



Medford City Council Meeting

Agenda

November 16, 2017

6:00 P.M.

**Medford City Hall, Council Chambers
411 West 8th Street, Medford, Oregon**

10. Roll Call

20. Recognitions, Community Group Reports

30. Oral Requests and Communications from the Audience

Comments will be limited to 4 minutes per individual, group or organization. PLEASE SIGN IN.

40. Public Hearings

50. Approval or Correction of the Minutes of the August 17, 2017 Regular Meeting

60. Consent Calendar

70. Items Removed from Consent Calendar

80. Ordinances and Resolutions

80.1 COUNCIL BILL 2017-132 A resolution accepting the petition initiating the vacation of a portion of a public utility easement located on the south side of Progress Drive at the Biddle Road intersection.

80.2 COUNCIL BILL 2017-133 A resolution adopting the Consolidated Annual Performance and Evaluation Report (CAPER) pertaining to Community Development Block Grant (CDBG) funds for the 2016-17 program year.

80.3 COUNCIL BILL 2017-134 An ordinance authorizing cash payments to Cedar Investment Group, LLC and 1 Peter 5:7, LLC for Street System Development Charge credits in a total amount of \$300,408.56 for street construction on Cedar Links Drive completed as a condition of approval of Cedar Landing Planned Unit Development.

80.4 COUNCIL BILL 2017-135 An ordinance awarding a contract in an amount of \$1,274,495.25 to Central Pipeline, Inc. for construction of storm and sanitary sewer improvements on 6th Street.

80.5 COUNCIL BILL 2017-136 A resolution authorizing the issuance, sale, execution and delivery of full faith and credit refunding bonds; authorizing the execution and delivery of a bond purchase agreement or other financing agreement and related issuance and sale documents; and authorizing such other agreements, certificates and documents as may be necessary and appropriate to carry out such refunding transaction; designating authorized representatives and delegating authority; and related matters.

90. Council Business

90.1 Proclamations issued:

Small Business Saturday – November 25, 2017

90.2 Committee Reports and Communications

100. City Manager and Staff Reports

100.1 Quarterly Economic Development update from SOREDI, by Colleen Padilla

100.2 Winter Lights Festival by Rich Rosenthal

100.3 Further reports from City Manager

110. Adjournment



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 80.1

www.ci.medford.or.us

DEPARTMENT: Planning Department **AGENDA SECTION:** Ordinances and Resolutions
PHONE: (541) 774-2380 **MEETING DATE:** November 16, 2017
STAFF CONTACT: Matt Brinkley, AICP, CFM, Planning Director

COUNCIL BILL 2017-132

A resolution accepting the petition initiating the vacation of a portion of a public utility easement located on the south side of Progress Drive at the Biddle Road intersection.

SUMMARY AND BACKGROUND

A resolution setting the public hearing date for the vacation of a portion of an existing Public Utility Easement (PUE) on the south side of Progress Drive at the Biddle Road intersection (1528 Biddle Road). The applicant proposes to reduce the PUE from 15 to 10 feet in width across the property frontage. (SV-17-084)

PREVIOUS COUNCIL ACTIONS

No previous Council actions have been identified for this item.

ANALYSIS

On March 17, 2017, the Site Plan and Architectural Commission approved the construction of a 20,000 square foot, three story building as the future home of People's Bank of Commerce. The proposed vacation is being requested to maximize the available development area and provide sufficient parking.

This PUE is identified within a recorded subdivision plat, requiring that its removal be recorded into the public record in accordance with ORS procedures.

Section 10.200 of the Medford Land Development Code states that vacation of a PUE be subject to the vacation procedures outlined in ORS Chapter 271. The property is located within a three lot partition plat; pursuant to ORS 271.080, the consent of the owners of two-thirds in area of the property embraced within such plat is required. The applicant has provided the written consent of all three property owners within the subject plat, along with written approval from all affected private utility providers.

The applicant has initiated the request by petition. Under ORS 271.100, the governing body may deny the petition after notice to the petitioners, but if there appears to be no reason why the petition should not be allowed in whole or in part, a time for a formal hearing shall be fixed. Based on the consents included in the application, there is no apparent reason to deny the petition. This decision will simply set the public hearing date of January 18, 2018.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

None.

TIMING ISSUES

None.

COUNCIL OPTIONS

- Approve the resolution as presented
- Modify the resolution as presented
- Deny the resolution as presented and direct staff regarding further action

STAFF RECOMMENDATION

Staff recommends approving the resolution and setting the public hearing date of January 18, 2018.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 80.1

www.ci.medford.or.us

SUGGESTED MOTION

I move to approve the resolution setting the public hearing date of January 18, 2018.

EXHIBITS

Resolution

Applicant's Narrative & Findings of Fact

Legal Description and Exhibit Map

Written Consent of Owner and Consent to Vacation Forms

Assessor's Map showing portion of PUE proposed to be vacated

Written approval from all affected private utility providers

Partition Plat

Vicinity Map

RESOLUTION NO. 2017-132

A RESOLUTION accepting the petition initiating the vacation of a portion of a public utility easement located on the south side of Progress Drive at the Biddle Road intersection.

WHEREAS, the City Council has determined that the vacation of a portion of a public utility easement located on the south side of Progress Drive at the Biddle Road intersection, more particularly described in Exhibit "A" attached hereto and incorporated herein, be considered for vacation; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON, that the City Council accepts the petition initiating vacation proceedings with regard to the vacation of a portion of a public utility easement located on the south side of Progress Drive at the Biddle Road intersection and that at 6:00 p.m. on the 18th day of January, 2018, in City Hall Council Chambers, 411 W. 8th Street, Medford, Oregon, there shall be a public hearing before the City Council on the question of vacating said property and the City Recorder is directed to give notice of the hearing in accordance with ORS 271.110.

PASSED by the Council and signed by me in authentication of its passage this _____ day of _____, 2017.

ATTEST: _____
City Recorder

Mayor

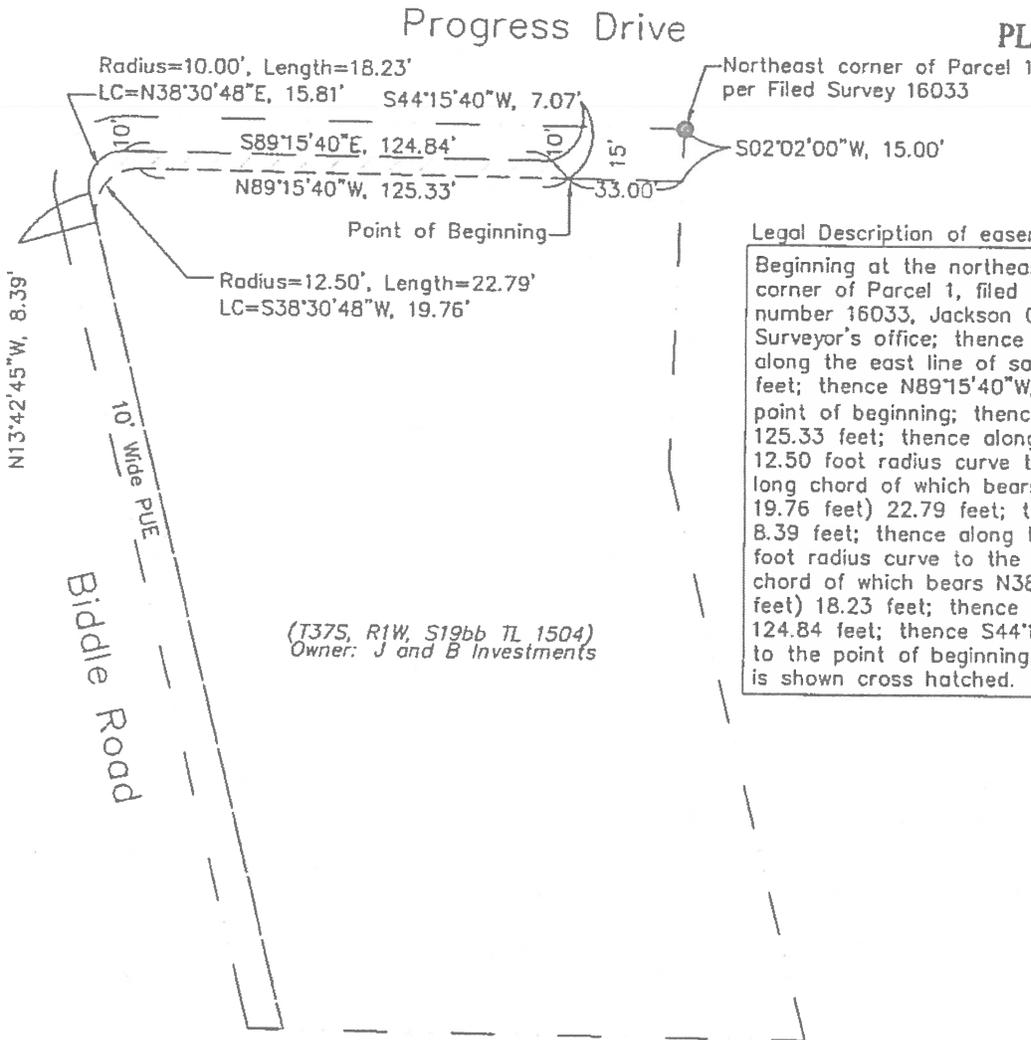
Legal Description and Exhibit Map

Located In:
 NW1/4, NW1/4 of Section 19
 Township 37 South, Range 1 West, W.M.,
 Medford, Jackson County, Oregon

RECEIVED

JUL 29 2017

PLANNING DEPT.



