



**CITY OF JACKSONVILLE
CITY COUNCIL AGENDA
OLD CITY HALL, 205 W Main St**

**Executive Session
Personnel**

**August 2, 2011
5:30 pm**

This session is closed the public (ORS 192.660(2)(a) and 192.660(7)).

**CITY COUNCIL
REGULAR SESSION**

*****NOTE SUMMER TIME CHANGE*****

**August 2, 2011
6:00 pm**

- 1) CALL TO ORDER
- 2) MINUTES (July 19, 2011)
BILLS LIST
- 3) PUBLIC COMMENT (items **not** on the agenda)
- 4) ACTION / DISCUSSION ITEMS
(The public will be allowed to speak, one time, to any item during the action/discussion items. In order to speak you must sign in with the Recorder under the item for which you wish to speak)
 - a. Jeff Alvis' Contract as City Administrator
 - b. Application for appointment to vacant position on Budget Committee – Linda Graham
 - c. Historic Preservation inspection of buildings
 - d. Discussion regarding Public/Private partnership between City and Bigham Knoll open space
 - e. Discussion of First and Main Street Project – TE Grant
- 5) COUNCIL DISCUSSION
 - a. Mayor and council committee reports
- 6) ADJOURN TO URBAN RENEWAL MEETING

URBAN RENEWAL REGULAR MEETING

- 1) CALL TO ORDER
- 2) ELECT URBAN RENEWAL VICE CHAIR
- 3) MINUTES (6/21/11) AND BILLS
- 4) ADJOURN

Please let the City offices know if you will need any special accommodations to attend or participate in the meeting by calling (541) 899-8910.

This Final Action Agenda/Minutes is supplemented by electronic recordings of the meeting, which may be reviewed upon request to the City Recorder. A written copy of the City Council Meeting Minutes can be reviewed on-line at <http://www.jacksonvilleor.us>

REGULAR CITY COUNCIL MEETING
June 29, 2011 at Old City Hall, 205 W Main St, Jacksonville

1. CALL TO ORDER (includes call to order, pledge of allegiance)
6 pm

Present are Councilors Jesser, Duane, Hayes, Winterburn and Lewis and Mayor Becker; absent is Councilor Schatz. Staff members present are Interim City Administrator Jeff Alvis, Recorder Jan Garcia, Treasurer Stacey McNichols, and Fire Chief Devin Hull.

2. MINUTES / BILLS

- a. Minutes – June 29, 2011

Move to: Approve the minutes as submitted

Motion by: Councilor Lewis was seconded

Vote:

Unanimous Ayes

July 5, 2011

Move to: Approve the minutes with corrections to page 5

Motion by: Councilor Jesser was seconded

Vote:

Unanimous Ayes

- b. Bills

A question regarding how long the asphalt overlay lasts was asked by Councilor Duane. City Administrator Jeff Alvis stated approximately 10 years. Councilor Winterburn asked if it was part of a grant; Alvis stated no, that it was routine maintenance only.

Move to: Approve the bills as submitted

Motion by: Councilor Lewis was seconded

Roll Call Vote

Ayes – unanimous

3. PUBLIC COMMENT (items not on the agenda)
none

4. ACTION / DISCUSSION ITEMS

- a. Public Safety Surcharge fee reduction table

Alvis explained that with reduction of the surcharge the fee table allowing low income households to receive a reduction in the surcharge needed to be redone. Councilor Hayes requested that the last line on the table would be changed to reflect \$0 as the starting amount. It was agreed by the Council to make this change.

- b. Request for reduction of water bills from Heritage Society properties.

Carolyn Kingsnorth, 2550 Old Military Road, Central Point – Kingsnorth gave a history of acquisition of the properties by Jacksonville Heritage Society. The properties are the Courthouse and the associated

buildings behind it, the Catholic Rectory, Beekman House and the Beekman Bank. She explained that the properties are all in various states of neglect and need hundreds of thousands of dollars of repairs and maintenance to make them viable venues. Kingsnorth discussed the wish of the Society to partner with the City in order to keep these buildings as valuable resources.

Kingsnorth stated that the water bills have been in excess of \$600 per month in the summer. They are requesting relief from the bill by the City. She states that all the board members have each kicked in \$1,000 of their own money towards the needs of the buildings. The Heritage Society feels that these buildings are 'priceless pieces of Jacksonville history'.

