restoration Initiative for attending mayors, highlighting floodplain management improvements along Bear Creek. The Mayor also reported attendance at a fundraising event benefiting CASA held at a local winery in Talent.

12 City Manager's Report

City Manager Chris Clayton reported the following: a Council Study Session is scheduled for Monday covering the homecoming parade, consent to annex properties, and the hardship discount program; Central Point maintained its position at number 7 on the Oregon livability list; a

grant was approved for ADA improvements and signage work at the Grange Hall in downtown; the Police Department has been assisting with traffic control and other support at the Expo; and the City is monitoring the nearby wildfire near Shady Cove and assisting with livestock evacuation as needed. Year-end financial statements are forthcoming, and there is renewed interest from a prospective buyer in the Bush Street property.

13 Council Reports

Council members reported on recent activities including attendance at the Jackson County Fair-sponsored dinner, a Medford Chamber Forum, a Medford Water Commission meeting, regional transportation committee meetings in Portland focused on freight and Connect Oregon 9 funding, and observations of pedestrian infrastructure during personal travel.

14 Department Reports

No department reports were presented.

15 Executive Session

16 Adjournment

Neil moved to adjourn, all said aye, and the meeting was adjourned at 8:10PM

The foregoing minutes of the July 16, 2026, Council meeting were approved by the City Council at its meeting of _____, 2026.

Dated:

Mayor Tanea W. Browning

ATTEST:

City Recorder



DEPARTMENT: Administration **MEETING DATE:** August 13, 2026

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Ordinance Repealing Ch. 8.06 - Flying Model Aircraft

SUMMARY AND BACKGROUND:

Chapter 8.06 was adopted in 2003 (Ordinance 1836) and amended in 2007 (Ordinance 1903). It was written for gasoline and electric powered model airplanes flown by hobbyists. The chapter prohibits launching or flying model aircraft from any private property, public property, or right-of-way in the city, with an exception for open areas of at least one and one-half acres with owner permission and for public parks designated for such use. It also prohibits operation within 100 feet of any residence or building and restricts flying to the hours between 9:00 a.m. and 9:00 p.m. The chapter predates the modern consumer drone, Unmanned Aircraft System (UAS). Because the definition of model aircraft in Section 8.06.010(A) is broad enough to capture remote controlled unmanned aircraft systems (UAS), local drone operators have expressed concern that recreational drone use anywhere in the city could result in citations under this chapter. That concern became a public issue this spring following a Police Department social media post for International Drone Day and subsequent coverage in the Rogue Valley Times. Staff committed at that time to bringing a code update to Council this summer.

This is not the first time the issue has surfaced. In 2017, Parks staff brought a report to the Parks and Recreation Commission, and the Commission supported prohibiting drones in city parks. That recommendation was never brought forward to Council, and the code has remained unchanged since 2007. Because of state preemption, relatively few Oregon cities have stand-alone drone ordinances, and those that exist focus on city-owned property rather than airspace.

At its July 16, 2026 Council meeting, Council considered whether to regulate drone use in city parks (which would be limited only to rules on take-off and landing). Council directed staff to follow the approach of other cities such as Medford and Ashland and have no regulation of drones; rather such use will be governed by the FAA. If at a future time the City finds that there is a need to regulate take-off and landing from City parks, that could be incorporated into the cities codified park rules.

PREVIOUSLY DISCUSSED/DECIDED:

July 16, 2026 Regular Council Meeting

FINANCIAL ANALYSIS:

n/a

LEGAL ANALYSIS:

The State of Oregon has preempted local regulation of drone operations. Under ORS 837.385, authority to regulate the ownership and operation of unmanned aircraft systems is vested in the Oregon Legislature, and local governments may not enact ordinances regulating drone operation except where state law expressly authorizes it. As applied to drones, the citywide operating restrictions in Chapter 8.06, including the acreage minimum, the 100-foot residence setback, and the curfew, are therefore unenforceable. State law provides one carve-out. ORS 837.387 authorizes a local government to adopt an ordinance prohibiting or regulating the takeoff and landing of unmanned aircraft systems in parks and other property the local government owns, provided the ordinance accommodates utility line inspections and emergency operations by public bodies. Federal law is consistent with this approach: the FAA has exclusive authority over the airspace.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

GOAL 1 - Build strong relationships between government and its citizens.

STRATEGY 1 – Regularly survey the needs and preferences of Central Point residents.

ATTACHMENTS/EXHIBITS:

1. Ordinance Repealing Chapter 8.06

STAFF RECOMMENDATION:

Make a motion to forward the ordinance to a second reading.

RECOMMENDED MOTION:

I move to forward to a second reading that Ordinance repealing Central Point Municipal Code Chapter 8.06 Flying Model Aircraft.

ORDINANCE NO. _____

**AN ORDINANCE REPEALING CENTRAL POINT MUNICIPAL CODE CHAPTER
8.06 FLYING MODEL AIRCRAFT**

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 Council finds that the City has minimal authority to regulate flying of Unmanned Aircraft Systems (UAS) which is preempted by Federal Aviation Administration Rules and the current code language in Chapter 8.06 is antiquated and broad enough that it could be construed as regulating UAS.

C. The Council finds that there is minimal, if any, use of electric and gas-powered airplanes in city limits.

D. The Council finds that repealing Chapter 8.06 in its entirety is in the public interest, as it was drafted to address gasoline and electric powered model airplanes flown by hobbyists and predates modern consumer drones, which are regulated by the FAA.

E. 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 8.06 of the Central Point Municipal Code is *repealed* in its entirety.

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 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 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.

Ordinance No. _____; Council Meeting __/__/2026

Passed by the Council and signed by me in authentication of its passage this
_____ day of _____, 2026.

Mayor Tanea Browning

ATTEST:

City Recorder



DEPARTMENT: Administration **MEETING DATE:** August 13, 2026

STAFF CONTACT: Sydnee Dreyer, City Attorney

SUBJECT: Ordinance Amending In Part Chapter 6.06.010 - Targeted
Grazing in City Limits

SUMMARY AND BACKGROUND:

At its July 16, 2026, Council meeting, Council directed staff to prepare an ordinance allowing targeted grazing of goats within city limits. The primary purpose of the ordinance is to allow more efficient vegetation management, as goats are highly effective at managing creek area vegetation, blackberries and other vegetation, thereby reducing fire risk.

The proposed ordinance would allow goats to be used for vegetation management subject to the following requirements:

- 1) Goats can be grazed on a property up to 21 consecutive days for properties 1/2 acre or less;
- 2) For properties greater than 1/2 acre, goats can graze for 21 consecutive days in any one penned area;
- 3) Goats cannot be returned to a treated area for 30-days following grazing; and
- 4) Goats can only be used up to 3 times per year at each property (or for larger properties within each treated area).

The ordinance would be enforceable under Chapter 6.12, which allows the City to declare a nuisance and seek abatement and/or enforce under the general penalty.

PREVIOUSLY DISCUSSED/DECIDED:

July 16, 2026 Regular Council Meeting.

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Responsible Governance

GOAL 6 - Prepare as a resilient city with the capabilities required across the whole

community to prevent, protect against, mitigate, respond to, and recover from the threats and hazards that pose the greatest risk.

ATTACHMENTS/EXHIBITS:

1. Ord - Amending Ch 6 - Goat Grazing

STAFF RECOMMENDATION:

Make a motion to forward to a second reading as presented, or with revisions.

RECOMMENDED MOTION:

I move to forward to a second reading that Ordinance amending Title 6 - to amend in part Chapter 6.06.010 to allow goats for targeted grazing in city limits.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 6 - TO AMEND IN PART CHAPTER 6.06.010 TO ALLOW
GOATS FOR TARGETED GRAZING IN CITY LIMITS

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 Council finds that goats can be an effective tool to reduce invasive fuels such as blackberries and other vegetation that increase fire risk.
- C. The City Council finds it is in the public interest to allow goats for targeted grazing in City limits, subject to limitations on the amount of time goats can be grazed on properties, and including requirements for containment.
- 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. Central Point Municipal Code § 6.06.010 Prohibited Animals is amended in part to read:

- A. No horse, mule, donkey, pony, cow, pig, goat, sheep, llama, rooster, or animal raised for commercial purposes shall be kept within the city limits. ~~Notwithstanding the foregoing,~~
- B. **Exceptions.**
 - 1. Miniature pot-bellied pigs that are not being kept for commercial breeding purposes are permitted inside city limits subject to the conditions in Chapter 6.07.
 - 2. **The keeping of goats for the sole purpose of targeted grazing of vegetation is permitted within city limits. The term “targeted grazing” as used in this section means the application of goats to accomplish a defined vegetation or landscape goal. The duration of targeted grazing is limited to no more than 21 consecutive days on any one property one-half acre or less in area. On properties greater than one half acre in area, the duration of targeted grazing is limited to no more than 21 consecutive days in any one penned area of one-half acre or more in size. Goats may not return to a treated area for 30 days following a targeted grazing treatment. No more than three targeted grazing treatments per calendar year may occur on any one property one-half acre or less in size or on any one penned area in the case of properties greater than**

one-half acre in size. Goats shall be properly confined and only graze in areas secured for such purposes.

(Ord. _____ § 1(part) 2026); (Ord. 1901 § 2(part), 2007)

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-C) 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 _____ 2026.

Mayor Tanea Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: August 13, 2026

STAFF CONTACT: Sydnee Dreyer, City Attorney

SUBJECT: Ordinance Amending Title 6 to Allow Miniature Pigs

SUMMARY AND BACKGROUND:

This is the second reading of an ordinance to allow miniature pot-bellied pigs in City limits.

A number of cities in Oregon allow miniature pot-bellied pigs, typically subject to limitations on the number of such pets, and the height and weight of the pig which is similar to large dog breeds.

Staff reviewed a number of ordinances from other cities and proposed the draft ordinance which limits the number of such pets on any lot to 2, with a maximum height of 22 inches and a maximum weight of 150 pounds. Additionally, the ordinance requires owners/custodians to remain in control of the animals, to leash them when off property, to clean up after them, etc.

Enforcement is subject to the provisions of Chapter 6.12 which declares a violation to be declared a public nuisance, enforceable under Chapter 8.04, as well the general penalty provisions of Chapter 1.16.

Council considered the first reading at its July 16th meeting. Minor changes have been made to the ordinance since its first reading clarifying that any miniature pot-bellied pig meeting the requirements of the ordinance is permitted. The new language is shown in red.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

COMMUNITY INVESTMENT

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

COMMUNITY ENGAGEMENT

GOAL 1 - Build strong relationships between government and its citizens.

STRATEGY 1 – Regularly survey the needs and preferences of Central Point residents.

STRATEGY 2 – Utilize practical communication approaches to reach and engage as many community members as possible. Adapt approaches as preferences in the community change.