Legal Description of easement vacation area:

Beginning at the northeast corner of Parcel 1, filed survey number 16033, Jackson County Surveyor's office; thence S02°02'00"W, along the east line of said Parcel 1, 15.00 feet; thence N89°15'40"W, 33.00 feet to the point of beginning; thence N89°15'40"W, 125.33 feet; thence along the arc of a 12.50 foot radius curve to the left (the long chord of which bears S38°30'48"W, 19.76 feet) 22.79 feet; thence N13°42'45"W, 8.39 feet; thence along the arc of a 10.00 foot radius curve to the right (the long chord of which bears N38°30'48"E, 15.81 feet) 18.23 feet; thence S89°15'40"E, 124.84 feet; thence S44°15'40"E, 7.07 feet to the point of beginning. Vacated area is shown cross hatched.



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

John R. Pariani

OREGON
 July 13, 1999
 JOHN R. PARIANI
 #51382

Renews: Dec. 31, 2018

Legal Description and Exhibit Map

Pariani Land Surveying

10558 Highway 62, Suite B-1
 Eagle Point, OR 97524
 541-890-1131

ParianiLS@yahoo.com

Date: July 29, 2017	Scale: 1" = 50'	Job No.: 2016-316	Sheet: 1 of 1
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RECEIVED
JUL 12 2017
PLANNING DEPT.

26 June, 2017

Praline McCormack
Planner II

City of Medford
Planning Department
200 S. Ivy St.
Medford, OR 97501



Re: People's Bank of Commerce – Biddle Road Building – Partial vacation of PUE

Section I – Narrative & Finding of Facts:

This request is being made for a reduction of a portion of an existing 15-foot wide Public Utility Easement (PUE). The Owner is requesting that the existing PUE bordering the property's north boundary, along Progress Drive, be reduced to 10 feet as is standard for the City of Medford per section 10.471 of the city Municipal Code.

As you will see from the Exhibit Sketch Map attached, the reduction in width is requested of a portion of the PUE that extends from Biddle Road, east to a point roughly 35 feet from the east property line. From the point, roughly 35 feet from the east property line, to the east property line shall remain as the existing 15-foot wide PUE.

The only property directly adjacent to this requested easement vacation area is the Owner (filing this request) of Parcel No.1, filed survey number 16033, Jackson County Surveyor's office. We have also provided (attached) letters of concurrence from the utilities that may be effected by this PUE modification, and the City of Medford Traffic Engineering department has relocated traffic signal power lines into the area of the proposed PUE as well.

The staff for the City of Medford Public Works requested a 10-foot wide PUE be provided along Progress Drive. It is the Owner's desire to comply with requirement while also maximizing the available site area for development, thus ensuring the ability to provide the required amount of parking for their needs.

Sincerely,

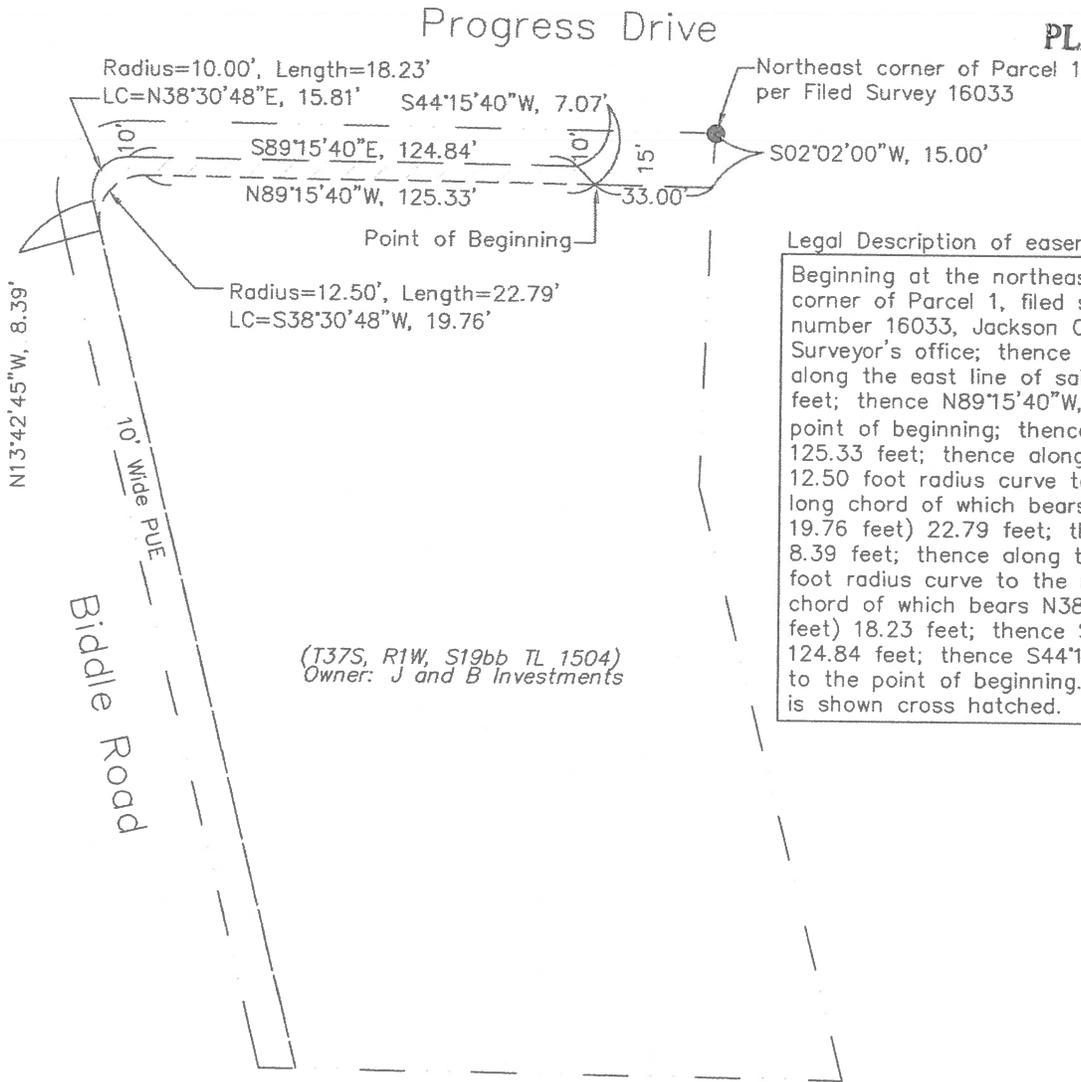
Andrew Owen
ORW Architecture

Legal Description and Exhibit Map

Located In:
 NW1/4, NW1/4 of Section 19
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Pariani Land Surveying

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Date: July 29, 2017	Scale: 1" = 50'	Job No.: 2016-316	Sheet: 1 of 1
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JUL 12 2017

PLANNING DEPT.

WRITTEN CONSENT OF OWNER

I, People's Bank of Commerce, the property owner of Tax Lot 1504 on Jackson County Assessor Map 371W19BB, hereby consent to the filing of an application for partial easement vacation on said property, and will allow ORW Architecture to represent me before the City of Medford Approving Authority. I also give permission to City of Medford staff to post a public notice of this proposed land use action on the tax lot noted above.

Signed: [Signature]

STEVEN R ERB
Executive Vice President

Dated: 7/6/2017



CITY OF MEDFORD

PLANNING DEPARTMENT

CONSENT TO VACATION

As the property owner(s) of:

Map and Tax Lot: 371w19bb - 1506

Address: 1166-1174 Progress Drive

I/We hereby consent to a vacation within the city limits of Medford described as:

a portion of the current PUE, completely contained within the property owned by People's Bank of Commerce. See attached exhibit for legal location & description.

DATED this _____ day of _____, 20_____.

Owner *[Signature]*

Owner _____

Date 9/11/17

Date _____

"Working with the Community to Shape a Vibrant and Exceptional City"

Lausmann Annex • 200 South Ivy Street • Medford OR 97501
Phone (541)774-2380 • Fax (541)618-1708
www.ci.medford.or.us



CITY OF MEDFORD
PLANNING DEPARTMENT

CONSENT TO VACATION

As the property owner(s) of:

Map and Tax Lot: 371w19bb - 1505

Address: 1112-1164 Progress Drive

I/We hereby consent to a vacation within the city limits of Medford described as:

a portion of the current PUE, completely contained within the property owned by People's Bank of Commerce. See attached exhibit for legal location & description.

DATED this _____ day of _____, 20_____.

Owner 

Owner _____

Date 9/11/17

Date _____

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Lausmann Annex • 200 South Ivy Street • Medford OR 97501

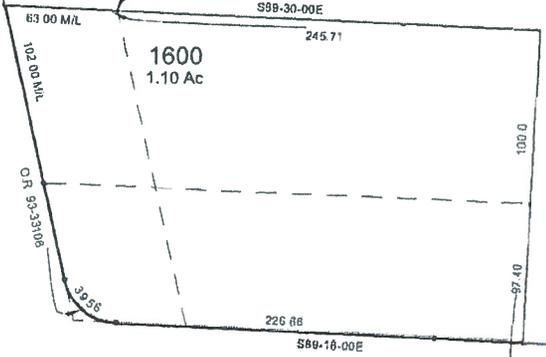
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www.ci.medford.or.us

JACKSON COUNTY

1" = 100'

S13-46E 568 00
N89-67E 62 09
S13-46E 453 95
FROM NW COR. D1C-40



SEE MAP 37 1W 18C

CS-15252

PROGRESS

CS-9038

BIDDLE

portion of Public Utility Easement proposed to be vacated.