Councilor Hayes questioned whether the City really is in a partnership with the Heritage Society. He stated that reducing the water bill is a cash item right out of the budget. He also stated that it opens the doors to many other people asking for the same thing. He stated he sees it as a real problem.

Kingsnorth stated they were moving towards renting the properties but that there is a need for the deferred maintenance to be addressed first.

Council Duane asked for clarification of the time frame that is being requested for the reduction.

Kingsnorth stated it was for a temporary seasonal reduction for one year.

Alvis points to the memo in the packet that explains the options for reduction. He states that since the City has to buy the water themselves they would have to charge the cost of water and administration and then could reduce the amount above that. He also stated that the water department would be willing to work the Heritage Society on a conservation plan as the water bills are well over what they should be due to overwatering in the past. He stated there could be a cap on the usage that was subject to reduction. An amount over what was considered good conservative use of the water would not be reduced as outlined in the memo.

There was additional discussion between Councilor Hayes and Kingsnorth regarding the society's purchase of the properties and control of them.

Whitman Parker, 470 Mary Ann Drive – Mr. Parker states that he is on the Board of Directors for the society and believes that relief is needed. He read into the record a statement from the Jacksonville Review made by Councilor Hayes when he was running for office that stated he would support and protect the character of the city.

Councilor Hayes stated that 'yes' you would support it but that the City of Jacksonville is not responsible for supporting it.

Clara Wendt , 570 G St - She stated she has been looking at the situation for awhile and that the City did not make an effort to work with the Jackson County Historical Society when they had control over the buildings. She spoke about the viability of places such as the museum and her dislike that the City has 'been given' the Britt Gardens which only increases the debt. She states that 'under no circumstances there should be charitable relief' and that the society does not even have a master plan.

Charlie Wilson, 135 Offord Circle – He states he is also on the Board of Directors. He states the money is not coming out of the general funds and that it is 'only a blip on the radar.' He listed a number of circumstances that the Heritage Society is working with other organizations to build relationships to

help with these historic properties. He also stated he did not feel this was the only time that the Society would need to come back to the City.

Mayor Becker asks 'how is the Heritage Society run?'

Wilson states they do have a master plan for all the structures. They have been contacting many different groups have a volunteering to help with many different facets of upkeep. The master plan will be made public and have a goal for sustainability of the structures.

Art Krueger, 1050 N 5th St – Krueger asked to point out something he was working on to help out historic structures. He stated that he has been contacting all kinds of groups for help with historic structures in Jacksonville.

Mayor Becker stated that the project he was talking about was not relevant to this item and that he needed to end his presentation and save it for a different date.

Move to approve: The request to waive utility fees as requested and provide help for conservation of water.

Motion by Councilor Duane was seconded

Council discussion ensued. The memo written by Jeff Alvis was discussed among the councilors. There was discussion on the need to protect historic properties and the perceived future needs of many organizations to have the City help them pay for the expenses of these organizations. Councilor Winterburn suggests a compromise and refers to the memo from Alvis as the recommended compromise.

Move to amend the motion on the table to include the words 'for a one year limit of term'

Motion by Councilor Duane was seconded

Roll Call Vote

Ayes: Councilors Jesser and Duane

Nays: Councilors Hayes, Winterburn and Mayor Becker

Abstain: Councilor Lewis: Reason given – Serves on a board that is a partner with the SOHS.

Motion to amend fails

Roll Call Vote on main motion above

Ayes: None

Nays: Councilors Jesser, Duane, Winterburn, Hayes and Mayor Becker

Abstain: Councilor Lewis for the reason stated above

Move to reduce the water fees by 50% as outlined in the memo from Jeff Alvis and work with the Heritage Society regarding water conservation

Ayes: Councilors Jesser, Winterburn, Duane and Mayor Becker

Nays: Councilor Hayes

Abstain: Councilor Lewis for the reason stated above

For clarification purposes Alvis states the reduction will begin immediately.

5. ORDINANCES AND RESOLUTIONS

a. RES 1078: A resolution establishing the recognition of the Jacksonville Fire Department as a separate department in all city documents.

Move to approve RES 1078 in it's entirety.

Motion by Councilor Lewis was seconded

Vote

Unanimous - Ayes

6. Council Discussion

a. Mayor and committee reports

Councilor Hayes states at the last Public Safety meeting there was discussion regarding working with the Presbyterian Church to use part of the facility for emergency operations in a natural disaster.