ATTACHMENTS/EXHIBITS:

1. Potbelly Pig Ordinance 2nd reading

STAFF RECOMMENDATION:

Make a motion to approve the ordinance.

RECOMMENDED MOTION:

I move to approve Ordinance No. _____, an Ordinance amending Title 6 - to amend in part Chapter 6.06.010 and add Chapter 6.07 to allow miniature pot-bellied pigs in city limits.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 6 - TO AMEND IN PART CHAPTER 6.06.010 AND ADD
CHAPTER 6.07 TO ALLOW MINIATURE POT-BELLIED PIGS IN CITY LIMITS

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 Council received a request from a member of the public requesting consideration of an ordinance amendment to allow miniature pot-bellied pigs in City limits.
- C. The City Council finds that it is in the public interest to allow such animals in City limits, subject to limitations as to the number and size of such pets.
- 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. Central Point Municipal Code § 6.06.010 Prohibited Animals is amended in part to read:

No horse, mule, donkey, pony, cow, pig, goat, sheep, llama, rooster, or animal raised for commercial purposes shall be kept within the city limits. **Notwithstanding the foregoing, miniature pot-bellied pigs that are not being kept for commercial breeding purposes are permitted inside city limits subject to the conditions in Chapter 6.07.** (Ord. 1901 § 2(part), 2007)

SECTION 2. Central Point Municipal Code Title 6 is hereby amended to add a new Chapter 6.07.010 Miniature Pigs to read as follows:

6.07.010 Miniature Pigs

Miniature pot-bellied pigs are permitted inside the city limits subject to the following:

- A. A maximum of two miniature pot-bellied pigs, commonly referred to as Vietnamese, Chinese or Asian Pot-Bellied pigs, **or such other domesticated miniature pot-belly pig**, may be kept within or upon any parcel of land or dwelling unit within the city limits provided that

each pig's maximum adult height is no greater than 22-inches at the shoulder and it weighs no more than 150 pounds.

B. Prior permission must be granted by the owner of such land or dwelling unit in which a miniature pot-bellied pig is kept or maintained.

C. Any male miniature pot-bellied pig over four months old must be neutered. Any female miniature pot-bellied pig over four months old must be spayed unless the owner provides a written statement signed by a licensed veterinarian that spaying would endanger the life of the pig.

D. Any person or persons owning or having charge, care, custody, or control of any miniature pot-bellied pig shall not cause, permit, or allow the same to be upon any public place or private property, other than the property of the person having charge, care, custody, or control unless such pig is restrained by a substantial leash not exceeding six feet in length and is in the charge, care, custody or physical control of a competent person.

E. Any person or persons owning or having charge, care, custody or control of any pot-bellied pig shall not be in violation of Chapter 6.08.010.D.

F. Any person owning or having charge, care, custody, or control of any miniature pot-bellied pig shall be responsible for removing and cleaning up such pig feces on any public or private property, other than the property of the person having charge, custody, or control of such pig.

G. Notwithstanding the above, no such pigs shall be allowed in any park.

H. No breeding of miniature pot-bellied pigs is permitted in the city.

SECTION 3. 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 4. Effective Date. The Central Point City Charter states that an ordinance enacted by the Council shall take effect on the thirtieth day after its enactment. The effective date of this ordinance will be the thirtieth day after the second reading.

PASSED by the Council and signed by me in authentication of its passage this ____ day
of _____ 2026.

Mayor Tanea Browning

ATTEST:

City Recorder



DEPARTMENT: Administration

MEETING DATE: August 13, 2026

STAFF CONTACT: Chris Clayton, City Manager

SUBJECT: Resolution Authorizing Temporary Closure of E Pine -
Homecoming Parade

SUMMARY AND BACKGROUND:

This is a resolution considering a temporary closure of E.Pine Street for the 2026 Crater High School Homecoming Parade, with recommended conditions. See attached staff report.

PREVIOUSLY DISCUSSED/DECIDED:

July 20, 2026 Study Session.

FINANCIAL ANALYSIS:

See attached report.

LEGAL ANALYSIS:

See attached report.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

ATTACHMENTS/EXHIBITS:

1. Resolution_East_Pine_Closure_Homecoming_Parade(2)
2. Staff_Report_Homecoming_Parade_Aug13_2026 (Map Included)

STAFF RECOMMENDATION:

Recommend approval.

RECOMMENDED MOTION:

I move to approve Resolution No. _____ a Resolution authorizing a temporary closure of East Pine Street on October 14, 2026 for the Crater High School Homecoming Parade and establishing conditions of approval.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING A TEMPORARY CLOSURE OF EAST PINE STREET ON OCTOBER 14, 2026 FOR THE CRATER HIGH SCHOOL 2026 HOMECOMING PARADE AND ESTABLISHING CONDITIONS OF APPROVAL

RECITALS:

A. WHEREAS, School District 6 has submitted a special event proposal for the 2026 Crater High School Homecoming Parade, to be held on Wednesday, October 14, 2026, in celebration of Crater High School's 75th anniversary; and

B. WHEREAS, the proposed parade route includes a temporary closure of a portion of East Pine Street, the City's primary arterial corridor, which requires authorization by the City Council; and

C. WHEREAS, the City is the road authority for East Pine Street and, pursuant to ORS 810.030, may temporarily close or restrict the use of a highway under its jurisdiction when necessary for public safety or a permitted event; and

D. WHEREAS, the City Council reviewed the proposal at its July 20, 2026 study session and directed staff to return the item for formal action subject to conditions addressing the parade route, event timing, public safety operations, and full recovery of the City's costs; and

E. WHEREAS, City staff has recommended, and the District has accepted, route modifications utilizing N. 6th Street in place of N. 7th Street and N. 2nd Street in place of N. 1st Street, limiting the extent of the East Pine Street closure and avoiding the traffic volumes and speeds associated with the Highway 99 corridor; and

F. WHEREAS, the finalized estimate of the City's costs for police staffing, traffic control, intersection closures, and Oregon Department of Transportation (ODOT) requirements is approximately \$7,000, to be borne in full by the District; and

G. WHEREAS, support for the Homecoming Parade advances the Community Culture, Community Investment, and Community Engagement priorities of the City's adopted 2040 Strategic Plan, and the event provides for celebration of a milestone in the Central Point community with no anticipated net cost to the City; now, therefore,

THE CITY OF CENTRAL POINT RESOLVES AS FOLLOWS:

Section 1. Authorization of Temporary Street Closure. The City Council hereby authorizes the temporary closure of East Pine Street between N. 2nd Street and N. 6th Street, together with such adjacent intersections and cross streets as the Chief of Police and the Public Works Director determine necessary for safe traffic control, on Wednesday, October 14, 2026, for

the duration of the Crater High School 2026 Homecoming Parade, subject to the conditions set forth in Section 2.

Section 2. Conditions of Approval. The authorization granted in Section 1 is subject to the following conditions:

(a) ***Route.*** The parade shall stage at the Crater High School student parking lot and proceed via N. 3rd Street, Laurel Street, and N. 6th Street to East Pine Street, returning via N. 2nd Street, in accordance with the route map on file with the City. No deviation from the approved route is authorized without prior written approval of the City Manager or designee.

(b) ***Timing.*** The parade shall commence no earlier than 4:15 p.m. Event operations shall be coordinated so that East Pine Street is reopened to vehicular traffic as close to 5:00 p.m. as safely possible.

(c) ***Public Safety Operations.*** The parade shall be led by the Central Point Police Department, with safety escorts provided by the Central Point Police Department and Jackson County Fire District 3. Traffic control measures, intersection closures, and detour provisions shall conform to applicable ODOT requirements and shall be implemented as directed by the Chief of Police and the Public Works Director or their designees.

(d) ***Cost Recovery.*** The District shall bear the full cost of the event, estimated at approximately \$7,000. The City shall invoice the District approximately thirty (30) days before the event, and payment shall be received by the City in advance of the event date. District employees and volunteers may assist with general event operations and student supervision but shall not offset the City's required public safety and traffic control costs.

(e) ***Coordination.*** Joint event planning among the Central Point Police Department, Public Works Department, Jackson County Fire District 3, ODOT, and the District shall commence upon adoption of this resolution.

Section 3. Authorization of City Manager. The City Manager or designee is authorized to execute such permits, agreements, and other documents, and to take such further actions, as are necessary or appropriate to implement this resolution, including coordination with ODOT and School District 6. If the conditions set forth in Section 2 are not satisfied, including timely receipt of payment under Section 2(d), the City Manager may withdraw the authorization granted by this resolution.

Section 4. Effective Date. This resolution shall take effect immediately upon adoption.

Passed by the Council and signed by me in authentication of its passage this 13th day of August, 2026.

Mayor Taneea Browning

ATTEST:

City Recorder

MEETING DATE: August 13, 2026 — Regular Meeting

AGENDA ITEM: Resolution No. _____ — Authorizing a Temporary Closure of East Pine Street for the Crater High School 2026 Homecoming Parade (Wednesday, October 14, 2026)

STAFF SOURCE: Christopher S. Clayton, City Manager

TO: Honorable Mayor and Members of the City Council

ACTION REQUESTED: Approval of Resolution

Summary Background

School District 6 has submitted a special event proposal for the 2026 Crater High School Homecoming Parade, scheduled for Wednesday, October 14, 2026. This year's parade carries special significance as Crater High School celebrates its 75th anniversary, and the District hopes to expand participation to approximately 25 parade entries, up from 17 in 2025. Because the proposed route includes a temporary closure of East Pine Street — the City's primary arterial corridor — the event requires City Council authorization regardless of the outcome of staff-level discussions.

Council reviewed this item at its July 20, 2026 study session and directed staff to return the item for formal action with the following conditions incorporated:

- **Modified route.** The parade will stage at the Crater student parking lot and travel via N. 3rd Street, Laurel Street, and N. 6th Street (in place of N. 7th Street) to East Pine Street, returning via N. 2nd Street (in place of N. 1st Street). The modifications limit the extent of the East Pine closure, preserve access to the post office drive-through, avoid complex traffic management near 10th Street, and keep the parade clear of the Highway 99 corridor traffic volumes and speeds associated with N. 1st Street.
- **Timing.** A 4:15 p.m. start — the earliest feasible time given the District's 3:50 p.m. dismissal and associated student supervision and liability considerations — with operations coordinated to reopen East Pine Street as close to 5:00 p.m. as safely possible, ahead of the PM commuter peak.
- **Public safety.** The parade will be led by Central Point Police, with safety escorts provided by CPPD and Fire District 3 at the start and end of the procession.
- **Full cost recovery.** The District will bear the full estimated cost of approximately \$7,000, invoiced approximately 30 days before the event and paid in advance of the event date.

The District has confirmed its selection of the East Pine Street route for the 2026 event. Upon approval, joint event planning among CPPD, Public Works, Fire District 3, ODOT, and the District will begin immediately.