1500
5.80 Ac

P-5-1999

CS-16033
CS-6125

1401
1.23 Ac

1400

1402

RECEIVED

JUL 12 2017

PLANNING DEPT.



February 10, 2017

Utility Providers

RE: Peoples Bank, Progress Drive & Biddle Road

Dear Utility Providers:

Attached is an exhibit of the aforementioned project. There is currently a 15' PUE dedicated along Progress Drive which we would like to reduce to a standard 10' PUE to allow for the proposed construction. Both Medford Public Works and Planning Departments are fine with this provided we obtain approval from each utility provider. Also attached is the topographic survey showing where the existing utilities are in relationship to the proposed 10' PUE. There is an existing underground power line shown outside the proposed 10' PUE that would have to be abandoned or relocated (whichever is appropriate) at the Owner's expense as would any other utilities discovered outside the proposed 10' PUE.

If this is agreeable with you, please sign this document in the appropriate location below and return to me. Please call if you have any questions, comments or need additional information in this regard.

Pacific Power - Rylan Woods

Charter Communications - Brad Dill

Avista Utilities - David McFadden

Century Link - Jim Martin

DAVID McFADDEN
AVISTA UTILITIES
541-941-4055

Andrew Owen,
ORW Architecture
541.779.5237 x25

CITY OF MEDFORD
EXHIBIT # _____
File # SV-17-084

February 10, 2017

Utility Providers

RE: Peoples Bank, Progress Drive & Biddle Road

Dear Utility Providers:

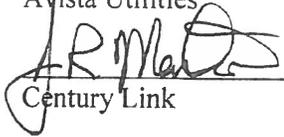
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Andrew Owen,
ORW Architecture
541.779.5237 x25

February 10, 2017

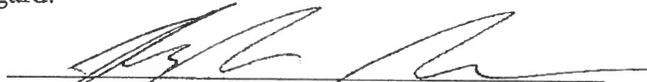
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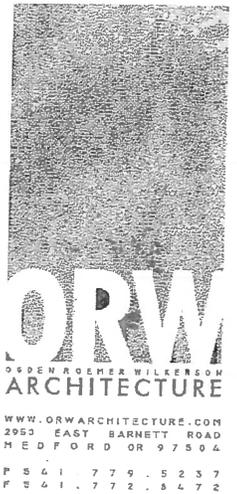
Pacific Power - Rylan Woods

Charter Communications - Brad Dill

Avista Utilities - David McFadden

Century Link - Jim Martin

Andrew Owen,
ORW Architecture
541.779.5237 x25





Project Name:

Public Utility Vacation

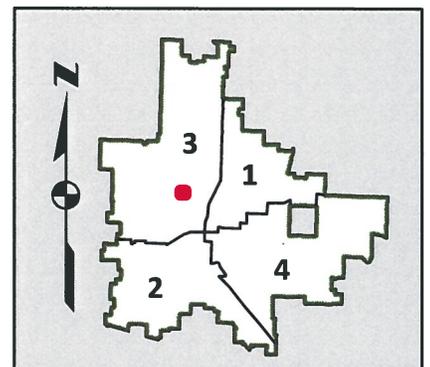
Map/Taxlot:

371W19BB TL 1504



Legend

-  Subject Area
-  Medford Zoning
-  Tax Lots



07/20/2017



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 80.2

www.cityofmedford.org

DEPARTMENT:	Planning Department	AGENDA SECTION:	Ordinances and Resolutions
PHONE:	(541) 774-2390	MEETING DATE:	November 16, 2017
STAFF CONTACT:	Angela Durant, Grant Support Technician		

COUNCIL BILL 2017-133

A resolution adopting the Consolidated Annual Performance and Evaluation Report (CAPER) pertaining to Community Development Block Grant (CDBG) funds for the 2016-17 program year.

SUMMARY AND BACKGROUND

City Council is being asked to approve the City's 2016-17 Consolidated Annual Performance Evaluation Report (CAPER) associated with the investment of federal Community Development Block Grant (CDBG) funds awarded to the City by the U.S. Department of Housing and Urban Development (HUD). The City has received annual CDBG funds as an entitlement jurisdiction since 1989. As per federal regulations, the City is required to submit a CAPER to HUD at the conclusion of each program year. The 2016-17 CAPER details actual outcomes achieved between July 1, 2016 and June 30, 2017, as well as progress made toward achieving five-year expected outcomes identified in the 2015-19 Consolidated Plan for Housing and Community Development. The Consolidated Plan is the driving document for funding allocations and expected performance outcomes of the City's CDBG program.

PREVIOUS COUNCIL ACTIONS

On May 7, 2015, Council approved Resolution No. 2015-46 adopting the 2015-2019 Consolidated Plan for Housing and Community Development.

On June 04, 2015, Council approved Resolution No. 2015-57 adopting the budget for the City of Medford for the biennium commencing July 1, 2015.

On May 5, 2016, Council approved Resolution No. 2016-57 adopting the 2016/17 Action Plan.

On September 15, 2016, Council approved Resolution No. 2016-120 adopting the 2015/16 CAPER.

On June 1, 2017, Council approved Resolution No. 2017-54 adopting a Substantial Amendment to the 2016/17 Action Plan, as presented under the 2017/18 Action Plan.

On June 15, 2017, Council approved Resolution No. 2017-57 adopting the budget for the City of Medford for the biennium commencing July 1, 2017.

ANALYSIS

HUD regulations require the City to initiate a 15-day public comment period and conduct a public hearing to solicit citizen input pertaining to the 2016-17 CAPER. The comment period began November 1, 2017 and ends November 16, 2017. This public hearing is the final step prior to seeking Council approval of a resolution to adopt the 2016-17 CAPER for submission to HUD on November 20, 2017. The City was granted extensions to submitting the 2016-17 CAPER which were triggered by unanticipated delays in planning the 2017-18 Action Plan, extensive environmental review demands associated with affordable housing development, alignment with the Continuum of Care, and technical issues with HUD's Integrated Disbursement and Management System (IDIS).

The CAPER provides information associated with: 1) Comparison of one-year expected versus actual outcomes; 2) Analysis of racial and ethnic composition of families assisted; 3) Resources, investments and leveraging; 4) Evaluation of progress in providing affordable housing; 5) Evaluation of homeless and other



**CITY OF MEDFORD
AGENDA ITEM COMMENTARY**

Item No: 80.2

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special needs; 6) Other actions to address community needs; 7) Program monitoring; and 8) Explanation of any changes in program objectives.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

None.

TIMING ISSUES

The City Council must approve the CAPER on November 16, 2017 to meet HUD's required submission date of November 20, 2017. Failure to approve the 2016/17 CAPER would risk non-compliance with the federal CDBG reporting requirements.

COUNCIL OPTIONS

Approve the resolution adopting the City of Medford 2016/17 CAPER; modify the resolution to adopt the CAPER; or decline to act on the resolution and provide direction to staff.

STAFF RECOMMENDATION

Staff recommends Council adopt the resolution approving the 2016/17 CAPER.

SUGGESTED MOTION

I move to approve the resolution authorizing adoption of the 2016/17 CAPER to be submitted to HUD.

EXHIBITS

Resolution

Exhibit A - Summary of Goals and Objectives Met

2016/17 CAPER on file with the City Recorder's Office

RESOLUTION NO. 2017-133

A RESOLUTION adopting the Consolidated Annual Performance and Evaluation Report (CAPER) pertaining to Community Development Block Grant (CDBG) funds for the 2016-17 program year.

WHEREAS, each year a CAPER is developed and adopted indicating how the activities funded during the program year met the needs identified in the City's Consolidated Plan for Housing and Community Development; and

WHEREAS, this public hearing is a Housing and Urban Development (HUD) requirement to solicit citizen input regarding the City's CAPER for the 2016-17 program year and outlines the goals and strategies that have been met during this second program year; and

WHEREAS, the City Council must approve the 2016-17 CAPER prior to submitting it to HUD for approval, which document in its entirety is available in the City Manager's Office and, as required by HUD, is available for public comment for a 15-day period which ends on November 16, 2017; and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD, OREGON that the Consolidated Annual Performance and Evaluation Report (CAPER) pertaining to Community Development Block Grant (CDBG) funds for the 2016-17 program year, which is on file in the City Recorder's Office, is hereby adopted.

PASSED by the Council and signed by me in authentication of its passage this _____ day of _____, 2017.