Councilor Lewis stated that he would like to be sure the entire council had read the letter of commendation for Rick Shields that was in the packet. He stated that Rick was a valuable asset in a tough job as the Cemetery Sexton.

Councilor Jesser stated that the definition of the word "peddler" in the code had been decided up by City Attorney Kurt Knudsen and the Planning Commission. After that definition an applicant was allowed to sell his art work on city lot 2 days per week on the weekend. He stated that the CUP on Bigham Knoll's campus still has lots of work that needs to be done and the hearing was continued until August 10. He stated there was some question about the City and Bigham Knoll having joint maintenance and management of the baseball field. He stated he felt it was not in the best interest of the City but that he felt the whole council should have a voice.

Councilor Winterburn stated that he has been looking into the Community Center of the City of Winston. He has also been looking into seismic retrofits of the Fire Department in Klamath Falls.

Councilor Hayes stated that Winterburn's information regarding the floor space use in a community center was very helpful.

Councilor Duane stated that the HARC meeting would be held next week. The applicants that had been denied a Burn To Learn opportunity on G St have come back with a beautiful project. She commented on a video being filmed regarding repurposing of historic art forms.

Alvis read a letter for Dirk Siedlecki regarding the removal of dangerous items left on gravesites. The purpose was to make the Public Works employees have a safer work environment while cleaning up.

Fire Chief Hull reports that the Fire Department is responding to about 1.2 calls per day as predicted 18 months ago. They often support other First Responders. He stated they were called as back up to the multiple stabbings and arson fire in Medford. Since it involved small children the employees that were on duty were sent home for 24 hours after a critical incident debriefing.

The Fire Department also had a fire extinguisher training class last Saturday that went well. Whitman Parker of the Jacksonville Review stated that the video was up on their website of this class.

7. ADJOURN
6:51 pm

Mayor, Paul Becker

Jan Garcia, City Recorder

Date approved: _____

APPLICATION FOR APPOINTMENT TO COMMITTEE OR COMMISSION

MAY 12 2010

CITY OF JACKSONVILLE

NAME: Linda Graham POSITION APPLYING FOR? Budget Committee

ADDRESS: 1015 Beverly Way Julie OR 97530
STREET CITY STATE ZIP

MAILING ADDRESS (IF DIFFERENT): PO Box 626 Julie OR 97530
PO BOX/STREET CITY STATE ZIP

EMPLOYMENT: Scheffel's Toys - retail owner
NATURE OF BUSINESS OCCUPATION

TELEPHONE: (541) 899-1031 (541) 899-7421 (541) 261-9446
HOME BUSINESS CELL

OF YEARS AS A CITY RESIDENT: 18 E-MAIL ADDRESS: info@scheffels.com
SCHOOL YEARS COMPLETED: 16 DEGREE: OR S & ADN
REGISTERED VOTER: (Y) OR N MILITARY SERVICE: no


WHY DO YOU WISH TO SERVE THE CITY I have lived here & worked here most of my life and care deeply about this town's welfare

WHAT EXPERIENCE OR EDUCATION HAVE YOU HAD RELATIVE TO THIS FIELD OF CONCERN I served on this committee for 2 1/2 yrs, chamber treasurer for 2 yrs, own and operate my own business 20 yrs.

THE COMPREHENSIVE PLAN IS THE GUIDING DOCUMENT FOR MANY DECISIONS. DO YOU AGREE TO READ AND BECOME FAMILIAR WITH THE COMPREHENSIVE PLAN AND OTHER CITY CODES UPON APPOINTMENT? YES NO

PLEASE LIST ANY PREVIOUS OR PRESENT INVOLVEMENT, SUCH AS CITY COUNCIL, COMMISSION OR BOARD MEMBERSHIP, CITIZEN'S COMMITTEE, ETC. IN JACKSONVILLE OR ELSEWHERE: chaired CAC UGBIO, Parking commission - 7 yrs, Budget - 2 1/2 yrs, Chamber Board 7 yrs in CERT Team

ADDITIONAL INFORMATION YOU FEEL IS PERTINENT TO THIS APPLICATION: _____

DATE 5-12-10 SIGNATURE 

Memo to the City Council

City of Jacksonville Planning Department

FROM: Amy Stevenson, Planning Director
DATE: July 26, 2011
SUBJECT: Public-Private Partnership with Bigham Knoll

The following condition was required by the Planning Commission in the March 28, 2008 Final Order of Approval for the original Performance Review application for the Bigham Knoll campus.