Legal Considerations

As the road authority for East Pine Street, the City may impose temporary restrictions on, or temporarily close, the street when necessary for public safety or a permitted special event (see ORS 810.030). Neither state law nor the Central Point Municipal Code prescribes a specific instrument for authorizing a temporary event closure; a motion would be legally sufficient. However, staff recommends approval by resolution because a resolution memorializes the Council's conditions of approval — the modified route, advance cost recovery, police-led operations, and the reopening requirement — in a single operative document, provides a formal record supporting the multi-agency coordination and ODOT requirements associated with closing the City's primary arterial, and is consistent with the City's use of resolutions for matters of temporary or special concern. The City Attorney has reviewed the accompanying resolution as to form.

Financial Impacts

Consistent with prior Council direction, the District will bear the full cost of the event. The finalized estimate of approximately \$7,000 — reduced from the preliminary \$10,000–\$12,000 range — is driven primarily by required police staffing, traffic control measures, intersection closures, and ODOT requirements. District volunteers are welcome for general event operations and student supervision but do not materially reduce the City's required public safety and traffic control expense. The City will invoice the District approximately 30 days before the event, with payment due in advance of the event date.

Item	Preliminary Estimate	Finalized Estimate
East Pine Street closure (full route support)	\$10,000 – \$12,000	≈ \$7,000
Primary cost drivers	Police staffing • traffic control • intersection closures • ODOT requirements	

With full cost recovery from the District, no net cost to the City is anticipated. City resources will be committed in the form of police, public works, and administrative staff time on the day of the event.

Strategic Plan Alignment

Support for the Homecoming Parade advances several priorities in the City's adopted 2040 Strategic Plan:

- **Community Culture, Goal 1** — celebrate Central Point's unique identity and way of life through community events that enhance the family-friendly, small-town quality of life valued in Central Point, with programming that welcomes all segments of the community.
- **Community Investment, Goal 3** — provide opportunities for youth education, recreation, and support, including regular communication with School District 6 regarding partnership opportunities that further excellent K-12 education in Central Point.
- **Community Engagement, Goal 1** — communicate, collaborate, and partner with other governmental agencies to pool and leverage resources and achieve optimal outcomes for the community.

Policy Considerations

A weekday afternoon closure of East Pine Street creates substantial impacts on one of the City's highest-volume corridors, particularly approaching the PM peak. The conditions of approval are structured to mitigate that impact: the modified route limits the closure footprint, the 4:15 p.m. start and reopening requirement keep the closure ahead of peak commuter volumes, and police-led operations with ODOT-compliant traffic control provide for public safety throughout. Council discussion at the study session also addressed the weekday timing and the cost allocation; the District is unable to move the event to a weekend date, and the approval reflects the Council majority's direction that the District — rather than City taxpayers — bear the full cost of the event. Approval by resolution establishes a clear precedent framework for evaluating any future requests to close the East Pine corridor for special events: Council authorization, full cost recovery, and operational conditions set by the City.

Conclusion and Recommendation

Staff recommends approval of the attached resolution authorizing the temporary closure of East Pine Street on Wednesday, October 14, 2026 for the Crater High School 2026 Homecoming Parade, subject to the conditions described above.

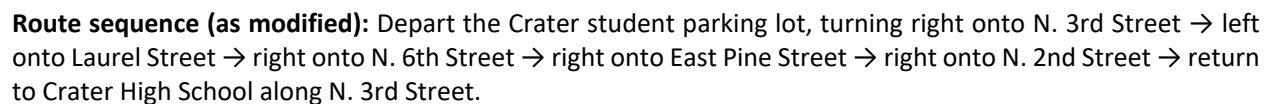
RECOMMENDED MOTION:

"I move to approve Resolution No. _____, a Resolution authorizing a temporary closure of East Pine Street on October 14, 2026 for the Crater High School 2026 Homecoming Parade, subject to the conditions set forth therein."

ATTACHMENTS:

- Attachment A — Resolution No. _____
- Attachment B — Parade Route Map (District submittal, with staff route modifications noted)

Crater High School 2026 Homecoming Parade — Wednesday, October 14, 2026



- **N. 6th Street in place of N. 7th Street** — limits the extent of the East Pine Street closure, preserves post office drive-through access, and avoids complex traffic management near 10th Street.
- **N. 2nd Street in place of N. 1st Street** — avoids the traffic volumes and speeds associated with the proximity of N. 1st Street to the Highway 99 corridor.

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DEPARTMENT: Administration **MEETING DATE:** August 13, 2026

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Resolution Approving IGA with RVCOG for Commercial Kitchen Project

SUMMARY AND BACKGROUND:

RVCOG has acquired from CITY the former Public Works Facility located at 399 S 5th Street, Central Point, Oregon, for the purpose of relocating its RVCOG Food Bank Commercial Kitchen operations; and

RVCOG is not itself an eligible CDBG applicant and has requested the City to serve as the applicant and grantee for the project with the City serving as the pass-through entity for reimbursement requests and distribution of grant funds. The City is eligible to apply for a 2026 Community Development Block Grant (CDBG) from Business Oregon, with funds originating from the U.S. Department of Housing and Urban Development (HUD) for public facilities and housing improvements primarily benefiting persons of low and moderate income.

In accordance with the citizen participation requirements of the Oregon CDBG program, the Council held a public hearing on July 16, 2026, where it was resolved that the City is in support of the RVCOG Food Bank Commercial Kitchen Project and authorized submission of a pre-application and, if invited, a full application to Business Oregon for a 2026 Community Development Grant for the Project in an amount not to exceed \$1,500,000. The City is a member jurisdiction of RVCOG and the purpose of this agreement is to define the roles and responsibilities of RVCOG and City as they relate to the application and administration of the Community Development Block Grant funds to renovate the property located at 399 S 5th Street, Central Point, Oregon.

PREVIOUSLY DISCUSSED/DECIDED:

July 16, 2026 Council Meeting.

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

The city attorney's office has reviewed the draft agreement and approves its form.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

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

STRATEGY 1 – Develop and maintain positive partnerships with public and private entities and the community to understand community needs, and leverage resources to develop and deliver opportunities for personal, professional, and/or vocational development. (Recreation Programs, Maker Space, Artisan Corridor, Volunteerism, Community Events, etc.) (Nurturing in-dividuals skills and personal growth is an essential element to Central Point’s vitality. While this is an organic process that must be desired by individuals in the population, the City can make investments that consider and further the goal of providing

ATTACHMENTS/EXHIBITS:

1. Central Point_IGA_CDBG_Commercial Kitchen v.2 City
2. Reso - IGA CDBG Commercial Kitchen

STAFF RECOMMENDATION:

Make a motion to approve the Resolution.

RECOMMENDED MOTION:

I move to approve Resolution No. _____, a Resolution approving that Intergovernmental Agreement with RVCOG for commercial kitchen project and authorizing the City Manager to execute same.

**INTERGOVERNMENTAL AGREEMENT
FOR CDBG APPLICATION – COMMERCIAL KITCHEN PROJECT**

THIS AGREEMENT is made and entered into by and between the **Rogue Valley Council of Governments**, a voluntary intergovernmental association, hereinafter referred to as **RVCOG**, and the **City of Central Point**, a municipal corporation, hereinafter referred to as **CITY**, both of which are hereinafter referred to collectively as **PARTIES**;

WITNESSETH

WHEREAS, RVCOG has acquired from CITY the former Public Works Facility located at 399 S 5th Street, Central Point, Oregon, for the purpose of relocating its RVCOG Food Bank Commercial Kitchen operations; and

WHEREAS, RVCOG is not itself an eligible CDBG applicant and has requested CITY to serve as the applicant and grantee for the project with the CITY serving as the pass-through entity for reimbursement requests and distribution of grant funds; and

WHEREAS, CITY is a non-metropolitan CITY eligible to apply for a 2026 Community Development Block Grant (CDBG) from Business Oregon, with funds originating from the U.S. Department of Housing and Urban Development (HUD) for public facilities and housing improvements primarily benefiting persons of low and moderate income; and

WHEREAS, CITY's City Council, in accordance with the citizen participation requirements of the Oregon CDBG program, held a public hearing on July 16, 2026, where it was resolved that CITY is in support of the RVCOG Food Bank Commercial Kitchen Project and authorized submission of a pre-application and, if invited, a full application to Business Oregon for a 2026 Community Development Grant for the Project in an amount not to exceed \$1,500,000; and

WHEREAS, CITY is a member jurisdiction of RVCOG; and

WHEREAS, the purpose of this agreement is to define the roles and responsibilities of RVCOG and CITY as they relate to the application and administration of the Community Development Block Grant funds to renovate the property located at 399 S 5th Street, Central Point, Oregon.

NOW THEREFORE, in consideration of the mutual terms, conditions, stipulations and covenants herein contained, the PARTIES do hereby agree to the following:

1. CITY ROLE AND RESPONSIBILITIES

- a. Establish a staff and/or City Council liaison who will serve as the point of contact for CITY during the CDBG process, from pre-application to grant closure.
- b. Permit RVCOG to apply for CDBG funds through CITY.
- c. Act as the recipient of the award to the extent required by the Oregon Business Development Department-Infrastructure Finance Authority (OBDD-IFA).

- d. Request a conflict-of-interest exception to designate RVCOG for grant administration, environmental review, and labor standard compliance from the OBDD-IFA in a letter in which the following Housing and Urban Development (HUD) regulations are responded to individually: 570.489(h)4 (i) and (ii); and, 570.489(h)5 (i),(ii),(iii),(iv),(v),(vi), and (vii).
- e. In the event that the conflict-of-interest exception in (d) above is not successful, select, in collaboration with RVCOG, a third-party administrator to be paid out of grant funds.
- f. Once the occupancy permit is obtained, ensure that the CDBG program required deed restriction (see Exhibit A) is recorded in the deed to the property owned by RVCOG. The deed restriction will remain in place until five years after the CITY closes the CDBG grant with the State.
- g. Assist RVCOG administratively in accomplishing the tasks identified under RVCOG ROLE AND RESPONSIBILITIES and maintaining regular communication with RVCOG.

2. RVCOG ROLE AND RESPONSIBILITIES

- a. Fully coordinate with, on an ongoing basis, the CITY designated staff and/or City Council liaison during the entire CDBG process, from pre-application to grant closure.
- b. Assume full responsibility for all aspects of CDBG grant application preparation and submittal.
- c. As outlined in a separate IGA, provide grant administration, environmental review, project management, and federal labor standards compliance should the conflict-of-interest exception be granted by OBDD-IFA. Should the conflict-of-interest exception not be granted, RVCOG will collaborate with CITY in the selection of a third-party administrator

3. EFFECTIVE DATE AND DURATION

- a. This AGREEMENT shall become effective upon signing of both PARTIES and shall continue until CITY receives notification from the State of Oregon that the project has been completed and item f. under Section 1 above has been completed.