ATTEST: _____
City Recorder

Mayor

Exhibit A
City of Medford Community Development Block Grant Program
2015-2019 Consolidated Plan for Housing & Community Development
Summary of Goals and Objectives Met

*(Note: Funding amounts are rounded up and * indicates funding was previously referenced.)*

GOAL 1	Improve the Condition and Availability of Affordable Housing over a Five-Year Period	
	Objective 1.1: Improve and maintain living conditions, safety and long-term affordability of rental and/or homeowner housing occupied by low/moderate-income households.	
	Strategy 1.1.1: Provide no-interest loans to low/moderate-income homeowners for the correction of recognized hazards to health and safety such as leaking roofs, failed heating systems, unsafe wiring, failed plumbing and other necessary eligible repairs.	
	2015 Homeowner Repair Program - Housing Authority of Jackson County (HAJC)	\$ 252,240
	2016 Homeowner Repair Program - HAJC	
	219,495	
	Strategy 1.1.2: Support programs that provide low/moderate-income homeowners and/or renters with minor and emergency repairs, and rehabilitation and weatherization assistance.	
	2015 Homeowner Repair Program - HAJC	*
	2015 Navigator and Companion Program for Seniors and Persons with Disabilities - ACCESS	3,653
	2016 Homeowner Repair Program - HAJC	
*		
Objective 1.2: Create more opportunities for low/moderate-income residents to secure affordable and livable rental and/or homeowner housing.		
Strategy 1.2.1: Provide financial assistance to help potential low/moderate-income homeowners with down payment and closing		
2015 No Accomplishments	-	
2016 No Accomplishments		
-		
Strategy 1.2.2: Support programs that provide financial assistance to low/moderate-income residents with rental deposits, rent and utility payments and foreclosure prevention services.		
2015 Reducing Homelessness Program - St. Vincent de Paul	7,000	
2015 Pathways to Self-Sufficiency - Center for Nonprofit Legal Services	3,000	
2015 Navigator and Companion Program for Seniors and Persons with Disabilities - ACCESS	*	
2016 Reducing Homelessness Program - St. Vincent de Paul		
25,000		
2016 Furthering Fair Housing - Center for Nonprofit Legal Services		
12,000		
Strategy 1.2.3: Support the creation of higher density, mixed-income and mixed-use housing in the redevelopment of the downtown area.		
2015 Fire Hydrant Installation for LMI Housing Benefit - HAJC "The Concord" (No Accomplishments)	24,000	

	2016 Fire Hydrant Installation for LMI Housing Benefit - HAJC "The Concord"	*
	Strategy 1.2.4: Provide financial assistance to acquire land and/or improve infrastructure in support of new affordable housing. 2015 Morian Park Land Acquisition for LMI Housing Benefit - Habitat for Humanity <i>(expended in 2014)</i> 2015 Fire Hydrant Installation for LMI Housing Benefit - HAJC "The Concord" (No Accomplishments)	*
	2016 Morian Park Land Acquisition for LMI Housing Benefit - Habitat for Humanity	*
	2016 Fire Hydrant Installation for LMI Housing Benefit - HAJC "The Concord"	*
	Strategy 1.2.5: Support for housing programs that help homeless persons transition from homelessness to permanent housing.	
	2015 Sheltering & Safety Net Services (homeless youth) - Hearts with a Mission	18,750
	2015 Wrap-around Case Management for Homeless Youth & Families - Maslow Project	15,000
	2015 Transitional Living & Financial Empowerment Program - Community Works	10,000
	2015 Reducing Homelessness Program - St. Vincent de Paul	*
	2015 Navigator and Companion Program for Seniors and Persons with Disabilities - ACCESS	*
	2016 Shelter & Safety Net Services Program (homeless youth) - Hearts with a Mission	17,500
	2016 Wrap-around Case Management for Homeless Youth & Families - Maslow Project	22,500
	2016 Reducing Homelessness Program - St. Vincent de Paul	*
	Strategy 1.2.6: Reduce barriers to affordable housing by developing a plan to address the Regulatory Barriers Report for Medford, which will include plans to reduce these barriers.	
	2015 No Accomplishments	-
	2016 No Accomplishments	-
GOAL 2	Improve the Ability of Low/Moderate-Income and Special Needs Populations to Become Self-Sustaining	
	Objective 2.1: Improve the opportunities of low/moderate-income residents and special needs populations to become self-sustaining through the availability and accessibility of essential support services offered directly through public service agencies.	
	Strategy 2.1.1: Support public services agencies that assist low/moderate-income and special needs populations with safety net services to overcome barriers including mental illness, substance abuse, domestic violence, child abuse, physical and mental disabilities and homelessness.	
	2015 Senior Advocacy Program - Medford Senior Center	7,250
	2015 Recruit and Train CASA Staff for Abused Children - CASA of Jackson County	4,500
	2015 Sheltering & Safety Net Services (homeless youth) - Hearts with a Mission	*
	2015 Wrap-around Case Management for Homeless Youth & Families - Maslow Project	*
	2015 Transitional Living & Financial Empowerment Program - Community Works	*
	2015 Reducing Homelessness Program - St. Vincent de Paul	*
	2015 Navigator and Companion Program for Seniors and Persons with Disabilities - ACCESS	*

	<p>2016 Shelter & Safety Net Services Program (homeless youth) - Hearts with a Mission *</p> <p>2016 Wrap-around Case Management for Homeless Youth & Families - Maslow Project *</p> <p>2016 Furthering Fair Housing - Center for Nonprofit Legal Services *</p> <p>2016 Reducing Homelessness Program - St. Vincent de Paul *</p>	
	<p>Strategy 2.1.2: Support programs that provide fair housing services and education to low/moderate-income and special needs</p> <p>2015 Pathways to Self-Sufficiency - Center for Nonprofit Legal Services *</p> <p>2016 Furthering Fair Housing - Center for Nonprofit Legal Services *</p>	
	<p>Strategy 2.1.3: Support programs that assist low/moderate-income residents to become self-sustaining through job skills training and workforce readiness programs, transportation services and the availability and affordability of day care and after school care.</p> <p>2015 No Child Left Alone After School Program - Rogue Valley YMCA 7,250</p> <p>2015 After School Programs - Kids Unlimited 6,750</p> <p>2015 Tuition & Assistance Program - Roots & Wings Child Development 3,653</p> <p>2016 No Accomplishments -</p>	
	<p>Strategy 2.1.4: Support programs that provide loans and technical assistance to small businesses, and promote development of mechanisms that will encourage micro-enterprise such as the creation of small business incubators.</p> <p>2015 No Accomplishments -</p> <p>2016 No Accomplishments -</p>	
GOAL 3	<p>Improve Living Conditions in by Addressing Community Development Projects that Improve Public Infrastructure, Public Facilities and Neighborhood Revitalization Over a Five-Year Period</p> <p>Objective 3.1: Improve community infrastructure and facilities, reduce blighting influences, and preserve and build community through neighborhood revitalization in low/moderate-income neighborhoods.</p> <p>Strategy 3.1.1: Provide assistance to repair and improve public infrastructure including street improvements, sidewalks, water and sewer improvements, curbs, gutters, lighting and street trees in low/moderate-income neighborhoods.</p> <p>2015 Fire Hydrant Installation for LMI Housing Benefit - HAJC "The Concord" (No Accomplishments) *</p> <p>2015 City of Medford Infrastructure Improvements Project - "safe-to-school" sidewalks (No Accomplishments) 1,878</p> <p>2016 Fire Hydrant Installation for LMI Housing Benefit - HAJC "The Concord" *</p> <p>2016 City of Medford Infrastructure Improvements Project - "safe-to-school" sidewalks (No Accomplishments) 45,517</p> <p>Strategy 3.1.2: Provide assistance to develop neighborhood facilities such as youth centers, senior centers, parks and recreation facilities, open space and community centers.</p> <p>2015 Jackson Park Renovation - Medford Parks & Recreation Department 40,000</p> <p>2015 Senior Center Parking Lot Renovation - Medford Senior Center 24,727</p> <p>2016 No Accomplishments -</p>	

<p>Strategy 3.1.3: Support the removal of dilapidated structures and other blighting influences in low/moderate-income areas and on a spot blight basis.</p> <p>2015 No Accomplishments -</p> <p>2016 City of Medford Unsafe Problem Properties Demolition & Abatement 4,790</p>
<p>Strategy 3.1.4: Actively enforce City codes to improve the habitability and safety of housing and eliminate blighting influences in neighborhoods.</p> <p>2015 No Accomplishments -</p> <p>2016 City of Medford Code Enforcement of Blighted Properties 574</p>



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 80.3

www.ci.medford.or.us

DEPARTMENT: Public Works
PHONE: (541) 774-2100
STAFF CONTACT: Cory Crebbin, Public Works Director

AGENDA SECTION: Ordinances and Resolutions
MEETING DATE: November 16, 2017

COUNCIL BILL 2017-134

An ordinance authorizing cash payments to Cedar Investment Group, LLC and 1 Peter 5:7, LLC for Street System Development Charge credits in a total amount of \$300,408.56 for street construction on Cedar Links Drive completed as a condition of approval of Cedar Landing Planned Unit Development.

SUMMARY AND BACKGROUND

Approve an ordinance authorizing a single lump sum payment to be distributed equally between Cedar Investment Group, LLC and 1 Peter 5:7, LLC (Developers) for Street System Development Charge (SDC) Credits resulting from street construction on Cedar Links Drive, done as a condition of approval of Cedar Landing Planned Unit Development (PUD).

PREVIOUS COUNCIL ACTIONS

On June 15, 2017, the Council approved Council Bill 2017-57 adopting the Biennial Budget 2017-2019 which includes funds for SDC credits.

ANALYSIS

As a condition of development approval of Cedar Landing PUD, the Developers were required to construct a portion of Cedar Links Drive to Collector Street Standards. This required street construction to provide a 44' wide roadway within a 74' wide public right-of-way approximately from Wilkshire Street to just east of Callaway Drive. These improvements would have been incrementally completed with various phases of development within the overall PUD; however, the Developers elected to construct the required improvements in their entirety, at one time, independent of any particular development phase. The improvements were accepted by the City on August 23, 2017.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

The street construction has generated a total of \$300,408.56 in Street SDC credits. SDC credit payments which exceed \$50,000 must be approved by the City Council prior to disbursement, per Medford Municipal Code (MMC) 3.815(5)(c)(i)(a).

A payment totaling \$300,408.56 will be made from project code SDC0000, Street Construction Payments, out of Fund 520, Street SDC, page 8-54 of the 2017-2019 Biennial Budget, for work associated with project P1858D, Cedar Landing PUD, Cedar Links Drive/Farmington Avenue. Approximately \$7 million is budgeted for this type of payment.

TIMING ISSUES

All SDC credits shall be paid to the Developers in cash in accordance with Section 3.815 (5)(c) of the MMC. A lump sum payment of \$300,408.56 shall be made to the Developers upon approval of this ordinance.