8. Public and private areas shall be clearly identified.

a. The applicants and the city shall explore entering into an agreement with the city to determine the level of public access to the picnic grounds and resolve liability issues.

b. The applicants and the city shall explore entering into an agreement with the city to determine the level of public access to the Athletic Fields and resolve livability issues.

c. The applicants shall create an agreement allowing for joint usage of the parking area known as Blackstone Alley between D and E Street. The agreement shall determine the level of public access to the entire Southwest parking lot and resolve liability issues.

This condition is specifically related to the Special Protection zoned athletic field and parking areas adjacent to the athletic field. Upon review of the final orders of approval, I found that there was no record in the files documenting that this condition had ever been met. I spoke with both Jeff Alvis and Paul Becker on the matter and they both agreed that the City would not be interested in entering into a joint use agreement with Bigham Knoll for the athletic field at this time. Jeff provided the following statement for the July 13, 2011 Planning Commission:

After the discussion we had this morning regarding the private/ public partnership at the Bigham Knoll campus field, I concur with the owners wishes to keep their open space area private. The City has limited resources to help in a shared maintenance agreement both with personnel and financially and if we were to enter into a partnership, our obligations may not be able to be met at this time.

*Thank You,
Jeff Alvis*

The Planning Commission asked that the matter be forwarded to the City Council for review and comment in time for their next meeting of August 10, 2011.

MEMO

CITY OF JACKSONVILLE

Date: July 28, 2011

To: City Council

From: Jeffrey Alvis, Administrator

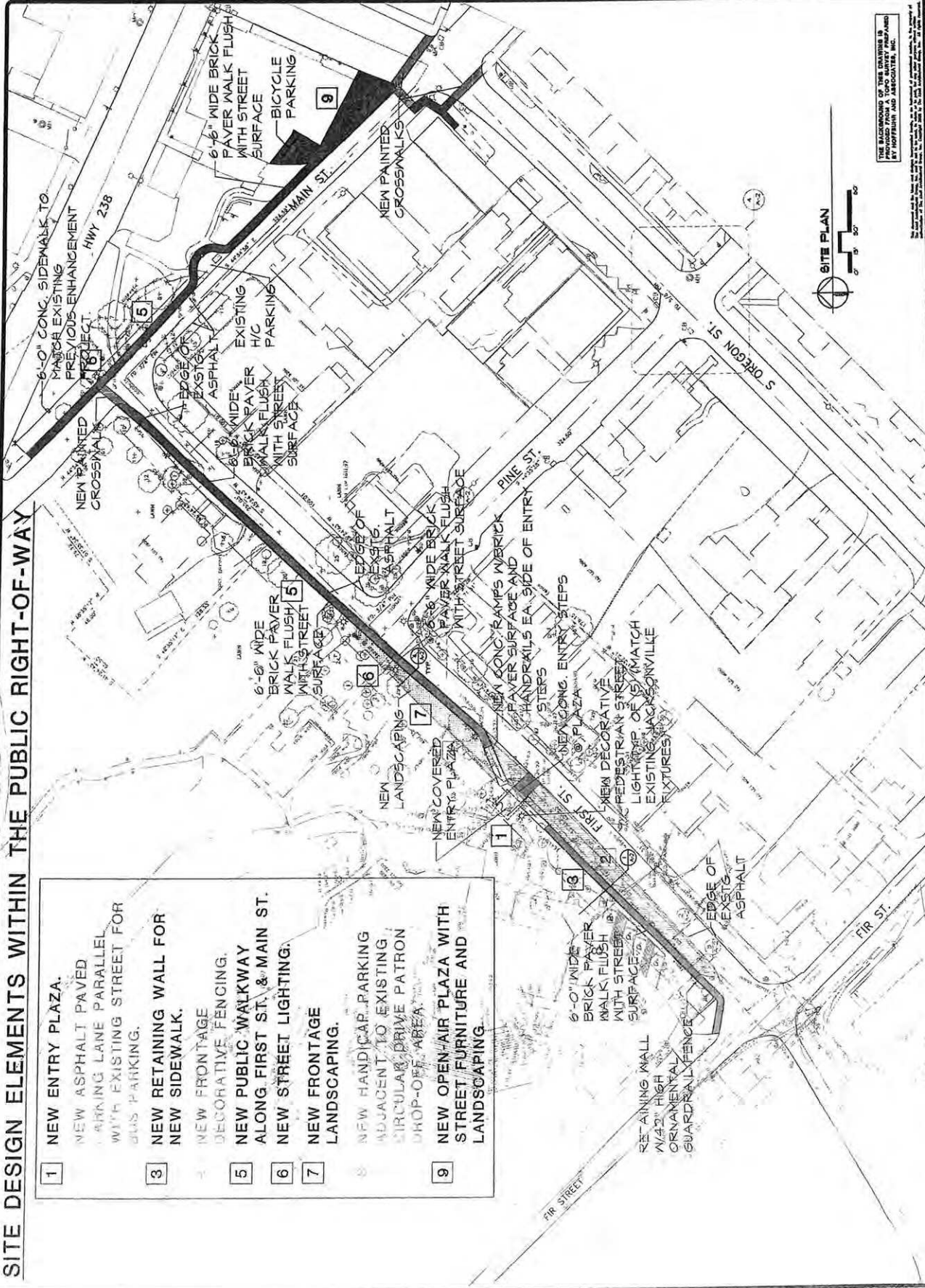
Subject: First and Main Streets Enhancement Project