4. COMPENSATION

- a. No compensation will be provided to or required from either PARTY under this AGREEMENT.

5. AGREEMENT DOCUMENTS

- a. This AGREEMENT shall be subject to all provisions, requirements, and conditions of the Community Development Block Grant Management Handbook, which are incorporated herein by this reference. In the event that any term or provision of this AGREEMENT conflicts with Grant Contract, the terms of the Grant Contract shall control.
- b. This AGREEMENT consists of this INTERGOVERNMENTAL AGREEMENT and includes the following listed exhibits (if checked) which are incorporated into this contract by reference and contain all of the terms and conditions of this AGREEMENT.

- ☒ Exhibit A – Deed restriction
- ☐ Standard Terms and Conditions
- ☐ Special Provisions

6. CONTACTS

- a. The primary point of contact for RVCOG shall be:
 Peter Town, Grants and Contracts Administrator
 PO Box 3275, Central Point, OR 97502
 541-423-1374
 ptown@rvcog.org
- b. The primary point of contact for CITY shall be:
 Name: Matt Samitore
 Address: 140 S. Third Street, Central Point, OR 97502
 Phone: 541-423-1017
 Email: matt.samitore@centralpointoregon.gov

IN WITNESS WHEREOF, THE PARTIES OF THIS AGREEMENT HEREBY ACKNOWLEDGE THAT THEY HAVE READ THIS AGREEMENT, UNDERSTAND IT, AND AGREE TO BE BOUND BY THE TERMS AND CONDITIONS:

CITY:

Signature

Date

Name, Title

ROGUE VALLEY COUNCIL of GOVERNMENTS:

Signature

Ann Marie Alfrey, Executive Director

Date

Approved as to Legal Sufficiency (if applicable):

Signature

Date

Name, Title

EXHIBIT "A"

DEED RESTRICTION

The City of Central Point, a political subdivision of the State of Oregon and the Recipient, shall be considered a party to this deed restriction until five years from the date the Community Development Block Grant (CDBG) is closed by City of Central Point, and shall have the right, if it so desires, to enforce restrictions pertaining to the Community Development Block Grant related to the RVCOG Food Bank Commercial Kitchen project contained herein by judicial or administrative proceeding.

THEREBY, it is understood and agreed that this conveyance is made and accepted, and the realty is subject to the covenant, condition, restriction, and reservation that the realty must continue to be used for Food Bank Commercial Kitchen, or for another eligible use under Title I of the Housing and Community Development Act of 1974, as amended, 42 USC sections 5301-5321 (1994).

This covenant, condition, restriction, and reservation shall apply to and run with the subject property for the five-year period required by the Community Development Block Grant. Should a final determination be made by the Community Development Block Grant Program that the realty is not being used for the above purpose during the before mentioned time period, and should restitution be required in the form of repayment of all or a portion of the value of the grant, and should the Rogue Valley Council of Governments be unwilling or unable to repay this amount, then all the right, title, and interest in and to the described property and to the improvement of such property shall revert to and reinvest in the City of Central Point or its successors and assigns, as fully and completely as if this instrument had not been executed.

No reversion shall render invalid or operate in any way against the lien of any mortgage or deed of trust given with respect to the conveyed realty in good faith, and for value; and on any such reversion, City of Central Point shall take title to the conveyed realty subject to any such mortgage or deed of trust. Provided, however, that should any such mortgage or deed of trust be foreclosed, then the title acquired by such foreclosure, and the person or persons who thereby and thereafter become the owner or owners of the conveyed realty, shall be subject to and bound by all the restrictions contained in this instrument; and further provided, that City of Central Point may enforce any covenant, condition, and restriction by any other appropriate action at its sole option.

RESOLUTION NO. _____

A RESOLUTION APPROVING THAT INTERGOVERNMENTAL AGREEMENT WITH
RVCOG FOR COMMERCIAL KITCHEN PROJECT AND AUTHORIZING THE CITY
MANAGER TO EXECUTE SAME

Recitals:

- A. WHEREAS, RVCOG has acquired from City the former Public Works Facility located at 399 S 5th Street, Central Point, Oregon, for the purpose of relocating its RVCOG Food Bank Commercial Kitchen operations; and
- B. WHEREAS, RVCOG is not itself an eligible CDBG applicant and has requested City to serve as the applicant and grantee for the project with the City serving as the pass-through entity for reimbursement requests and distribution of grant funds; and
- C. WHEREAS, City is a non-metropolitan city eligible to apply for a 2026 Community Development Block Grant (CDBG) from Business Oregon, with funds originating from the U.S. Department of Housing and Urban Development (HUD) for public facilities and housing improvements primarily benefiting persons of low and moderate income; and
- D. WHEREAS, City Council, in accordance with the citizen participation requirements of the Oregon CDBG program, held a public hearing on July 16, 2026, where it was resolved that City is in support of the RVCOG Food Bank Commercial Kitchen Project and authorized submission of a pre-application and, if invited, a full application to Business Oregon for a 2026 Community Development Grant for the Project in an amount not to exceed \$1,500,000; and
- E. WHEREAS, City is a member jurisdiction of RVCOG; and
- F. WHEREAS, the purpose of the IGA is to define the roles and responsibilities of RVCOG and City as they relate to the application and administration of the Community Development Block Grant funds to renovate the property located at 399 S 5th Street, Central Point, Oregon; and
- G. The City and RVCOG have authority to enter into this IGA under ORS Chapter 190.

The City of Central Point resolves as follows:

Section 1. The Intergovernmental Agreement between the City of Central Point and the Rogue Valley Council of Governments for application of a CDBG grant for the Commercial Kitchen Project, attached hereto, is approved.

Section 2. The City Manager is authorized to execute said agreement and to take any additional steps necessary to effectuate the terms of the IGA.

Section 3. This Resolution becomes effective immediately upon its passage.

Passed by the Council and signed by me in authentication of its passage this _____ day of August, 2026.

Mayor Tanea Browning

ATTEST:

City Recorder



DEPARTMENT: Public Works

MEETING DATE: August 13, 2026

STAFF CONTACT: Matt Samitore, Parks and Public Works Director

SUBJECT: Resolution Authorizing Request for Exemption Regarding CDBG Grant for RVCOG

SUMMARY AND BACKGROUND:

The City of Central Point and RVCOG have entered into an Intergovernmental Agreement (IGA) to apply for a Community Development Block Grant for the renovation of the RVCOG Food Bank Commercial Kitchen Project and which outlines the roles and responsibilities for each entity.

If awarded the grant, RVCOG will indirectly receive CDBG money from the City. Peter Town, Greg Stabach, and their administrative support staff are employees of RVCOG, and all of their salaries are paid by RVCOG. Pursuant to the Agreement, the City must seek an exemption from Conflict of Interest Rules to allow RVCOG staff to administer the grant and the project as Oregon ethics law prohibits Peter Town and Greg Stabach and their administrative support staff from obtaining a financial interest or benefit from the activity.

Title 24 of the Housing and Urban Development Code, subpart 1, Section 570.489(4) allows a local government to apply to the State for an exception to the conflict rules. The Federal Rules provide that such exception applications should document the requirements. The requirements and findings are set forth below, and included in the draft letter requesting the exemption:

1. Whether the exception would provide a significant cost benefit or an essential degree of expertise to the program or project which would otherwise not be available; Peter Town's and Greg Stabach's degrees of expertise in providing grant administration, environmental review, project management, and labor standards compliance have been proven over the years through other successful CDBG projects. It is critical for the City to have access to experienced people such as Peter Town and Greg Stabach.

2. Whether an opportunity was provided for open competitive bidding or negotiation: According to Oregon law, under no circumstances may Peter Town or Greg Stabach personally benefit from their status as grant administrator, environmental reviewer, or project manager. Methods of procurement (e.g.) small purchases, sealed bids/formal advertising, competitive proposals, and noncompetitive proposals) and their applicability shall be determined by the state. The City will follow and adhere to the state's policy and procedures.

3. Whether the person affected is a member of a group or class of low- or moderate-income persons intended to be the beneficiaries or the assisted activity, and the exception will permit such person to receive generally the same interests or benefits as are being made available or provided to the group or class;

Peter Town, Greg Stabach, and their administrative support staff are not members of a group or class of low- or moderate-income people.

4. Whether the affected person has withdrawn from his or her functions or responsibilities, or the decision-making process with respect to the specific assisted activity in question;

Peter Town's and Greg Stabach's decision making is/will be limited to eligible activities (grant administration, project management, environmental review, and labor standard compliance) as required in the CDBG Grant Management Handbook.

5. Whether the interest or benefit was present before the affected person was in a position as described in (h)(3) of this section;

CDBG funds will only be used by RVCOG to carry out duties as required in the CDBG Grant Management Handbook.

6. Whether undue hardship will result either to the state or the unity of general local government or the person affected when weighed against the public interest served by avoiding the prohibited conflict;

The City of Central Point will experience an undue hardship if this exception is not granted. This is because the City of Central Point has a strong commitment to seeking the most qualified individuals to carry out the requirements as outlined in the CDBG Grant Management Handbook. There is a dire shortage of qualified and experienced people in the area to carry out these duties.

7. Any other relevant considerations;

No conflict of interest has yet occurred, and Oregon law would prohibit one from occurring. Due to Oregon's conflict of interest rules, Peter Town and Greg Stabach will not be in a position as the project's grant administrator and environmental review specialist to benefit from the activity.

During the August 13, 2026, City Council Meeting (open to the Public), the Intergovernmental Agreement between RVCOG and the City of Central Point regarding the CDBG for the RVCOG Food Bank Commercial Kitchen Project was approved by the City Council. The IGA outlines the roles and responsibilities of the City and RVCOG. Item '1. d.' states that RVCOG will provide grant administration, project management, environmental review, and federal labor standards compliance, which will be outlined in a separate IGA, should the conflict-of-interest exception be granted by OBDD-IFA. This meeting's minutes are available on the City's website, and the agenda for this meeting, released and posted on August 6, 2026, serves as public disclosure of

the conflict.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

This will not have any financial impact on the City.

LEGAL ANALYSIS:

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

ATTACHMENTS/EXHIBITS:

1. Conflict of Interest Legal Opinion of Central Point
2. COI Exception Letter
3. Reso Authorizing Request for Conflict of Interest Exemption

STAFF RECOMMENDATION:

RECOMMENDED MOTION:

I move to approve Resolution No. _____, a Resolution Authorizing City Manager to Apply for an Exemption from Conflict of Interest Rules to Allow RVCog Staff to Administer CDBG Grant for Food Bank Commercial Kitchen.