COUNCIL OPTIONS

- Approve the ordinance as presented.
- Modify the ordinance.
- Deny the ordinance and provide direction to staff.



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 80.3

www.ci.medford.or.us

STAFF RECOMMENDATION

Staff recommends approval of the ordinance for a lump sum cash payment to Cedar Investment Group, LLC and 1 Peter 5:7, LLC for Street SDC credits generated as a result of street construction on Cedar Links Drive.

SUGGESTED MOTION

I move to approve the ordinance authorizing payment of Street SDC credits to Cedar Investment Group, LLC and 1 Peter 5:7, LLC in the total amount of \$300,408.56, to be paid in one lump sum upon approval of this ordinance, in accordance with Section 3.815 (5)(c) of the MMC.

EXHIBITS

Ordinance

Map

SDC Credit Calculations

ORDINANCE NO. 2017-134

AN ORDINANCE authorizing cash payments to Cedar Investment Group, LLC and 1 Peter 5:7, LLC for Street System Development Charge credits in a total amount of \$300,408.56 for street construction on Cedar Links Drive completed as a condition of approval of Cedar Landing Planned Unit Development.

WHEREAS, the Street System Development program credits developers that dedicate land and construct right-of-way improvements for the City's arterial and collector street system; and

WHEREAS, the Code of Medford requires City Council approval prior to issuing payments for System Development Charge credits over \$50,000; now, therefore;

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

Section 1. That cash payments to Cedar Investment Group, LLC and 1 Peter 5:7, LLC of Street System Development Charge credits in the total amount of \$300,408.56 for street construction on Cedar Links Drive completed as a condition of approval of Cedar Landing Planned Unit Development is hereby authorized, payable as follows:

- 1) A payment of \$150,204.28 shall be made to Cedar Investment Group, LLC upon approval of this ordinance; and
- 2) A payment of \$150,204.28 shall be made to 1 Peter 5:7, LLC upon approval of this ordinance.

PASSED by the Council and signed by me in authentication of its passage this _____ day of _____, 2017.

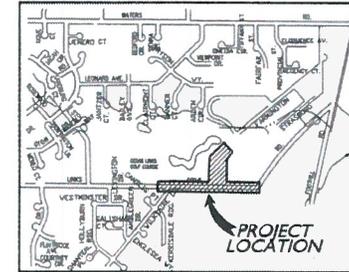
ATTEST: _____
City Recorder

Mayor

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE APWA/ODOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OREGON CHAPTER, 2008, AS AMENDED BY THE MOST CURRENT SET OF ODOT SPECIAL PROVISIONS.
2. ALL WATER WORKS SHALL BE DONE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE MEDFORD WATER COMMISSION STANDARDS.
3. ALL DRY TAP WATER SERVICES SHALL BE INSTALLED BY A MNC PREQUALIFIED INSTALLER.
4. SEE SECTION 8-C-8 OF MNC STANDARDS REGARDING CROSSINGS WITH WATER AND SANITARY SEWER LINES.
5. STORM DRAIN PIPE SHALL BE AS INDICATED ON THE PROJECT PLANS. PRIVATE STORM DRAIN PIPE (4" @ 8') SHALL BE PVC CONFORMING TO ASTM D-3034. ALL PRIVATE STORM DRAIN PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE AND INSPECTED BY C.O.M. BUILDING DEPARTMENT VIA CONTRACTOR-OBTAINED PERMIT. EACH SERVICE TERMINATION POINT SHALL BE MARKED WITH A PAINTED 2" x 4", PER STANDARD DRAWING C633G AND STORM DRAIN DETECTOR TAPE SHALL BE USED.
6. ALL STORM DRAIN CURB INLETS SHALL BE CITY OF MEDFORD TYPE 4A WITH A 12" SUMP, PER STANDARD DRAWING C037Z, AND A 4" CURB OPENING UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL STORM DRAIN MANHOLES SHALL BE CITY OF MEDFORD APPROVED PER STANDARD DRAWING C0350A.
7. ALL STORM DRAIN PIPES SHALL HAVE WATER-TIGHT JOINTS. PVC AND POLYPROPYLENE PIPE JOINTS SHALL CONFORM TO ASTM D-3212 (TESTABLE JOINTS). TEES SHALL BE PRE-MANUFACTURED, "ISERTA-TEE", OR APPROVED EQUAL.
8. ALL WORK ON GRAVITY STORM DRAIN AND SANITARY SEWER SYSTEMS SHALL BEGIN AT THE LOWEST POINT AND PROCEED UPGRADE TO THE HIGHEST POINT. WORK SHALL NOT BEGIN ANYWHERE OTHER THAN THE LOWEST POINT. DO NOT LEAVE OUT SECTIONS OF THE SYSTEM AND RESTART AT A HIGHER POINT. CAP/PLUG SS DAILY DURING CONSTRUCTION.
9. BUILDING PERMITS ARE REQUIRED PRIOR TO CONSTRUCTION OF PRIVATE STORM DRAIN LINES.
10. ALL GIVEN PIPE LENGTHS AND SLOPES ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
11. WHERE CONNECTING TO AN EXISTING PIPE, THE CONTRACTOR SHALL EXPOSE THE END OF THE EXISTING PIPE AND ALLOW THE ENGINEER TO VERIFY EXACT LOCATION AND ELEVATION BEFORE LAYING ANY NEW PIPE ON THAT SYSTEM.
12. ALL TRENCH BACKFILL SHALL CONFORM TO THE APWA/ODOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, OREGON CHAPTER, 2008, AS AMENDED BY THE MOST CURRENT SET OF ODOT SPECIAL PROVISIONS.
13. GRANULAR MATERIALS SHALL BE OBTAINED FROM A CITY APPROVED SOURCE. CONTRACTOR SHALL NOTIFY THE CITY ENGINEER OF THE MATERIAL SOURCE PRIOR TO ANY GRANULAR MATERIAL PLACEMENT. CONTRACTOR SHALL NOT CHANGE MATERIAL SOURCE WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
14. STABILIZATION FABRIC SHALL CONFORM TO ODOT 2015 SPECIAL PROVISIONS 02320.
15. PLACEMENT OR STORAGE OF SPOOLS FROM THE EXCAVATION OF UTILITIES OR SEWER LINE TRENCHES IS NOT PERMITTED ON HAND SURFACE STREETS WITHIN PUBLIC RIGHT-OF-WAY. SPOOLS STORED IN OTHER RIGHT-OF-WAY AREAS SHALL BE COVERED TO PREVENT DROOPOUT.
16. ALL CONCRETE SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE SPECIFIED.
17. THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND STRUCTURES ARE APPROXIMATE. THERE MAY EXIST UTILITIES THAT ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO CONSTRUCTION.
18. CONTRACTORS AND SUBCONTRACTORS SHALL BE PREQUALIFIED WITH THE CITY OF MEDFORD ENGINEERING DIVISION AND THE MNC PRIOR TO STARTING WORK. CONTRACTOR SHALL NOTIFY OREGON UTILITY MODIFICATION CENTER (1-800-332-2344), CITY OF MEDFORD ENGINEERING (774-2100), RVSS (866-4-3300), AND THE MNC (774-2458) 48 HOURS PRIOR TO STARTING WORK.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE VARIOUS UTILITY COMPANIES REGARDING INSTALLATION REQUIREMENTS FOR THEIR FACILITIES.
20. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN AND SECURE APPROVAL OF THE PLAN FROM THE APPROPRIATE AGENCY AT LEAST FIVE (5) WORKING DAYS PRIOR TO STARTING WORK.
21. CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND/OR MAINTAIN EXISTING PUBLIC STREETS OF SOIL OR OTHER DEBRIS DEPOSITED BY CONSTRUCTION OPERATIONS AND REPAIR ALL STREETS DAMAGED BY CONSTRUCTION OPERATIONS IN A TIMELY MANNER TO AVOID INCONVENIENCES OR HAZARDS TO THE PUBLIC.
22. THE CONTRACTOR SHALL NOT PERFORM WORK WITHOUT AGENCY INSPECTIONS WHERE INSPECTIONS ARE REQUIRED BY THE SPECIFICATIONS.
23. REQUESTS BY THE CONTRACTOR FOR CHANGES TO THE PLANS MUST BE APPROVED BY THE CONSULTING ENGINEER AND THE AGENCY'S ENGINEER BEFORE CHANGES ARE IMPLEMENTED.
24. BASIS OF BEARING: EAST-WEST CENTERLINE OF SECTION 18 PER SURVEY NO. 16308
25. BENCHMARK: A-448, ELEVATION = 1487.6726, BRASS CAP IN THE WEST CURB OF FARMINGTON AVE. AT THE CURB INLET ON THE NORTHEAST CORNER OF MEMPHIS OR.

CIVIL IMPROVEMENT PLANS
FOR
CEDAR LANDING P.U.D.
CEAR LINKS DRIVE/FARMINGTON AVENUE
LOCATED IN
SE 1/4, NW 1/4 SECTION 16, T. 37 S., R. 1 W., W.M.
(TAX LOT 238)
CITY OF MEDFORD
JACKSON COUNTY, OREGON



VICINITY MAP

THESE PLANS ARE FOR RECORD PURPOSES ONLY. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THESE DRAWINGS.