In 2008, ODOT awarded a \$854,626 Transportation Enhancement grant to the City for a project on First and Main Streets which will combine pedestrian, bicycle, landscape and historic preservation enhancements. The engineering firm of OBEC is in the design process now. The project will connect the downtown core business area to the Britt Gardens and Woodland Trails. The project is a partnership between the City and the Britt Festivals. Two pedestrian plazas will anchor the ends of the walkway, one enhancing and protecting the 1855 Brunner Building and the other creating an attractive focal shelter feature at the entrance into the Britt Concert Grounds and the trails beyond. Additional connections will tie to points south and to Highway 238 and the City's Intermodal Center on its north side.

The Britt Festival Association has committed itself to helping contribute the required 10.27% match for the project. This will be complemented by storm drain work, crosswalk and administrative matches from the City in the amount of approximately \$41,000.

SITE DESIGN ELEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY

- 1 NEW ENTRY PLAZA.
NEW ASPHALT PAVED
PARKING LANE PARALLEL
WITH EXISTING STREET FOR
BUS PARKING.
- 3 NEW RETAINING WALL FOR
NEW SIDEWALK.
NEW FRONTAGE
DECORATIVE FENCING.
- 5 NEW PUBLIC WALKWAY
ALONG FIRST ST. & MAIN ST.
NEW STREET LIGHTING.
- 7 NEW FRONTAGE
LANDSCAPING.
- 8 NEW HANDICAP PARKING
ADJACENT TO EXISTING
CIRCULAR DRIVE PATRON
DROP-OFF AREA.
- 9 NEW OPEN-AIR PLAZA WITH
STREET FURNITURE AND
LANDSCAPING.



THE BACKGROUND OF THE DRAWING IS
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NO.	DATE

THE ABEL ARCHITECTURAL GROUP, INC.
3 EAST MAIN STREET, SUITE 200
JACKSONVILLE, OREGON 97301
TEL: 325-1111 FAX: 325-1112



PRELIMINARY
NOT TO BE USED
FOR CONSTRUCTION

TRANSPORTATION IMPROVEMENT PROGRAM GRANT
OREGON DEPARTMENT OF TRANSPORTATION
FIRST & MAIN STS. IMPROVEMENTS
CITY OF JACKSONVILLE & BRITT FESTIVALS
JACKSONVILLE, OREGON 97330

SITE PLAN
A-1
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

MEMO

CITY OF JACKSONVILLE

Date July 20, 2011
To: City Council
From: Jan Garcia, Recorder
Subject: OLCC Licenses update

Due to questions by the Council regarding OLCC licenses I put together a data base of all license activity for the past 18 months.

In 2011 only four NEW OLCC licenses were issued and two of those are within the same physical location.

I have enclosed a list of the one I have on file since taking over this job last July 1. The blue are 2009 events, light green are 2010 events and orange are 2011 events.

The very light green ones are the new license applications processed this year.

I am currently working with the OLCC to be able to get a comprehensive list of what they have on file to help with tracking.

Wineries and tasting rooms do not have to pay renewal license fees to local governments per OLCC.

