

Exhibit 0

**Joseph T. Slaughter**

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**From:** Eli G. Matthews  
**Sent:** Friday, July 17, 2015 4:02 PM  
**To:** Joseph T. Slaughter; Jim E. Huber; Lori J. Cooper  
**Cc:** Bill W. Hoke; Daniel L. Bunn  
**Subject:** Ex Parte, Eli Matthews, MD-2

Ex Parte, Eli Matthews, MD-2

Please add to the record.

On July 16<sup>th</sup> I received a brief phone call from Bill Leever about the UGB Amendments for MD-2. He informed me that he was one of the owners along Mr. Malepsy for over 15 years. He informed me that he desired to move forward this agreement with the School District and Parks for the 20 acres donations. He was very pleased with Planning staff work on the project and appreciated that MD-2 was rated so well and is an "exceptional" piece of property.

Eli Matthews

## Joseph T. Slaughter

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**From:** Eli G. Matthews  
**Sent:** Tuesday, March 03, 2015 3:05 PM  
**To:** Joseph T. Slaughter; Jim E. Huber  
**Cc:** Lori J. Cooper; Daniel L. Bunn; Eric P. Swanson  
**Subject:** Ex Parte, Eli Matthews, MD-5, MD-4 & MD-3

Mr. Slaughter

Please add to the record.

Today I met with Mike Montero to discuss the UGB amendment project. He was advocating on behalf of numerous clients.

First, he shared with me the concern of the legal ramifications and the concern of potentially prolonging the process. e.g., Bend Oregon. He wanted to make sure I understood that it is vital to capture growth within this process and is very important for future city utilities and SDC'S.

1. MD-5 Shared the conceptual plan. Made the point to communicate the question: is it developable? Emphasizing that implementing a business development would be ideal for this site. Ranking was good.
2. MD-4- Hillcrest District- Showed me the conceptual plan. Articulated two main features of this property, and what have been a concern for many. 1) The historical buildings will remain. 2) At least %15 will remain open space.
3. MD-3. Shared with me the conceptual development plan. Shared that they plan to design their road on their own property line.
4. MD-5 Suggested the value of getting this whole area done at one time. Large issue is sewer, and 500 acres already not served. Spoke to the fact that we need to ask the question for transportation, "what is least expensive route?" Including this property would be imperative in bringing two key values 1) If not brought in the other 500 acres will be stranded- solution to serve not only this property, but the other 500 already included.

He spoke to the history of the path from the Greenway to Prescott Park. Stating that linking this is vital for Medford. Property owners have agreed that they will not only allow this but will even pay for it and even build it.

Eli Matthews

541-261-6912



## **Joseph T. Slaughter**

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**From:** Eli G. Matthews  
**Sent:** Wednesday, February 25, 2015 4:37 PM  
**To:** John K. Adam; Joseph T. Slaughter  
**Cc:** Jim E. Huber; Daniel L. Bunn; Eric P. Swanson; Lori J. Cooper; Gary H. Wheeler  
**Subject:** Ex Parte Communication, MD 9, Eli Matthews

Mr. Slaughter,

Please add to the record.

Today (2.25.15) I briefly met with some of the property owners of MD-9. Property owners in attendance were: Robert Tracey, Janice Tracey, Tom Dobbs, Tim Cummings, Tom White, Ray White, Anne Chancler, and Allen Steadman.

They were pleased that they had been ranked so high, but had a few questions on the overall process. They asked about the criteria and how the council is going to address the overall land need.

In addition they wanted to know about the most effective way to communicate at a public hearing. They also inquired about how to best make their case in front of the city council.

They stated that they believe they are in a good position, in that all of the property owners have the desire and willingness to be included in the UGB.

Eli Matthews

City Council, Ward 2

541-261-6912

## Joseph T. Slaughter

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**From:** Eli G. Matthews  
**Sent:** Monday, October 27, 2014 4:49 PM  
**To:** Joseph T. Slaughter  
**Cc:** Jim E. Huber; Lori J. Cooper; John K. Adam; Eric P. Swanson; Gary H. Wheeler; Daniel L. Bunn  
**Subject:** Ex Parte Communication, MD-6  
**Attachments:** SKMBT\_C28014102623350.pdf; ATT00001.htm

Mr. Slaughter,

Please add to the record.

On October 23rd I met with Mike Malepsy and Bonnie Malepsy to discuss the MD-6 Conceptual Plan. They communicated to me that they drafted a letter that was sent out to surrounding property owners (attached).

They expressed to me that their property scored very well and they are looking forward to possibly being included in the UGB. They noted their property is ideal because of proximity & transportation.

Furthermore, they are pleased with planning staff and the Planning Commission's work thus far.

Please let me know if you have any questions.

Eli Matthews  
City Council, Ward 2

Sent from my iPad

Begin forwarded message:

**From:** Amanda Richardson <[arichardson@windermere.com](mailto:arichardson@windermere.com)>  
**Date:** October 27, 2014 12:35:20 PM PDT  
**To:** "[eli.matthews@cityofmedford.org](mailto:eli.matthews@cityofmedford.org)" <[eli.matthews@cityofmedford.org](mailto:eli.matthews@cityofmedford.org)>  
**Subject:** FW: MD-6 Letter

Please see attached letter from Bonnie Malepsy.