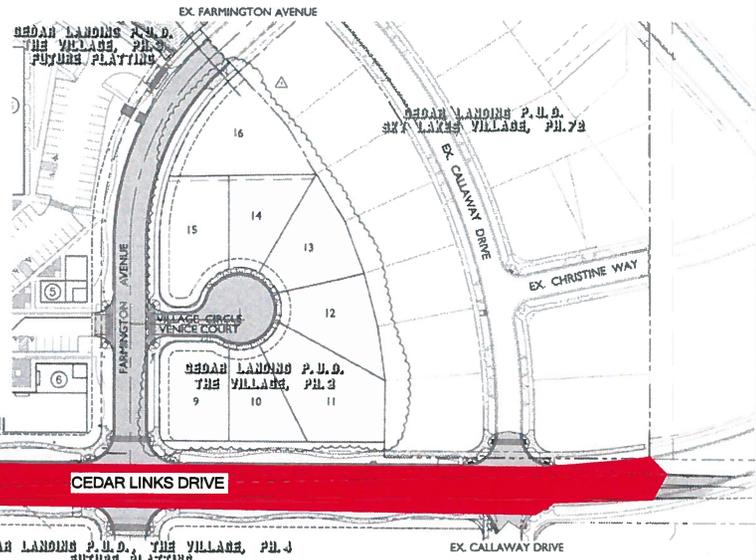


CONTRACTOR NEEDS TO OBTAIN BUILDING PERMIT FOR PRIVATE UTILITY CONSTRUCTION.

NORTH

GRAPHIC SCALE

1 inch = 60 ft.



CALL 48 HOURS BEFORE YOU DIG



P.O. BOX 1774, MEDFORD, OREGON 97501
TEL: (541) 776-1668 • FAX: (541) 776-3139

DATE: 07/15	DATE: 07/15	DATE: 07/15	DATE: 07/15	DATE: 07/15
DRYER BY: SCW	CHECKED BY: MHC, AMB	APPROVED PLS:	APPROVED:	APPROVED:



CONTACT INFORMATION

<p>ENGINEER: TONY BANKS, P.E. C.E.C. ENGINEERING, INC. 132 W. MAIN STREET MEDFORD, OR 97501 (541) 776-5288</p> <p>SURVEYOR: DARRELL HUCK MEDFORD & ASSOCIATES, INC. 880 GOLF VIEW DRIVE MEDFORD, OR 97504 (541) 776-4641</p> <p>DEVELOPER: ERIC ARTHUR CEDAR INVESTMENT GROUP, LLC 87 FARMWAY CIRCLE MEDFORD, OR 97504 (541) 210-6063</p>	<p>CITY OF MEDFORD: ALEX GEORGHITOU, P.E. ENGINEERING DEPARTMENT 200 S. IVY STREET MEDFORD, OR 97501 (541) 774-2100</p> <p>WATER COMPANY: STEVE WOOD MEDFORD WATER COMMISSION 200 S. IVY - ROOM 117 MEDFORD, OR 97501 (541) 774-2400</p> <p>TELEPHONE COMPANY: JIM MARTIN CENTURION 132 W. 4TH STREET MEDFORD, OR 97501 (541) 776-8288</p>	<p>ELECTRIC COMPANY: JESSE PHILLIPS PACIFIC POWER 925 S. GRAPE STREET MEDFORD, OR 97501 (541) 776-6982</p> <p>GAS COMPANY: STEVE WOOD ARIZONA UTILITIES 580 BUSINESS PARK DRIVE MEDFORD, OR 97504 (541) 858-4740</p> <p>CABLE COMPANY: RYAN HANCOCK CHARTER COMMUNICATIONS 928 S. GRAPE STREET MEDFORD, OR 97501 (541) 294-6584</p>
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LEGEND

LINES		SYMBOLS	
PROPOSED PAVT	EXISTING STORM	(SU) (SD)	AREA DRAIN
PROPOSED SIDEWALK	EXISTING SEWER	○	PIPE PLUG
PROPOSED STORM	EXISTING WATER	—	CATCH/DRY BASKIN
PROPOSED SEWER	EXISTING GAS	—	UTILITY POLE
PROPOSED WATER	EXISTING POWER	—	STREET LIGHT
R/W	EXISTING PHONE	—	TELEPHONE PEDESTAL
PROPERTY LINE	EXISTING TV	—	POWER TRANSFORMER
CENTER LINE	EXISTING PAVT	—	POWER SWITCHGEAR
PLC	EXISTING C & G	—	GAS VALVE
PROPOSED C & G	EXISTING C & G	—	
PROPOSED DITCH	EXISTING SIDEWALK	—	
	EXISTING DITCH	—	
	EXISTING FENCE	—	

SHEET INDEX

COVER SHEET	A.1
TYPICAL STREET CROSS SECTIONS	A.2
UTILITY PLAN	B.1
STAMPING & SKINNING PLAN	B.2
ILLUMINATION PLAN	B.3
ILLUMINATION DETAILS	B.4
CEDAR LINKS DRIVE - PLAN & PROFILE	C.1 - C.3
FARMINGTON AVENUE - PLAN & PROFILE	C.4
VILLAGE CIRCLE - PLAN & PROFILE	C.5
WATERLINES "A" THRU "E" - ELEVATIONS AND PROFILES	C.6 - C.9
EROSION CONTROL PLAN	E.1
EROSION CONTROL DETAILS	E.2
PROJECT DETAILS	F.1 - F.3

NO.	REVISION	DATE	BY
1	ADDED VILLAGE CIRCLE TO PLAN SET.	07/16	DLG
2	RECORD DRAWINGS	05/17	SCW

CITY OF MEDFORD - ENGINEERING DEPARTMENT

CEDAR LANDING P.U.D.
CEDAR LINKS DRIVE/FARMINGTON AVENUE
CIVIL IMPROVEMENTS

PROJECT NO. P-18580
DRAWING NO. A.1

REV. CITY ENGINEER: [Signature] DATE: 07/15/15

STREET SDC CREDIT CALCULATION FORM

A. PROJECT INFORMATION

Parent Proj. No. _____ Paving Proj. No. <u>P1858D</u> Project Name: <u>Cedar Link Drive & Famington Rd.</u> Location: <u>From 200' E. of Callaway Ave west to Yamsay</u> Date of Final Order <u>4/27/06 & 7/28/16</u> Date of R/W Dedication <u>2/27/2015 (Sky Lakes Ph. 7A Final Plat, alerady paid)</u> Date of 1st Plan Submittal: <u>2/9/2016</u> Date of Final Inspection: _____	PLANNING NUMBER LDS _____ LDP _____ PUD <u>05-35/16-042</u> SPAC _____ Bldg Permit _____ Other _____
--	--

Developer Name: <u>Cedar Investment Group, LLC (Eric Artnr)</u> Mailing Address: <u>67 Fairway Circle</u> City/State/Zip: <u>Medford, OR 97504</u> AND Developer Name: <u>1 Peter 5:7 LLC (Chris Galpin)</u> Mailing Address: <u>744 Cardley Ave Ste #100</u> City/State/Zip: <u>Medford, OR 97504</u>	Phone: <u>541-210-6063</u> Phone: <u>541-779-5346</u>
---	--

B. STREET SDC CREDIT CALCULATIONS

1. Right-of-Way Dedication Credits

a. **Street Name:** Cedar Links Dr RW, dedicated and paid with Cedar Landing PH. 7A

1) **Parent parcel:** _____

Parent parcel size:	<u>0.00</u> Ac x 43,560 =	<u>0</u> sf
Parent parcel valuation:		<u>\$0</u> (Per County or Appraisal?) <u>C</u> <u>A</u>
Unit valuation (\$/sf):		<u>#DIV/0!</u> per sf
Area dedicated: STA 19+96.04 to STA 21+00		
<u>0</u> Length	X	<u>0</u> Width = <u>0</u> sf
Reduction for direct driveway access (if any):		
<u>0</u> Length	X	<u>0</u> Width = <u>0</u> sf
Net right-of-way area to credit:		= <u>#REF!</u> sf

2) **Total Credit for Right-of-way** = \$0.00

2. **Street Construction Credits** Applicable Const. Cost Factor = \$454,707

a. **Street Name:** Cedar Links Dr.

1) **Roadway Construction Credits (Multiplier = 0.0000118)**

Area of street pavement (curb face to curb face): STA 19+96.04 to STA 21+00

<u>Varies</u> Length	X	<u>Varies</u> Width	=	<u>3,420</u> sf
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Area of street pavement (curb face to curb face): STA 21+00 to 30+00

<u>900</u> Length	X	<u>44</u> Width	=	<u>39,600</u> sf
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Area of street pavement (curb face to curb face): STA 30+00 to 31+40.09

<u>Varies</u> Length	X	<u>Varies</u> Width	=	<u>5,379</u> sf
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Reduction for direct driveway access (if any):

<u>200</u> Length	X	<u>14 ft</u> Width	=	<u>2,800.00</u> sf
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Net Roadway Area to Credit = 45,599.00 sf

SDC Credit Rate per SF of Roadway Area:

<u>0.0000118</u>	X	<u>\$454,707</u>	=	<u>\$5.366</u> per sf
		<small>ConstCostFactor</small>		

Sub-Total Roadway Credits

<u>45,599.00</u>	X	<u>\$5.366</u>	=	<u>\$244,663.38</u>
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STREET SDC CREDIT CALCULATION FORM

2) Curb and Gutter Credits (Multiplier = 0.0000198)

Length of C & G for this street	=	1495.04	lf
Reduction in length for direct access (if any)	=	200	lf
Net length of C& G to credit	=	<u>1295.04</u>	lf
SDC Credit Rate per LF of C&G:			
0.0000198	X	<u>\$454,707</u>	= \$9.003 per lf
		ConstCostFactor	
Sub-Total Curb & Gutter Credits			
<u>1295.04</u>	X	<u>\$9.003</u>	= <u>\$11,659.50</u>

3) Sidewalk Credits (Multiplier = 0.0000087)