August 4, 2026

Via Email Only: Shelby.M.Gonzales@biz.oregon.gov

Shelby Gonzales, Regional Project Manager Lead
Business Oregon/Local Grant Management Division

RE: City of Central Point/RVCOG Food Bank Commercial Kitchen Project
Legal Opinion regarding request for Exemption from Conflict of Interest

Dear Ms. Gonzales:

I am the City Attorney for the City of Central Point, an Oregon municipal corporation (the "City"). I have reviewed the facts and circumstances surrounding the request for an exemption from conflict of interest rules to allow Peter Town, Grants and Contracts Administrator, Greg Stabach, Natural Resources Program Director, and their administrative support staff, who are all employed by the Rogue Valley Council of Governments (RVCOG), to perform grant administration, environmental review, and labor standard compliance duties for the above referenced project.

1. Disclosure of the Nature of the Conflict. The City of Central Point has received a Community Development Block Grant for the renovation of the RVCOG Food Bank Commercial Kitchen Project. RVCOG is the owner of the subject property and is therefore a sub-recipient of the grant. RVCOG is the Area Agency on Aging for Jackson and Josephine Counties and is responsible for the preparation and distribution of a total of 250,000 home delivered and congregate senior meals annually. Once the Food Bank Commercial Kitchen project is completed, RVCOG will transition meal preparation for the senior meals program to the facility and will operate and maintain the facility for these purposes.

The City and RVCOG have entered into an Intergovernmental Agreement (IGA) outlining the roles and responsibilities for each entity. RVCOG indirectly receives CDBG money from the City. Peter Town, Greg Stabach, and their administrative support staff are employees of RVCOG, and all of their salaries are paid by RVCOG.

A conflict of interest has arisen under federal CDBG regulations because the foregoing individuals are employees of RVCOG, whose project is funded through the CDBG program administered by your agency. Under 24 CFR 570.489(h) covered personnel are generally prohibited from obtaining a financial benefit from CDBG activities during their tenure of for one year thereafter.

2. State and Local Law Review. Title 24 of the Housing and Urban Development Code, subpart 1, Section 570.489(4) allows a local government to apply to the State for an exception to the conflict rules. The Federal Rules provide that such exception applications should document the requirements. I have reviewed the requirements of Paragraph (h)(5) and the justifications set forth

in the request for an exemption to the conflicts of interests rules signed by the City Manager Christopher Clayton dated August ___, 2026 and find that the conflict was fully disclosed at the City Council meeting on August 13, 2026 in which the Council approved an Intergovernmental Agreement between the City and RVCOG which outlines the roles and responsibilities of the City and RVCOG. I further find that the justification in support of the request comply with the criterion under 24 CFR 570.489(h)(5). The meetings minutes are available on the City's website and the agenda for the meeting was released and posted on August 6, 2026.

3. Conclusion. It is my professional legal opinion that the subject conflict of interest does not violate state or local law. Therefore, the threshold legal requirement under federal regulations for submitting a formal exception request to the state (Business Oregon) have been satisfied.

Sincerely,

/s/ Sydnee B. Dreyer

Sydnee B. Dreyer
City Attorney



August __, 2026

Shelby Gonzales, Regional Project Manager Lead
VIA EMAIL: Shelby.M.GONZALES@biz.oregon.gov

Re: City of Central Point/RVCOG Food Bank Commercial Kitchen Project

Dear Shelby,

I am the City Manager for the City of Central Point. We are applying for an exception to 24 CFR 570.489 for the above referenced project.

The purpose of this letter is to apply for an exemption allowing Peter Town, Grants and Contracts Administrator, Greg Stabach, Natural Resources Program Director, and their administrative support staff, who are all employed by the Rogue Valley Council of Governments (RVCOG), to perform grant administration, environmental review, and labor standard compliance duties for the above referenced project. Below I have outlined the circumstances which may constitute a conflict of interest according to federal law, the HUD rules and regulations, and the reasons why the City qualifies for an exception.

Disclosure of the Nature of the Conflict

City of Central Point has received a Community Development Block Grant for the renovation of the RVCOG Food Bank Commercial Kitchen Project. RVCOG is the owner of the subject property and is therefore a sub-recipient of the grant. RVCOG is the Area Agency on Aging for Jackson and Josephine Counties and is responsible for the preparation and distribution of a total of 250,000 home delivered and congregate senior meals annually. Once the Food Bank Commercial Kitchen project is completed, RVCOG will transition meal preparation for the senior meals program to the facility and will operate and maintain the facility for these purposes.

The City of Central Point and RVCOG have entered into an Intergovernmental Agreement (IGA) outlining the roles and responsibilities for each entity. RVCOG indirectly receives CDBG money from the City. Peter Town, Greg Stabach, and their administrative support staff are employees of RVCOG, and all of their salaries are paid by RVCOG.

Oregon Ethics Law

Oregon ethics laws prohibit Peter Town, Greg Stabach, and their administrative support staff from obtaining a financial interest or benefit from the activity.

Federal Law Exception Standards

Title 24 of the Housing and Urban Development Code, subpart 1, Section 570.489(4) allows a local government to apply to the State for an exception to the conflict rules. The Federal Rules provide that such exception applications should document the requirements. Below I've provided

Paragraph (h)(5) requirements and the City's documentation of how it meets such requirements. The City's responses are *italicized* below each subsection:

- (i) Whether the exception would provide a significant cost benefit or an essential degree of expertise to the program or project which would otherwise not be available;

Peter Town's and Greg Stabach's degrees of expertise in providing grant administration, environmental review, project management, and labor standards compliance have been proven over the years through other successful CDBG projects. It is critical for the City to have access to experienced people such as Peter Town and Greg Stabach.

- (ii) Whether an opportunity was provided for open competitive bidding or negotiation;

According to Oregon law, under no circumstances may Peter Town or Greg Stabach personally benefit from their status as grant administrator, environmental reviewer, or project manager. Methods of procurement (e.g.) small purchases, sealed bids/formal advertising, competitive proposals, and noncompetitive proposals) and their applicability shall be determined by the state. The City will follow and adhere to the state's policy and procedures.

- (iii) Whether the person affected is a member of a group or class of low- or moderate-income persons intended to be the beneficiaries or the assisted activity, and the exception will permit such person to receive generally the same interests or benefits as are being made available or provided to the group or class;

Peter Town, Greg Stabach, and their administrative support staff are not members of a group or class of low- or moderate-income people.

- (iv) Whether the affected person has withdrawn from his or her functions or responsibilities, or the decision-making process with respect to the specific assisted activity in question;

Peter Town's and Greg Stabach's decision making is/will be limited to eligible activities (grant administration, project management, environmental review, and labor standard compliance) as required in the CDBG Grant Management Handbook.

- (v) Whether the interest or benefit was present before the affected person was in a position as described in (h)(3) of this section;

CDBG funds will only be used by RVCOG to carry out duties as required in the CDBG Grant Management Handbook.

- (vi) Whether undue hardship will result either to the state or the unity of general local government or the person affected when weighed against the public interest served by avoiding the prohibited conflict;

The City of Central Point will experience an undue hardship if this exception is not granted. This is because the City of Central Point has a strong commitment to seeking the most qualified individuals to carry out the requirements as outlined in the CDBG Grant Management

Handbook. There is a dire shortage of qualified and experienced people in the area to carry out these duties.

(vii) Any other relevant considerations;

No conflict of interest has yet occurred, and Oregon law would prohibit one from occurring. Due to Oregon's conflict of interest rules, Peter Town and Greg Stabach will not be in a position as the project's grant administrator and environmental review specialist to benefit from the activity.

During the August 13, 2026, City Council Meeting (open to the Public) the Intergovernmental Agreement between RVCOG and the City of Central Point regarding the CDBG for the RVCOG Food Bank Commercial Kitchen Project was approved by the City Council. This IGA outlines the roles and responsibilities of the City and RVCOG. Item 'I. d.' states that RVCOG will provide grant administration, project management, environmental review, and federal labor standards compliance, which will be outlined in a separate IGA, should the conflict-of-interest exception be granted by OBDD-IFA. This meeting's minutes are available on the City's website, and the agenda for this meeting, released and posted on August 6, 2026, serves as public disclosure of the conflict.

Sydnee Dreyer, attorney for the City of Central Point, has reviewed this letter and provided a legal opinion confirming compliance with state and local law.

Sincerely,

Christopher Clayton
City Manager

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING CITY MANAGER TO APPLY FOR AN EXEMPTION FROM
CONFLICT OF INTEREST RULES TO ALLOW RVCOG STAFF TO ADMINISTER CDBG GRANT FOR
FOOD BANK COMMERCIAL KITCHEN**

RECITALS:

- A. WHEREAS, the City is applying for a CDBG Grant for the RVCOG Food Bank Commercial Kitchen Project; and
- B. WHEREAS, the Rogue Valley Council of Governments (RVCOG) is the owner of the property upon which the Commercial Kitchen will be constructed and will therefore be a subrecipient of the grant; and
- C. WHEREAS, RVCOG is the Area Agency on Aging for Jackson and Josephine Counties and is responsible for the preparation and distribution of a total of 250,000 home delivered and congregate senior meals annually; and
- D. WHEREAS, once the Food Bank Commercial Kitchen project is completed, RVCOG will transition meal preparation for the senior meals program to the facility and will operate and maintain the facility for these purposes; and
- E. WHEREAS, the City of Central Point and RVCOG have entered into an Intergovernmental Agreement (IGA) outlining the roles and responsibilities for each entity; and
- F. WHEREAS, RVCOG will indirectly receive the CDBG funds from the City pursuant to the IGA; and
- G. WHEREAS, Peter Town, Grants and Contracts Administrator, Greg Stabach, Natural Resources Program Director, and their administrative support staff, who are all employed by the RVCOG, to perform grant administration, environmental review, and labor standard compliance duties for the above referenced project and all of their salaries are paid by RVCOG; and
- H. WHEREAS, Oregon ethics laws prohibit Peter Town, Greg Stabach, and their administrative support staff from obtaining a financial interest or benefit from the activity; and
- I. WHEREAS, Title 24 of the Housing and Urban Development Code, subpart 1, Section 570.489(4) allows a local government to apply to the State for an exception to the conflict rules; and
- J. WHEREAS, the City Attorney for the City of Central Point has reviewed the legal requirements for an exemption to the Conflict of Interest Rules and the proposed findings and has concluded that the subject conflict of interest does not violate state or local law as provided in the attached legal opinion; and
- K. WHEREAS, Council find that the requirements to establish an exemption to the conflict of interest rules under 24 CFR Section 570.489(h)(5) are found to be met, the complete findings of which are attached to this Resolution in the Conflict of Interest Exception Letter; and

- L. WHEREAS, Council finds that allowing RVCOG staff to administer the grant would further the program and provide efficiencies of service and a significant cost benefit as RVCOG's administrative staff have expertise in grant administration, environmental review and project management and have been successful in other CDBG projects over the years; and
- M. WHEREAS, based on the foregoing, the Council finds it is in the public interest to authorize the City Manager to execute the attached Conflict of Interest Exception Letter and to take such steps necessary to submit the request to Business Oregon.