**Amanda Richardson**  
Office Manager

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<http://foundation.windermere.com>  
<http://blog.windermere.com>

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**From:** Bonnie Malepsy [mailto:[malepsy40@embarqmail.com](mailto:malepsy40@embarqmail.com)]

**Sent:** Monday, October 27, 2014 12:22 PM

**To:** Amanda Richardson

**Subject:** FW: MD-6 Letter

Hi Amanda- I sent this letter to Councilman Eli Matthews. He wasn't able to open it. Please scan and resend to him.

Thanks.Bonnie

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**From:** Bonnie Malepsy [mailto:[malepsy40@embarqmail.com](mailto:malepsy40@embarqmail.com)]

**Sent:** Monday, October 27, 2014 10:45 AM

**To:** '[eli.matthews@cityofmedford.org](mailto:eli.matthews@cityofmedford.org)'

**Subject:** FW: MD-6 Letter

Hi Eli-

Thank you so much for meeting with Mike and I last Thursday. We appreciate you taking the time. I am forwarding the letter we sent to the MD-6 homeowners. There were 20 letters sent. We have received 3 negative comments. The letter was sent out over 2 weeks ago, so we are not anticipating any more responses.

Clark Stevens of Richard Stevens and Associates, LLC, will be writing a narrative on the attributes of the property in the coming weeks. As soon as he does, we will forward that to you as well.

We are very pleased with the work of the Planning Commission so far.

We'll be at the open house tomorrow night, so we'll probably see you there.

Thanks....Bonnie Malepsy

Starlight Lane and Reed Lane Property Owners

October 3, 2014

Dear Property Owners,

Our firm, Richard Stevens & Associates, Inc., is representing the property owners (Mike and Bonnie Malepsy, South Stage, LLC) at 176 South Stage Road before the City of Medford, for the inclusion into the City of Medford's Urban Growth Boundary (UGB). If you are not aware, the City of Medford along with other Cities within Jackson County, have completed the Regional Problem Solving (RPS) review for future growth of cities in the Bear Creek Valley. Part of that task was to identify where different cities can grow, or expand their UGB for future development. The next step in the process is for the City of Medford to identify where the first expansion should be located. This is the stage the City of Medford is currently reviewing.

The purpose of this letter is to inform everyone in the area that the Malepsy's desire to request the proposed inclusion will be for the properties identified on the enclosed map. The Harry & David property, where parking is provided, is more than likely to be included within the UGB expansion; therefore, it makes practical sense that the rest of the properties to the south of Harry & David, the Starlight Lane and Reed Lane properties, should also be included with the Harry & David proposal. The potential benefits for being included and located within the Urban Growth Boundary for the City of Medford are:

1. The eventual opportunity for using City water with the Medford Water Commission, if your wells are failing.
2. Having City of Medford Police protection versus Jackson County Sheriff.
3. Future development potential, lot splits and improvements to your property. You do not have to do improvements or development to your property unless you so choose.
4. Having the Rogue Valley Sewer Service available, if you are currently not connected to the sewer system.
5. Potential increase of property values.

This UGB proposal will not have any impact or disturbance to your current uses on your property. This proposal only prepares the land and area for future development in the next 20 years.

This proposal does not annex your property or include your property into the City Limits of Medford. An annexation into the City is a separate process that you will have the option to do as an application process with the City of Medford in the future. Therefore, no additional taxes or fees are anticipated with an Urban Growth Boundary Amendment for the City. Our client, Mr. Malepsy, will be taking the lead on this proposal and will be paying for any costs associated with this proposal for inclusion into the Medford Urban Growth Boundary.

If you have any questions, please do not hesitate to call our office at (541) 773-2646.

Sincerely,

Richard Stevens & Associates, Inc.  
Clark Stevens

## Joseph T. Slaughter

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**From:** Eli G. Matthews  
**Sent:** Wednesday, October 22, 2014 3:15 PM  
**To:** Joseph T. Slaughter  
**Cc:** Eric P. Swanson; Jim E. Huber; John K. Adam; Lori J. Cooper; Gary H. Wheeler; Daniel L. Bunn; Bianca L. Petrou  
**Subject:** Ex Parte Communication, MD-7 mid & MD-7s

Mr. Slaughter,

Please place into the record for UGB Amendment Project...

Today I met with Mike Naumes, Laz Ayala and Robert Boggess to discuss the Naumes Park Conceptual Master Plan -Urban Reserve Areas MD-7mid & MD-7s. It is my understanding that staff has the Naumes Park Conceptual Master Plan (24 pages), so I will omit it from this email (Mr. Mark Knox, Principle Planner).

In our brief meeting, they presented their conceptual land use and transportation plan within the two areas. They shared their case for the expansion stating that there needs to be more of a balance of development between east Medford and west Medford, and consequently this area in the Urban Reserve is ideal for west Medford growth. They also highlighted that they have been working collaboratively with many property owners within these Urban Reserve Areas. Their main points of discussion were: (Most are also in Conceptual Plan)

- Best and most efficient use of this property.
- Very limited infrastructure limitations.
- More affordable housing closer to downtown.
- Compatible with existing neighborhood.
- Walkability & limited public investment.
- Creates a range of housing options; The plan has residential, commercial, and open space.
- Stakeholders have worked with Fire Department and schools (Kids Unlimited) with the willingness to donate land to both.

Let me know if you have any question.

Thanks,

Eli Matthews  
City Council, Ward 2