OLCC Licenses

Establishment Name	Individual applying	Address	City	State	Zip	Type of license	Date approved	Office Use only
Bella Union	Jeff Chamberlain	PO Box 1620	Jacksonville	OR	97530	renew	9/7/2010	
Bigham Knoll Group	Hillery Kemmling	525 Bigham Knoll	Jacksonville	OR	97530	event	6/12/2009	
Bradley Vineyards	Bradley Winery LLC	2353 Azalea	Elkton	OR	97436	new	4/19/2011	no renewal fee
C St. Bistro	Paul Becking	230 E "C" St	Jacksonville	OR	97530	renew	6/6/2011	
Caprice Vineyads	James Davidian	972 Old Stage Rd	Central Point	OR	97530	event	6/24/2011	no renewal fee
Caprice Vineyads	James Davidian	971 Old Stage Rd	Central Point	OR	97530	event	8/11/2011	no renewal fee
Caprice Vineyads	James Davidian	970 Old Stage Rd	Central Point	OR	97530	event	9/3/2011	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	163 S Oregon	Jacksonville	OR	97530	event	12/3/2010	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	162 S Oregon	Jacksonville	OR	97530	event	2/21/2011	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	161 S Oregon	Jacksonville	OR	97530	event	2/24/2011	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	160 S Oregon	Jacksonville	OR	97530	event	3/17/2011	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	156 S Oregon	Jacksonville	OR	97530	event	4/8/2011	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	155 S Oregon	Jacksonville	OR	97530	event	4/28/2011	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	154 S Oregon	Jacksonville	OR	97530	event	5/8/2011	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	153 S Oregon	Jacksonville	OR	97530	event	5/13/2011	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	150 S Oregon	Jacksonville	OR	97530	event	6/24/2011	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	157 S Oregon	Jacksonville	OR	97530	event	4/1-3/2011	no renewal fee
Cork's Wine Bar	NW Wine Merch, llc	151 S Oregon	Jacksonville	OR	97530	event	5/26-27/2011	no renewal fee
Dejavu Bistro and Wine Bar	WJP Inc	PO Box 1373	Jacksonville	OR	97530	new	6/7/2011	no renewal fee
Devitt Winery	James DeVitt	11412 Hwy 238	Jacksonville	OR	97530	event	6/13/2010	no renewal fee
Devitt Winery	James DeVitt	11412 Hwy 238	Jacksonville	OR	97530	event	6/11/2011	no renewal fee
Eden Vale Winery	Myron Root Co Inc	2310 Voorhies Rd	Medford	OR	97501	event	6/11/2011	
Frau Kemmling	Frau Kemmling LLC	535 Bigham Knoll	Jacksonville	OR	97530	Off premises	5/17/2011	
Gary West Meats	Old Four Steam, LLC	PO Box 517	Jacksonville	OR	97530	renew	3/16/2010	
Gogi's	Gabriel Murphy	PO Box 1168	Jacksonville	OR	97530	renew	9/8/2010	
Jacksonville Chamber	Arlis Duncan	PO Box 33	Jacksonville	OR	97530	event	6/13/2010	
Jacksonville Mercantile	David Jesser	PO Box 1869	Jacksonville	OR	97530	renew	9/30/2010	
Jacksonville Spirit	Colvin Oil Company	2520 Foothill Blvd	Grants Pass	OR	97526	renew	8/4/2010	
JF Guerrero	John Guerrero	PO Box 965	Jacksonville	OR	97530	event	6/13/2010	no renewal fee
La Fiesta	Fernando Serrano	PO Box 363	Jacksonville	OR	97530	renew	9/1/2011	
Las Palmas	Luis Rodriguez	PO Box 938	Jacksonville	OR	97530	renew	11/17/2010	
Lodestar	Star5y2ygy LLC	PO Box 1416	Jacksonville	OR	97530	Off premises	5/24/2011	



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Photo courtesy of Colin Foss, Alegion Stock

News, Updates and Emerging Risk Management Issues
of Interest to CIS Members

July 2011

Loss Lessons Learned...

Lane County & Oregon's Public Meeting Law

Thanks to CIS General Counsel Mark Rauch and LOC General Counsel Chad Jacobs

In early 2010 two people sued Lane County and three of its commissioners for violating the Oregon Public Meeting Law. The suit was based on the allegation that emails were used to communicate and make decisions among commissioners away from the public eye. On January 18, 2011, Lane County Circuit Court Judge Michael Gillespie found two Lane County Commissioners had willfully violated the Oregon Public Meetings Law and were personally liable for plaintiffs' attorney fees and costs. The potential personal liability of the commissioners under that ruling was not disclosed, but was reported to be in the six-figure range. The two commissioners and Lane County considered an appeal, but the matter settled in April in a negotiated deal that has the county paying the plaintiffs \$350,000 and each of the two commissioners paying the county \$20,000. The case is Dumdi

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Loss Lessons Learned... Lane
County & Oregon's Public
Meeting Law

Is a Bounce House Worth
the Risk?