Area of eligible sidewalk:			
<u>902.07</u>	X	<u>5</u>	= <u>4,510.35</u> sf
Length		Width	
SDC Credit Rate per SF of Sidewalk Area:			
0.0000087	X	<u>\$454,707</u>	= \$3.956
		ConstCostFactor	
Sub-Total Sidewalk Credits			
<u>4,510.35</u>	X	<u>\$3.956</u>	= <u>\$17,842.72</u>

4) Illumination (Multiplier = 0.009619)

Number of street lights to credit	=	<u>6</u>	
SDC Credit Rate per Street Light:			
0.009619	X	<u>\$454,707</u>	= \$4,373.83
Sub-Total Street Light Credits:			
<u>6</u>	X	<u>\$4,373.83</u>	= <u>\$26,242.96</u>

5) Total Credit for Construction = \$300,408.56

3. TOTAL STREET SDC CREDITS (R/W + CONST) = \$300,408.56

STREET SDC CREDIT CALCULATION FORM

C. FORM ROUTING INFORMATION

Credit Calc's Prepared by:	<u>D. Burroughs</u>	Date:	<u>10/24/2017</u>
Credit Calc's Checked by:	<u>A. Georgevitch</u>	Date:	_____
Date to Bus Mgr:	_____		
HTE Proj. Code:	<u>C</u>		
AIC Needed ?	<u>Y</u>		
Date of Council Action:	_____		

D. SDC CREDIT DISTRIBUTION

SDC fee per lot	\$2,851.10	(Local street access)	
No. lots	<u>0</u>		
Total SDC fees	\$0.00	Deduct from Total Credit	<u>\$0.00</u>

Excess credit (if any) to be paid 'up front'	<u>\$300,408.56</u>
Total amount to be distributed btw the lots	<u>0</u>
CREDIT AMT TO BE DISTRIBUTED PER LOT	_____

E. PROJECT ACCOUNTING

R/W Credits 6112(CE)	<u>0</u>	0.000000%
Const Cred 6111(CC)	<u>1</u>	100.000000%

STREET SDC CREDIT CALCULATION FORM

Curb and Gutter Calc.			
	STA from	STA to	Length
Left	2101.92	2505.84	403.92
(North Side)	2611.84	2918.9	307.06
	3016.9	3120.59	103.69
Right	2133.74	2506.65	372.91
(S. Side)	2612.66	2920.12	307.46
			1495.04 Total

Sidewalk Calc.			
	STA from	STA to	Length
Left	2611.84	2833.54	221.70
(North Side)			0.00
			0.00
Right	2133.74	2506.65	372.91
(S. Side)	2612.66	2920.12	307.46
			902.07 Total



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 80.4

www.ci.medford.or.us

DEPARTMENT: Public Works
PHONE: (541) 774-2100
STAFF CONTACT: Cory Crebbin, Public Works Director

AGENDA SECTION: Ordinances and Resolutions
MEETING DATE: November 16, 2017

COUNCIL BILL 2017-135

An ordinance awarding a contract in an amount of \$1,274,495.25 to Central Pipeline, Inc. for construction of storm and sanitary sewer improvements on 6th Street.

SUMMARY AND BACKGROUND

Council is requested to consider an ordinance to award a construction contract to Central Pipeline, Inc. in order to construct approximately 1,365 feet of storm drain sewer pipe and 355 feet of sanitary sewer pipe on 6th Street. Bids were opened on October 19, 2017, and one (1) bid was received.

The project will construct approximately 1,365 feet of storm sewer pipe and 355 feet of sanitary sewer pipe.

PREVIOUS COUNCIL ACTIONS

On June 15, 2017, the Council approved Council Bill 2017-57 adopting the Biennial Budget 2017-2019 which includes this project.

ANALYSIS

The storm sewer main within 6th street is structurally failing in multiple segments and needs to be replaced to protect the existing sanitary sewer which runs directly above it within the same trench. This project will reconstruct and increase the capacity of the storm sewer system from Front Street to Ivy Street. In addition, TV inspection of the sewer revealed two segments of the sanitary sewer main have low spots/sags in the pipe. These sags will also be remedied as part of this work to preclude having to trench the street again in the future.

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

Expenditure of \$1,274,495.25. The Biennial Budget 2017-2019 includes \$200,000 for this project on page 8-49. The previous budget included an additional \$800,000 which was anticipated to be spent in the previous budget period and was not carried forward. The total Capital Improvements on page 8-49 is \$5.5 million and sufficient funds are available to award this contract. If additional funds are needed to construct other budgeted storm drain projects, then a future supplemental budget will be required to appropriate funds from the Storm Drain Utility Fund (501) contingency of \$960,000 on page 11-16 of the budget.

TIMING ISSUES

A construction contract will be completed following Council approval and the contractor has 90 calendar days to complete the project once construction commences. The absolute completion deadline is July 15, 2018.

COUNCIL OPTIONS

- Approve the ordinance as presented
- Modify and approve the ordinance
- Deny the ordinance and provide direction to staff on repairing the sewer system

STAFF RECOMMENDATION

Staff recommends approval of the ordinance for a contract with Central Pipeline, Inc.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 80.4

www.ci.medford.or.us

SUGGESTED MOTION

I move to approve the ordinance for a contract in the amount of \$1,274,495.25 to Central Pipeline, Inc. for Storm and Sanitary Sewer Improvements on 6th Street.

EXHIBITS

Ordinance

Bid Tabulation

Site Map

Contract documents are on file in the City Recorder's office

ORDINANCE NO. 2017-135

AN ORDINANCE awarding a contract in an amount of \$1,274,495.25 to Central Pipeline, Inc. for construction of storm and sanitary sewer improvements on 6th Street.

THE CITY OF MEDFORD ORDAINS AS FOLLOWS:

That a contract in an amount of \$1,274,495.25 for construction of storm and sanitary sewer improvements on 6th Street, which is on file in the City Recorder's Office, is hereby awarded to Central Pipeline, Inc.

PASSED by the Council and signed by me in authentication of its passage this _____ day of _____, 2017.

ATTEST: _____
City Recorder

Mayor

APPROVED _____, 2017.

Mayor

Project: 6th Street Storm and Sanitary Improvements

Location: Front Street to Ivy Street

Project No: SD-955

Date of Bid Opening: October 19, 2017

Proj Mgr: D. Hart



				Lowest Bidder Central Pipeline	
No.	Item	Unit	Quantity	Unit Bid	Amount
1	MOBILIZATION	LS	1	\$90,690.25	\$90,690.25
2	TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	LS	1	\$23,500.00	\$23,500.00
3	TEMPORARY SIGNS	SQFT	700	\$18.00	\$12,600.00
4	TEMPORARY BARRICADES, TYPE II	EACH	30	\$65.00	\$1,950.00
5	TEMPORARY BARRICADES, TYPE III	EACH	27	\$215.00	\$5,805.00
6	TEMPORARY PLASTIC DRUMS	EACH	12	\$65.00	\$780.00
7	PEDESTRIAN CHANNELIZING DEVICES	FOOT	130	\$45.00	\$5,850.00
8	INLET PROTECTION	EACH	24	\$80.00	\$1,920.00
9	POLLUTION CONTROL PLAN	LS	1	\$1,200.00	\$1,200.00
10	REMOVE AND REPLACE STORM AND SEWER PIPE WITHIN EXISTING STEEL CASING	LS	1	\$172,000.00	\$172,000.00
11	4 AND 6 INCH STORM SEWER PIPE, 10 FT DEPTH	FOOT	109	\$58.00	\$6,322.00
12	12 INCH STORM SEWER PIPE, 5 FT DEPTH	FOOT	93	\$88.00	\$8,184.00
13	12 INCH STORM SEWER PIPE, 10 FT DEPTH	FOOT	263	\$95.00	\$24,985.00
14	12 INCH STORM SEWER PIPE, 20 FT DEPTH	FOOT	89	\$125.00	\$11,125.00
15	30 INCH STORM SEWER PIPE, 20 FT DEPTH	FOOT	767	\$378.00	\$289,926.00
16	36 INCH STORM SEWER PIPE, 20 FT DEPTH	FOOT	597	\$428.00	\$255,516.00
17	8 INCH SANITARY SEWER PIPE, 20 FT DEPTH	FOOT	227	\$221.00	\$50,167.00
18	12 INCH SANITARY SEWER PIPE, 20 FT DEPTH	FOOT	166	\$225.00	\$37,350.00
19	PIPE TEES, 4 AND 6 INCH	EACH	11	\$300.00	\$3,300.00
20	PIPE TEES, 12 INCH	EACH	1	\$450.00	\$450.00
21	CONCRETE STORM SEWER MANHOLES	EACH	10	\$9,200.00	\$92,000.00
22	CONCRETE SANITARY SEWER MANHOLES	EACH	3	\$4,600.00	\$13,800.00
23	CONCRETE STORM SEWER MANHOLES, PASS THROUGH	EACH	2	\$9,300.00	\$18,600.00
24	CONCRETE INLETS, TYPE 2.5A	EACH	1	\$2,600.00	\$2,600.00
25	CONNECT TO EXISTING STRUCTURES	EACH	10	\$1,500.00	\$15,000.00
26	CONCRETE MANHOLES OVER EXISTING SEWER	EACH	2	\$7,800.00	\$15,600.00
27	FILLING ABANDONED STRUCTURES	CUYD	155	\$165.00	\$25,575.00
28	TRENCH RESURFACING	SQYD	2,000	\$38.00	\$76,000.00
29	PAVEMENT LINE REMOVAL	FOOT	390	\$6.00	\$2,340.00
30	PAVEMENT BAR REMOVAL	SQFT	110	\$2.00	\$220.00
31	PAVEMENT LEGEND REMOVAL	EACH	6	\$150.00	\$900.00
32	LONGITUDINAL PAVEMENT MARKINGS - PAINT	FOOT	390	\$1.00	\$390.00
33	PAVEMENT BAR, TYPE B	SQFT	195	\$10.00	\$1,950.00
34	PAVEMENT LEGEND, TYPE B: "STOP"	EACH	1	\$350.00	\$350.00
35	PAVEMENT LEGEND, TYPE B: "ONLY"	EACH	1	\$350.00	\$350.00
36	PAVEMENT LEGEND, TYPE B: ARROW	EACH	2	\$350.00	\$700.00
37	PAVEMENT LEGEND, TYPE B: RAILROAD CROSSING	EACH	2	\$650.00	\$1,300.00
38	TRENCH FOUNDATION	CUYD	80	\$40.00	\$3,200.00
Total					\$1,274,495.25

McLOUGHLIN
JR. HIGH SCH.