THE CITY OF CENTRAL POINT RESOLVES AS FOLLOWS:

SECTION 1. The Council finds that the requirements to apply for an exemption from Conflict of Interest Rules under 24 CFR 570.489(h)(5) are satisfied as provided in the Conflict of Interest Exception Letter attached hereto and that the exemption is in the public benefit and furthers the purpose and efficiencies of the project;

SECTION 2. The Council authorizes the City Manager to sign the attached Conflict of Interest Exception Letter and to take such steps necessary to effectuate the request.

SECTION 3. This Resolution becomes effective immediately upon its passage.

PASSED by the Council and signed by me in authentication of its passage this ____ day of August, 2026.

Mayor Tanea Browning

ATTEST:

City Recorder



DEPARTMENT: Planning **MEETING DATE:** August 13, 2026

STAFF CONTACT: Cecelia Bagnoli, Planner I

SUBJECT: Sign Code Amendment Project Introduction

SUMMARY AND BACKGROUND:

Action Requested: None. Informational item only.

Background

With the exception of the Transit-Oriented Development (TOD) Overlay, Central Point's sign regulations were established in the late 1960s and have received only minimal updates since, and are split between Title 15.24 and Title 17, creating overlap and outdated provisions. A central driver of this update is legal defensibility. Under *Reed v. Town of Gilbert*, 576 U.S. 155 (2015), sign regulations must be content-neutral, which means signs regulations are based on physical characteristics (size, height, location, illumination) rather than sign content. Portions of Central Point's code do not meet that standard. The sign code update applies to all zones outside the TOD Overlay (residential, commercial, and industrial). TOD standards are not being amended but serve as a point of comparison.

Project webpage: centralpointoregon.gov/525/Sign-Code-Update (project background, Visual Preference Survey, self-guided sign tour).

Progress to Date

- December 2025: Staff presented the legal landscape and draft goals to the Planning Commission, which adopted a Resolution of Intent to initiate the update.
- July 2026: Planning Commission and CAC participated in study sessions, each including a facilitated walkthrough of the Visual Preference Survey and a self-guided sign tour that was completed in advance.
- August 2026: The Visual Preference Survey and a self-guided sign tour (Central Point, Medford, Ashland) are open to the public via the project webpage. Staff also mailed outreach letters to local business owners. Commissioners and CAC members have been asked to complete the survey individually by August 14.

Preliminary Themes

Survey responses are still being collected. However, early responses indicate the following preferences and ratings:

- Small-town character. Respondents said small-town character means locally-owned looks, quality materials, calm nighttime lighting, and uncluttered streets.

They pointed to downtown/Front Street as the model. They said the 10th St. interchange and East Pine corridor need the most improvement.

- Lighting. Respondents preferred gooseneck lighting (a downward-facing lamp arched over a sign) and muted neon. They found internally lit signs acceptable, but not preferred, as long as they stay within size and brightness limits. They had no strong opinion on halo-lit signs (letters lit from behind, creating a glow around the edges).
- Digital signage. Respondents said animated or flashing signs do not fit the community's character. Static digital signs were more acceptable.
- Billboards. Respondents supported keeping the citywide ban on billboards.
- Sign height. Respondents preferred that sign height be tied to how close a property is to the interstate. They said tall, freeway-style pole signs are less necessary today.

Next Steps

- Continue collecting survey and tour feedback through mid-August with results compiled this fall.
- Continue outreach to the Chamber of Commerce, local businesses, and sign professionals.
- Begin drafting code language for Planning Commission review in fall 2026, then return to Council with a formal draft amendment.

Recommendation

Staff welcomes Council questions and input on the policy topics under consideration, including illumination, digital signage, billboards, monument/freestanding signs, and residential signs, as staff moves toward drafting updated code language.

No specific action is requested at this time. However, staff encourages Council to participate in the self-guided sign tour and complete the Visual Preference Survey, both of which are available on the webpage linked above.

ATTACHMENTS/EXHIBITS:

None



DEPARTMENT: Finance

MEETING DATE: August 13, 2026

STAFF CONTACT: Tessa DeLine, Finance Director

SUBJECT: 4th Quarter — June 30, 2026, Financial Statements

SUMMARY AND BACKGROUND:

Presentation on the 4th Quarter Financial Statements dated June 30, 2026.

PREVIOUSLY DISCUSSED/DECIDED:

FINANCIAL ANALYSIS:

LEGAL ANALYSIS:

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 that is desired by our citizens.

Goal 2 - Invite Public Trust.

Strategy 1 - Be a trusted source of factual information.

Strategy 5 - Communicate effectively and transparently with the public.

ATTACHMENTS/EXHIBITS:

1. June 2026 Financial Statements Updated

STAFF RECOMMENDATION:

RECOMMENDED MOTION:

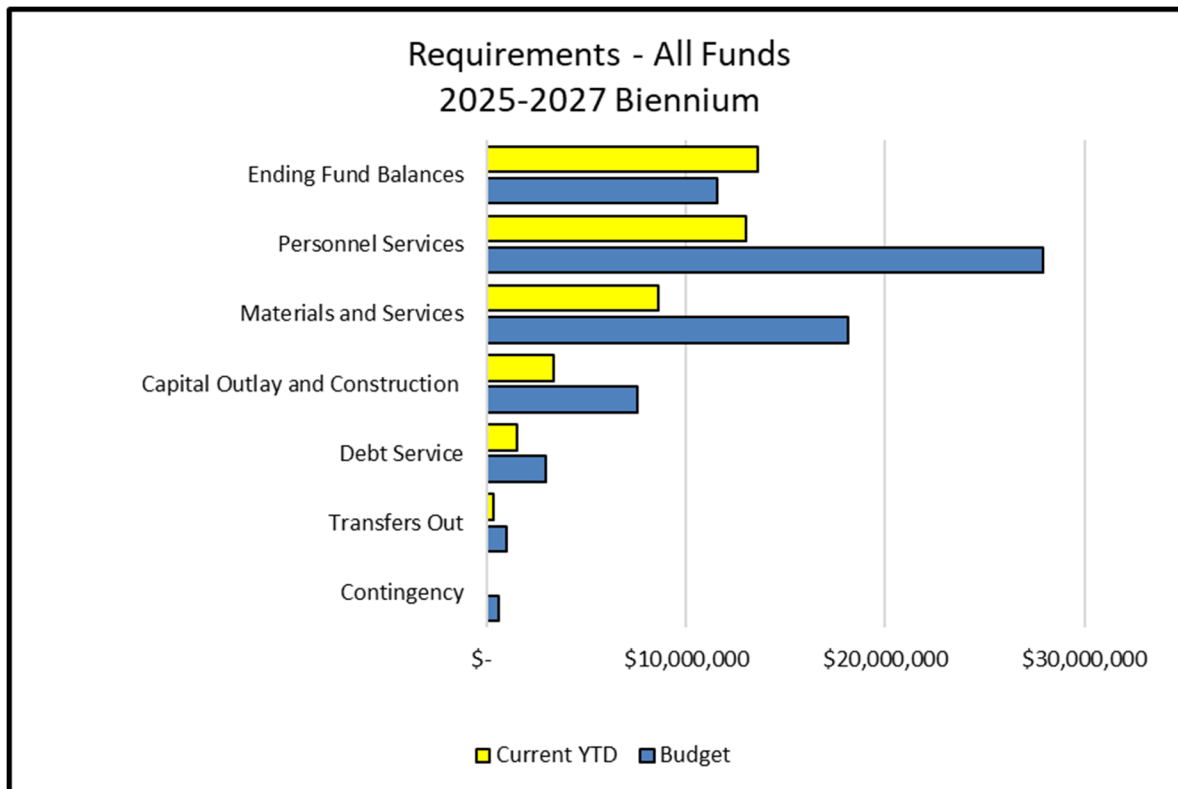
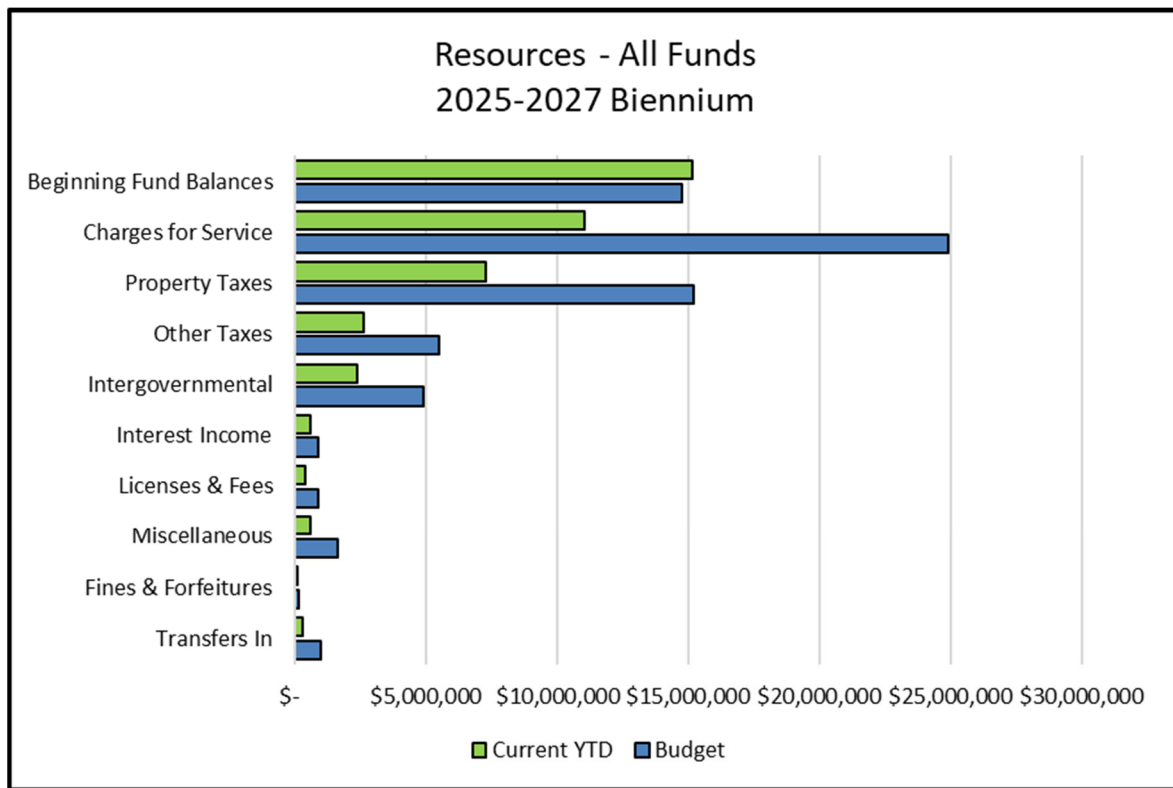