503-763-3800 800-922-2684
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READ MORE ON NEXT PAGE



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Real-Time Risk • June 2011

Page 2 of 5

and *Anderson v Handy, Sorenson, Fleenor, and Lane County Board of Commissioners, Case No. 16-10-02760.*

Although Lane County is not a member of CIS, the lessons learned are valuable for all public entities:

- Use of a personal computer and a private email account to conduct entity business may subject your personal computer or private email account to disclosure under a public records request or in a litigation discovery request.
- Use of email by a quorum of a public body might constitute a meeting under Oregon's Public Meeting Laws.
- Serial meetings may violate Oregon's Public Meeting Laws.
- Knowledge of the requirements of the public meeting laws and failure to comply with those requirements might constitute willful misconduct that would subject individuals to personal liability.

It is also worth noting that in this case, CIS would not have had an obligation to defend and/or indemnify either the individual commissioners or the entity. While CIS coverage is very broad, it is primarily intended to apply to actual or alleged civil liability of our member entities and public officials for damages to third parties. Coverage A of the CIS Liability Coverage Agreement focuses on claims brought under the statutes commonly known as the Oregon Tort Claims Act (OTCA). However, the Oregon Public Meetings Law – the focus of this case - has its own, exclusive remedies for violations of the law. These remedies would seemingly preclude an action being brought pursuant to the OTCA, and thus covered by CIS.



"Use of email by a quorum of a public body might constitute a meeting under Oregon's Public Meeting Laws."

MEMO

CITY OF JACKSONVILLE

Date July 28, 2011
To: City Council
From: Jan Garcia, Recorder
Subject: Land Swap Study Session Minutes

Study sessions do not require minutes to be taken. However, to insure accuracy of the record please put these minutes at the front of your section 7 in the Forest Park/MRA Landswap information binder given to you at the last City Council meeting.

We will not be voting on these minutes as they are only to retain information for you.

--Jan

This Final Action Agenda/Minutes is supplemented by electronic recordings of the meeting, which may be reviewed upon request to the City Recorder. A written copy of the City Council Urban Renewal Meeting Minutes can be reviewed on-line at <http://www.jacksonvilleor.us> under "City Government – City Council, study session".

Study Session regarding MRA/Forest Park Land Swap July 19, 2011 at 5 pm

Minutes are not required for study sessions. The purpose of these minutes is to document the basic information from the study session.

Present: Jeff Alvis, City Administrator, Mayor Paul Becker, Councilors Jesser, Winterburn, Duane, Hayes, Lewis and Schatz, Tony Hess on behalf of Forest Park, Steve McIntyre on behalf of MRA (Motorcycle Riders Association) and Jan Garcia, Recorder.

Mayor Becker read a statement into the record regarding public comment at this meeting and future meetings. This document is now in the master file at the City Recorder office.

Jeff Alvis went through the file provided for the Council in a binder. He explained briefly what items were in each section.

Steve McIntyre, 130 W "F" St.; representing the MRA gave a brief overview of the past proposal. He showed the Council the area on the map. He then answered questions from the Council.

McIntyre explained that a large portion of the drainage actually drains to the Galls Creek Side of the ridge.

He stated that the proposal was to trade the 40 acres owned by the MRA in the lower part of Forest Park to the City along with \$845,000. The MRA would receive 380 acres above Forest Park approximately 5 miles from town.

He states there have been many different versions of swaps discussed. The one listed here is the one the MRA is interested in pursuing with the City.

He discussed use of the land, the steep topography in areas and easements needed to make looping trails. He stated any mineral rights would transfer with the sale.

The City of Jacksonville would retain a First Right of Refusal for future sale of the land.

Several easements were discussed and the MRA would deed access to the City for an area of land that due to topography they have no access to at this moment.

MRA would pay for closing costs, surveying costs and property line adjustment costs.

Transcribed by: Jan Garcia

No off-roading would be allowed on the easements. They would be for ingress and egress only. They would be a maximum of 14' wide.

Maintenance of said easements would be based on a decision of which entity uses it the most.