INTEROFFICE MEMO

To: Chris Clayton, City Manager
From: Tessa DeLine, Finance Director
Cc: Central Point City Council
Date: July 14, 2026
Re: June 2026 Financial Statements

Budget Analysis Summary – All Funds

City of Central Point All Funds As of June 30, 2026				
			<i>% of biennial budget</i>	<i><u>50%</u></i>
RESOURCES (2025-2027)	Total Budget	Current YTD	Difference	% Used
Property Taxes	15,185,000	7,261,805	(7,923,195)	48%
Other Taxes	5,461,560	2,632,102	(2,829,458)	48%
Licenses & Fees	866,750	378,255	(488,495)	44%
Intergovernmental	4,902,625	2,382,165	(2,520,460)	49%
Charges for Service	24,916,955	11,047,362	(13,869,593)	44%
Fines & Forfeitures	120,000	67,455	(52,545)	56%
Interest Income	901,750	592,974	(308,776)	66%
Miscellaneous	1,623,800	602,591	(1,021,209)	37%
Total Resources from Operations	\$ 53,978,440	24,964,709	\$ (29,013,731)	46%
Beginning Fund Balances	14,761,320	15,158,934	397,614	103%
Transfers In	973,250	300,000	(673,250)	31%
Total Other Resources	\$ 15,734,570	15,458,934	\$ (275,636)	98%
TOTAL RESOURCES	<u>\$ 69,713,010</u>	<u>40,423,643</u>	<u>\$ (29,289,367)</u>	<u>58%</u>
REQUIREMENTS (2025-2027)				
Personnel Services	27,931,440	13,016,735	14,914,705	47%
Materials and Services	18,155,040	8,572,063	9,582,977	47%
Capital Outlay and Construction	7,567,220	3,428,342	4,138,878	45%
Debt Service	2,956,805	1,502,272	1,454,533	51%
Total Operating Expenses	\$ 56,610,505	26,519,413	\$ 30,091,092	47%
Transfers Out	973,250	300,000	673,250	31%
Contingency	596,400	-	596,400	0%
Ending Fund Balances	11,532,855	13,604,230	(2,071,375)	118%
Total Other Requirements	\$ 13,102,505	13,904,230	\$ (801,725)	106%
TOTAL REQUIREMENTS	<u>\$ 69,713,010</u>	<u>40,423,643</u>	<u>\$ 29,289,367</u>	<u>58%</u>



Executive Summary

Overall, the City's fund balances are in a solid position heading into the final stretch of the fiscal year. The supplemental budget in May 2026 was helped by adjusting and correcting resources and requirements that were unexpected or missed during the budgetary process. Key takeaways include:

- General Fund and most capital/reserve funds are tracking ahead of or in line with budget on ending balance.
- The Water Fund faces a real structural cost pressure from the 26% Medford Water Commission wholesale rate increase — expenditures are expected to climb further into peak summer usage.
- The Storm Water Fund's negative balance is temporary in nature, contingent on a delayed FEMA reimbursement now expected in FY 2026-27.
- The Federal Stimulus Grant Fund has completed its intended purpose (Moore Family Little League Fields) and is now inactive.

It is expected that the City of Central Point will undergo a second supplemental budget in the spring of 2027.

Fund Balance Overview

Fund Balances as of June 30, 2026				
Fund	Actual	Budget	Variance	Status
General Fund	\$5.8M	\$5.2M	+\$637K	On track
Federal Stimulus Grant Fund	\$0	\$0	Fund closing out	Winding down
Community Center Fund	\$16K	\$0	n/a	On track
Street Fund	\$3.7M	\$2.2M	+ \$1.5M	Ahead of the budget
Capital Improvement Fund	\$972K	\$467K	+ \$505K	Ahead of the budget
Reserve Fund	\$579K	\$631K	- \$52K	Slightly behind
Debt Service Fund	\$36K	\$23K	+ \$13K	On track
Building Fund	\$1.3M	\$1.0M	+ \$290K	Ahead of the budget
Water Fund	\$788K	\$788K	- \$458K	Watch
Storm Water Fund	(\$9K)	\$589K	- \$597K	Watch
Internal Services Fund	\$386K	\$209K	+ \$177K	Ahead of the budget

City of Central Point
General Fund
As of June 30, 2026

	<i>% of Biennial Budget</i>			<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	5,500,000	5,785,933	285,933	105%
Revenues				
Taxes/Other Taxes	20,294,560	9,717,903	(10,576,657)	48%
Licenses & Fees	146,750	79,122	(67,628)	54%
Intergovernmental	1,716,775	789,874	(926,901)	46%
Charges for Service	4,140,885	1,671,523	(2,469,362)	40%
Fines and Forfeitures	120,000	67,455	(52,545)	56%
Interest Income	490,000	256,800	(233,200)	52%
Miscellaneous	804,600	555,045	(249,555)	69%
Total Revenues	27,713,570	13,137,722	(14,575,848)	47%
Total Resources	33,213,570	18,923,654	(14,289,916)	57%
Requirements				
Expenditures by Department				
Administration	2,255,585	1,076,016	1,179,569	48%
City Enhancement	460,000	194,427	265,573	42%
Technical Services	1,728,595	765,744	962,851	44%
Mayor & Council	169,370	78,487	90,883	46%
Finance	1,891,250	1,000,405	890,845	53%
Parks	3,479,190	1,636,272	1,842,918	47%
Recreation	1,407,745	682,723	725,022	48%
Planning	1,307,715	552,329	755,386	42%
Police	13,808,725	6,771,124	7,037,601	49%
Interdepartmental	685,000	326,035	358,965	48%
Transfers Out	356,250	20,000	336,250	6%
Contingency	491,400	-	491,400	0%
Total Expenditures by Department	28,040,825	13,103,562	14,937,263	47%
Ending Fund Balance	5,172,745	5,820,093	(647,348)	113%
Total Requirements	33,213,570	18,923,654	14,289,916	57%

General Fund

Resources

Overall, Total Revenues are trending 3% below the YTD budget. The largest resource to date is Property Taxes at \$9.7M, representing 48% of the biennial budget. To date, Licenses and Fees total \$79K, representing 54% of the budget. Miscellaneous Revenue of \$555K is currently well above expectations, driven by the sale of the Old Military Road property and the two \$10K grants for the gym at the Police Department.

The supplemental budget in May 2026 impacted some resources, in particular a decrease in City Overhead Fees as a result of a budgeting error.

Requirements

Expenditures by Department are trending 3% below the YTD budget. Administration, City Enhancement, Technical Services, Mayor and Council, Parks, Recreation, and Planning Expenditures are at or under the YTD budget. Finance Expenditures are 3% above the YTD budget, driven by increases in bank/credit card fees and professional services (auditors). Police Expenditures of \$6.8M are 1% below the YTD budget. The Interdepartmental Expense of \$359K is 48% of the budget. This is due to the annual payment for General Liability and Property Insurance in July of this year. There was a \$20K Transfer from the General Fund to the Community Center Fund in November. The Ending Fund Balance of \$5.8M is \$647K above the budgeted \$5.2M.

**City of Central Point
Federal Stimulus Grant Fund
As of June 30, 2026**

	<i>% of biennial budget</i>			<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	-	611,713	611,713	0%
Revenues				
Intergovernmental Revenue	-	-	-	0%
Miscellaneous	725,000	12,500	(712,500)	2%
Total Revenues	725,000	12,500	(712,500)	0%
Total Resources	725,000	624,213	(100,787)	86%
Requirements				
Expenditures				
Capital Outlay	725,000	624,213	100,787	86%
Total Expenditures	725,000	624,213	100,787	86%
Ending Fund Balance	-	-	-	0%
Total Requirements	725,000	624,213	100,787	86%

Federal Stimulus Grant Fund

Resources

The largest resource to date is the Beginning Fund Balance of \$612K. There was a \$12.5K contribution by Rogue Credit Union for the Moore Family Little League Fields on Hanley Road.

Requirements

Capital Outlay of \$624K was for work conducted at the Moore Family Little League Fields on Hanley Road. Currently, the Ending Fund Balance is \$0, signaling the end of activity in this fund.

**City of Central Point
Community Center Fund
As of June 30, 2026**

	<i>% of biennial budget</i>			<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	-	-	-	0%
Revenues				
Charges for Services	200,495	1,050	(199,445)	1%
Interfund Transfers	356,250	20,000	(336,250)	6%
Total Revenues	556,745	21,050	(535,695)	4%
Total Resources	556,745	21,050	(535,695)	4%
Requirements				
Expenditures				
Personnel Services	235,245	-	(235,245)	0%
Materials and Services	156,500	5,065	(151,435)	3%
Capital Outlay	165,000	-	(165,000)	0%
Total Expenditures	556,745	5,065	(551,680)	1%
Ending Fund Balance	-	15,985	15,985	0%
Total Requirements	556,745	21,050	535,695	4%

Community Center Fund

Resources

Activity was limited to an Interfund Transfer of \$20K from the General Fund, which was processed in November.

Requirements

The only activity in the Community Center Fund is the expenditure of electricity and garbage fees for the Little League Field on Hanley Road. The ending Fund Balance is \$16K, primarily due to the \$20K Interfund Transfer.

**City of Central Point
Street Fund
As of June 30, 2026**

	<i>% of biennial budget</i>			<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	4,360,000	4,361,728	1,728	100%
Revenues				
Franchise Tax	352,000	176,004	(175,996)	50%
Charges for Services	2,742,570	1,203,330	(1,539,240)	44%
Intergovernmental Revenue	3,185,850	1,592,291	(1,593,559)	50%
Interest Income	197,000	155,077	(41,923)	79%
Miscellaneous	200	6,170	5,970	3085%
Total Revenues	6,477,620	3,132,872	(3,344,748)	48%
Total Resources	10,837,620	7,494,599	(3,343,021)	69%
Requirements				
Expenditures				
Operations	7,243,860	2,762,828	4,481,032	38%
SDC	813,000	752,509	60,491	93%
Transfers	617,000	280,000	337,000	45%
Total Expenditures	8,673,860	3,795,336	4,878,524	44%
Ending Fund Balance	2,163,760	3,699,263	1,535,503	171%
Total Requirements	10,837,620	7,494,599	3,343,021	69%

Street Fund

Resources

Total Revenues in the Street Fund are slightly below the YTD Biennial Budget of 48%. The Beginning Fund Balance of \$4.4M is currently the most significant resource. Franchise Tax Revenue is in line with the budget YTD. Charges for Services are 6% below budget, and Interest Income is \$155K year-to-date. Miscellaneous Revenue of \$6.2K is primarily due to a Workers' Compensation wage subsidy payment.