The offer would be contingent upon Oregon Parks Department authorizing the funding.

Questions and answers are listed below.

Question: Can any of the land parcels be divided up or developed especially for commercial use in the future by the City or anyone else?

Answer: At this time there is only one resident attempting to rezone a large parcel (160 acres) to residential.

Question: Could 100 acres of the 380 be retained by the City and have a management agreement?

Answer: Not sure why this would be done.

Question: Is this last proposal being discussed still a viable option for the MRA?

Answer: Yes, however the MRA still struggles with the aspect of what kind of a recreational experience is offered to the MRA with this swap. It is a long bumpy ride up to the top to off-load their vehicles. Members of the MRA are still a bit divided on this issue. Alvis states that is 2.1 miles to the 40 acre parcel currently owned by the MRA and 4.7 miles to top of the property.

Question: Is it possible to have a mutual lease agreement with the MRA to hold events?

Answer: Yes, in fact they have been holding biking events for the past 4-5 years.

Questions: If the City keeps the property, what options does it have to develop it commercial as a destination resort?

Answer: At this time, with the current zoning, none.

Question: Will there be any funding for enforcement?

Answer: At this time the BLM has a regular patrol. Grants for patrolling of law enforcement agencies are available. The State Parks Department is 'into safety'. The funding is fairly readily available.

Question: What effect would this have on the game population?

Answer: There are bear, deer, and cougars in this area currently. They do not like open areas but appear to be increasing in population.

Tony Hess on behalf of Forest Park spoke about events in Forest Park already along with signage and road work that is being done. The MRA has donated \$13,000 to work on the Norling Road recently.

Question: Is putting it on the ballot behind us?

Answer: That can be discussed at the first public hearing.

Question: Is there any camping available?

Answer: It has not been discussed at this time.

Meeting adjourned at 5:33 pm. A public hearing will be held in the next month or two to begin discussing this land swap.

Transcribed by: Jan Garcia

This Final Action Agenda/Minutes is supplemented by electronic recordings of the meeting, which may be reviewed upon request to the City Recorder. A written copy of the City Council Urban Renewal Meeting Minutes can be reviewed on-line at <http://www.jacksonvilleor.us> under "City Government – City Council, Urban Renewal".

URBAN RENEWAL AGENCY

Meeting opened at 7:10 pm by Chairman, David Jesser

- 1) CALL TO ORDER
- 2) MINUTES (March 1, 2011)
 - Move to: approve minutes as presented
 - Motion by Councilor Lewis was seconded.
 - Vote:
 - Passed Unanimously
- 3) PUBLIC HEARING FOR THE PURPOSE OF ADOPTING THE BUDGET FOR THE JACKSONVILLE URBN RENEWAL AGENCY FOR FISCAL YEAR 2011-12
Clara Wendt, 570 "G" St spoke regarding Urban Renewal in general. She read a portion of a Medford Mail Tribune article regarding Medford's Urban Renewal Agency into the record. She stated that she did not believe Urban Renewal funds were supposed to be used for infrastructure. She stated that it was to be used for blight and that Jacksonville did not have any blight. She stated that the sense of the town is being lost.

Treasurer McNichols explains the budget to the council.

Alvis reminded the council that the \$20,000 currently in the budget for the Urban Renewal Consultant would not necessarily be used in its entirety for that purpose. A \$6,000 bid came in today to have a consultant look over the city's Urban Renewal program so far.

Public hearing was closed at 7:17 pm.

Move to: approve budget with changes as submitted.
Motion by Councilor Lewis was seconded.
Vote:
Roll Call vote: Passed
Ayes: Becker, Lewis, Duane, Jesser
Nay: Hayes

- 4) RES 11-002 - A RESOLUTION ADOPTING THE URBAN RENEWAL BUDGET FOR THE JACKSONVILLE URBAN RENEWAL DISTRICT FOR THE FISCAL YEAR COMMENCING JULY 1, 2011, MAKING APPROPRIATIONS, AND DECLARING TAX INCREMENT.

Move to: approve resolution in its entirety.
Motion by Councilor Lewis was seconded.
Vote:
Roll Call vote: Passed 4-1
Ayes: Becker, Lewis, Duane, Jesser

Transcribed by: Jan Garcia

Nay: Hayes – stated he voted no because he is opposed to Urban Renewal.

4) ADJOURN

David Jesser, Chairman

City Recorder or Designee

Date approved: _____