Requirements

Total expenditures are currently 6% below the YTD budget. SDC-related expenditures are under budget by \$61K due to the Oregon Department of Transportation billing the City of Central Point for the Highway 99 CIP Project at an unanticipated amount. The Ending Fund Balance of \$3.7M is \$1.5M above the budgeted amount of \$2.6M.

**City of Central Point
Capital Improvement Fund
As of June 30, 2026**

	<i>% of biennial budget</i>			<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	1,200,000	1,257,722	57,722	105%
Revenues				
Charges for Services	115,000	49,845	(65,156)	43%
Interest Income	42,500	47,186	4,686	111%
Total Revenues	157,500	97,031	(60,469)	62%
Total Resources	1,357,500	1,354,753	(2,747)	100%
Requirements				
Expenditures				
Parks Projects	891,000	384,728	506,272	43%
Total Expenditures	891,000	384,728	506,272	43%
Ending Fund Balance	466,500	970,025	503,525	208%
Total Requirements	1,357,500	1,354,753	2,747	100%

Capital Improvement Fund

Resources

The Beginning Fund Balance of \$1.3M is currently the most significant resource. Charges for Services are 5% below the budgeted amount of \$115K. Interest Income is presently at 111% of the YTD biennial budget.

Requirements

\$313K in Parks Projects expenditures for the Central Point Little League Project on Hanley Road have occurred so far this year. In addition, there was a \$71K land purchase along the Bear Creek Greenway. The Ending Fund Balance of \$970K exceeds the budgeted amount of \$467K by \$505K.

**City of Central Point
Reserve Fund
As of June 30, 2026**

	<i>% of biennial budget</i>			<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	750,000	563,282	(186,718)	75%
Revenues				
Interest	31,000	24,250	(6,750)	78%
Transfers In	-	-	-	0%
Total Revenues	31,000	24,250	(6,750)	78%
Total Resources	781,000	587,532	(193,468)	75%
Requirements				
Expenditures				
Facility Improvements	150,000	8,997	141,003	6%
Total Expenditures	150,000	8,997	141,003	6%
Ending Fund Balance	631,000	578,535	52,465	92%
Total Requirements	781,000	587,532	193,468	75%

Reserve Fund

Resources

The Beginning Fund Balance of \$563K is \$187K less than the budgeted amount. Interest Revenue of \$24K is at 78% of the budget.

Requirements

Only \$9K in Facility Improvements have occurred so far this year, and the Ending Fund Balance of \$579K is \$52K below budget.

City of Central Point Debt Service Fund As of June 30, 2026				
			<i>% of biennial budget</i>	<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	153,000	152,966	(34)	100%
Debt Service Fund				
Revenues				
Charges for Service	779,005	360,218	(418,787)	46%
Interest Income	550	4,531	3,981	824%
Transfers In	617,000	280,000	(337,000)	45%
Total Revenues	1,396,555	644,749	(751,806)	46%
Total Resources	1,549,555	797,715	(751,840)	51%
Requirements				
Expenditures				
Professional Services	-	1,750	(1,750)	0%
Debt Service	1,526,455	759,868	766,588	50%
Total Expenditures	1,526,455	761,618	764,838	50%
Ending Fund Balance	23,100	36,098	12,998	156%
Total Requirements	1,549,555	797,715	751,840	51%

Debt Service Fund

Resources

The Beginning Fund Balance of \$153K is in line with the budgeted amount only after being corrected with a supplemental budget. Charges for Services for \$360K are 46% of the budget. Interest income of \$4.5K is at 824% of the budget. A \$280K transfer from the Street Fund occurred in November.

Requirements

Debt Service Expense of \$760K currently accounts for 50% of the biennial budget. An unanticipated expenditure of \$1.8K was for legal services. The Ending Fund Balance of \$36K exceeds the budgeted amount of \$23K by \$13K.

City of Central Point Water Fund As of June 30, 2026				
	<i>% of biennial budget</i>			<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	400,000	414,397	14,397	104%
Revenues				
Charges for Services	11,492,000	5,046,983	(6,445,017)	44%
Interest Income	21,000	32,018	11,018	152%
Miscellaneous	94,000	5,415	(88,585)	6%
Total Revenues	11,607,000	5,084,416	(6,522,584)	44%
Total Resources	12,007,000	5,498,812	(6,508,188)	46%
Requirements				
Expenditures				
Operations	10,660,435	4,711,920	5,948,515	44%
Contingency	100,000	-	100,000	0%
Total Expenditures	10,760,435	4,711,920	6,048,515	44%
Ending Fund Balance	1,246,565	786,892	(459,673)	63%
Total Requirements	12,007,000	5,498,812	6,508,188	46%

Building Fund

Resources

The Beginning Fund Balance of \$1.5M is \$106K above budget. Total Revenues are trending 7% below budget. Charges for Service currently account for 39% of the biennial budget, and Interest Income accounts for 59%.

Requirements

Personnel Services and Materials and Services are below budget YTD by 4% and 7%, respectively. Contingency remains unspent. Ending Fund Balance of \$1.3M exceeds the budgeted amount by \$290K.

**City of Central Point
Water Fund
As of June 30, 2026**

	<i>% of biennial budget</i>			<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	400,000	414,397	14,397	104%
Revenues				
Charges for Services	11,492,000	5,046,983	(6,445,017)	44%
Interest Income	21,000	32,018	11,018	152%
Miscellaneous	94,000	5,415	(88,585)	6%
Total Revenues	11,607,000	5,084,416	(6,522,584)	44%
Total Resources	12,007,000	5,498,812	(6,508,188)	46%
Requirements				
Expenditures				
Operations	10,660,435	4,711,920	5,948,515	44%
Contingency	100,000	-	100,000	0%
Total Expenditures	10,760,435	4,711,920	6,048,515	44%
Ending Fund Balance	1,246,565	786,892	(459,673)	63%
Total Requirements	12,007,000	5,498,812	6,508,188	46%

Water Fund

Resources

The Beginning Fund Balance of \$414K is \$14K above budget following a supplemental budget in May. Total Revenues are 6% below the YTD Budget. Charges for Service are at 44% of the biennial budget. Interest Income of \$32K is at 152% of the budget. Miscellaneous Revenue of \$5K is 94% below the YTD budget.

Requirements

Operating Expenditures of \$4.7M are 6% below budget. This is expected to increase as water consumption increases in the summer months following a significant (26%) unexpected wholesale water rate increase by the Medford Water Commission in March 2026. The Ending Fund Balance of \$786K is \$460K below the budgeted amount of \$1.2M.

**City of Central Point
Stormwater Fund
As of June 30, 2026**

	<i>% of biennial budget</i>			<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	638,320	143,079	(495,241)	22%
Revenues				
Licenses and Permits	-	3,400	3,400	0%
Charges for Services	1,987,000	992,332	(994,668)	50%
Interest Income	17,000	18	(16,982)	0%
Total Revenues	2,004,000	1,000,227	(1,003,773)	50%
Total Resources	2,642,320	1,143,306	1,499,014	43%
Requirements				
Expenditures				
Operations	2,028,685	1,128,985	899,700	56%
SDC	25,000	25,000	-	100%
Total Expenditures	2,053,685	1,153,985	899,700	56%
Ending Fund Balance	588,635	(10,679)	(599,314)	-2%
Total Requirements	2,642,320	1,143,306	(1,499,014)	43%

Storm Water Fund

Resources

The Beginning Fund Balance of \$143K is \$495K under budget. Total Revenues meet the YTD budget target of 50%.

Requirements

Total Operations Expense is 6% above the YTD budget. This is primarily due to the \$ 280K capital budget expenditure for a street sweeper. There is a negative Ending Fund Balance of \$11K. A \$549K FEMA payment for culvert damage along the Greenway Bike Path, made in 2020, was expected to correct the Ending Fund Balance. However, it will likely occur in the 2026-2027 fiscal year.

**City of Central Point
Internal Services Fund
As of June 30, 2026**

	<i>% of biennial budget</i>			<u>50%</u>
	2025-27 Biennial Budget	2025-27 Actual	Difference	Percentage Received / Used
Resources				
Beginning Fund Balance	360,000	362,353	2,353	101%
Revenues				
Charges for Services	3,570,000	1,777,856	(1,792,144)	50%
Interest Income	2,700	13,936	11,236	516%
Miscellaneous	-	15,186	15,186	0%
Total Revenues	3,572,700	1,806,979	(1,765,721)	51%
Total Resources	3,932,700	2,169,332	(1,763,368)	55%
Requirements				
Expenditures				
Facilities Maintenance	656,000	332,645	323,355	51%
PW Administration	1,739,720	812,849	926,871	47%
PW Fleet Maintenance	1,327,835	637,658	690,177	48%
Total Expenditures	3,723,555	1,783,152	1,940,403	48%
Ending Fund Balance	209,145	386,180	177,035	185%
Total Requirements	3,932,700	2,169,332	1,763,368	55%

Internal Services Fund

Resources

The Beginning Fund Balance of \$362K is \$2K over budget after a supplemental budget adjustment. Total Revenues are slightly above the YTD budget by 1%, with Interest Income surpassing the budget by \$11K.

Requirements

Total Operating Expenditures are 2% below the YTD budget, and the Ending Fund Balance of \$386K is \$177K above the budgeted amount of \$209K.

City of Central Point Cash, Investments, and Debt Service Recap June 30, 2026		
Cash and Investments		
	Balance	Interest Rate
Checking Accounts	\$ 1,071,015	0.00%
Local Government Investment Pool	12,605,646	4.00%
Total Cash and Investments	\$ 13,676,661	
Debt Service		
Washington Federal - Government Financing, Inc.		
		Interest Rate
Principal Amount as of 6/1/17	\$ 9,766,000	2.64%
Principal Paid	\$ (5,278,000)	
Balance as of 6/30/26	\$ 4,488,000	
Balance by Fund		
Water Fund	53.57%	\$ 2,404,222
Street Fund	9.22%	\$ 413,794
Debt Service Fund	37.21%	\$ 1,669,985
	100.00%	\$ 4,488,000
2025-2027 Loan Repayment Schedule (principal and interest)		
6/1/2026	\$ 59,241.60	
12/1/2026	\$ 861,241.60	
6/1/2027	\$ 48,655.20	
Banner Bank		
		Interest Rate
Principal Amount as of 12/1/2022	\$ 6,551,300	2.54%
Principal Paid	\$ (1,403,850)	
Balance as of 6/30/26	\$ 5,147,450	
Balance by Fund		
Water Fund	40.00%	\$ 2,058,980
Street Fund	40.00%	\$ 2,058,980
Stormwater Fund	20.00%	\$ 1,029,490
	100.00%	\$ 5,147,450
2025-2027 Loan Repayment Schedule (principal and interest)		
6/1/2026	\$ 65,373.00	
12/1/2026	\$ 533,323.00	
6/1/2027	\$ 59,430.00	