2ND

ST.

BARTLETT

ST.

1E

BEAR



ST.

3RD

ST.

ST.

ST.

BEGIN PROJECT
6TH ST STORM & SANITARY SEWER
STA ±9+00

AVE.

4TH

CORP
RAILROAD

FRONT

ST.

5TH

GRAPE

ST.

ST.

VOGEL
PARK

Page 37

END PROJECT
6TH ST STORM & SANITARY SEWER
STA ±23+58

HOLLY 6TH

ST.

ST.

CREEK

IVY

ST.

ST.

ST.

CENTRAL

RIVERSIDE

ST.

ST.

OAKDALE

ST.

MAIN

ST.

ST.

AVENUE

W.
ALBA
PARK

8TH

9TH

ST.

ST.

ST.

CH

IGE

OWN

ETOE



CITY OF MEDFORD AGENDA ITEM COMMENTARY

Item No: 80.5

www.ci.medford.or.us

DEPARTMENT: Finance Department
PHONE: (541) 774-2030
STAFF CONTACT: Alison Chan Finance Director

AGENDA SECTION: Ordinances and Resolutions
MEETING DATE: November 16, 2017

COUNCIL BILL 2017-136

A resolution authorizing the issuance, sale, execution and delivery of full faith and credit refunding bonds; authorizing the execution and delivery of a bond purchase agreement or other financing agreement and related issuance and sale documents; and authorizing such other agreements, certificates and documents as may be necessary and appropriate to carry out such refunding transaction; designating authorized representatives and delegating authority; and related matters.

SUMMARY AND BACKGROUND

A Resolution authorizing the issuance of Refunding bonds in an amount not to exceed \$12,000,000 to redeem and or defease the 2007 Park Bonds and to pay costs of issuance of the 2017 bonds.

PREVIOUS COUNCIL ACTIONS

December 21, 2006 – Council Bill 2006-289 - Resolution authorizing the issuance of Limited Tax Revenue bonds (60 day Resolution).

February 1 2007 – Council Bill 2007-21 - Resolution authorizing the issuance of Limited Tax Revenue bonds (The Bond resolution).

June 15, 2017 – Council Bill 2017-57 – Resolution adopting the 2017-2019 biennial budget which includes bond payments.

ANALYSIS

The Finance and Parks & Recreation Department has determined that under existing market conditions, the refunding of the 2007 bonds will provide savings to the City. The interest on the current bonds is an average of 4.00% with the anticipated interest rate on the refunding bonds at 2.25%. The drop in interest rates will generate reduced interest expense to the City. The reduced expenses will be in the Park Improvement Fund (Park Utility Fee, Transient Lodging Tax, and Car Rental Tax) and the Park System Development Charge Fund as those are the two funds making the bond payments. If for some reason, the interest rate environment changes between now and when the bonds are issued, the bond offering can be canceled or delayed. If this resolution is approved by Council, staff anticipates a mid-December bond offering.

Below are options to consider:

Issuance Options:

1. Refinance the entire amount outstanding of \$11,570,000 and include the cost of issuance, estimated to be \$67,000 for a total of \$11,637,000. This would be a private placement and the issuance team would seek bids from several banks.
2. Pay down the debt to \$10,000,000 before the refinancing pay the \$67,000 estimated cost to issue debt out of the current budget. The Park Improvement Fund and the Park SDC Fund both have greater than budgeted beginning fund balances. The Park Improvement Fund has approximately \$2,730,000 and the Park SDC Fund has approximately \$1,890,000 available to appropriate. In the next supplemental budget those funds will recognize and appropriate the \$1,570,000 needed for debt reduction and the \$67,000 for cost of debt issuance. By lowering the bond amount to \$10,000,000 the financing would be a “bank qualified” private placement. The issuance team would



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 80.5

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seek bids from several banks. The fact that the issuance is bank qualified makes this more attractive to the banks and therefore we anticipate a lower interest rate than we would receive if we were to seek \$11,157,000 which is the amount outstanding currently.

At the current time, it is our recommendation to proceed with the second option, pay down the debt to \$10,000,000 and cover the cost of issuance out of the current budget. At the suggestion of bond counsel, the resolution is worded authorizing the issuance of \$12,000,000. This provides more flexibility up to the date of issuance.

Payment structure Options:

1. Keep the same payment structure but with lower payments as the interest rate is reduced. This would generate an estimated savings with a net present value of \$863,500.
2. Keep the same payment amounts and have the debt paid off two years earlier than the current schedule. This would generate an estimated savings with a net present value of \$893,300.

At the current time, it is our recommendation to proceed with the second option, keep the same payment amount and therefore pay the debt off two years early. Below is the current debt schedule and a projection of the anticipated debt schedule. It assumes the debt is \$10,000,000 and the payments are equal to the current debt schedule. You will see the small drop in payments in 2025 and the elimination of the payments in 2026 and 2027.

Debt Service Payments - Current

Fiscal Year	2007 Bond	2011 Bond	2013 Bond	Total	Projected Revenue Total	Projected Available
2018	\$1,406,931	\$428,700	\$477,525	\$2,313,156	\$3,114,000	\$800,844
2019	\$1,409,131	\$432,875	\$473,625	\$2,315,631	\$3,179,000	\$863,369
2020	\$1,414,731	\$429,530	\$473,250	\$2,317,511	\$3,504,000	\$1,186,489
2021	\$1,413,531	\$435,892	\$476,125	\$2,325,548	\$3,582,000	\$1,256,452
2022	\$1,415,731	\$434,650	\$473,375	\$2,323,756	\$3,663,000	\$1,339,244
2023	\$1,421,131	\$0	\$475,000	\$1,896,131	\$3,746,000	\$1,849,869
2024	\$1,424,531	\$0	\$475,875	\$1,900,406	\$3,831,000	\$1,930,594
2025	\$1,430,931	\$0	\$476,000	\$1,906,931	\$3,919,000	\$2,012,069
2026	\$1,435,131	\$0	\$475,375	\$1,910,506	\$4,009,000	\$2,098,494
2027	\$1,442,131	\$0	\$474,000	\$1,916,131	\$4,101,000	\$2,184,869
2028	\$0	\$0	\$476,750	\$476,750	\$4,195,000	\$3,718,250
2029	\$0	\$0	\$473,625	\$473,625	\$4,292,000	\$3,818,375
2030	\$0	\$0	\$476,575	\$476,575	\$4,392,000	\$3,915,425
2031	\$0	\$0	\$475,675	\$475,675	\$4,494,000	\$4,018,325
2032	\$0	\$0	\$473,913	\$473,913	\$4,599,000	\$4,125,087
2033	\$0	\$0	\$474,250	\$474,250	\$4,706,000	\$4,231,750
2034	\$0	\$0	\$476,625	\$476,625	\$4,817,000	\$4,340,375
2035	\$0	\$0	\$0	\$0	\$4,930,000	\$4,930,000
2036	\$0	\$0	\$0	\$0	\$5,047,000	\$5,047,000
2037	\$0	\$0	\$0	\$0	\$5,168,000	\$5,168,000
	\$14,213,910	\$2,161,647	\$8,077,563	\$24,453,120	\$83,288,000	\$58,834,880



**CITY OF MEDFORD
AGENDA ITEM COMMENTARY**

Item No: 80.5

www.ci.medford.or.us

Debt Service Payments - Estimated assuming \$10,000,000 for 2007 Bond

Fiscal Year	2007 Bond	2011 Bond	2013 Bond	Total	Projected Revenue Total	Projected Available
2018	\$1,175,966	\$428,700	\$477,525	\$2,082,191	\$3,114,000	\$1,031,809
2019	\$1,409,131	\$432,875	\$473,625	\$2,315,631	\$3,179,000	\$863,369
2020	\$1,414,731	\$429,530	\$473,250	\$2,317,511	\$3,504,000	\$1,186,489
2021	\$1,413,531	\$435,892	\$476,125	\$2,325,548	\$3,582,000	\$1,256,452
2022	\$1,415,731	\$434,650	\$473,375	\$2,323,756	\$3,663,000	\$1,339,244
2023	\$1,421,131	\$0	\$475,000	\$1,896,131	\$3,746,000	\$1,849,869
2024	\$1,424,531	\$0	\$475,875	\$1,900,406	\$3,831,000	\$1,930,594
2025	\$1,235,526	\$0	\$476,000	\$1,711,526	\$3,919,000	\$2,207,474
2026	\$0	\$0	\$475,375	\$475,375	\$4,009,000	\$3,533,625
2027	\$0	\$0	\$474,000	\$474,000	\$4,101,000	\$3,627,000
2028	\$0	\$0	\$476,750	\$476,750	\$4,195,000	\$3,718,250
2029	\$0	\$0	\$473,625	\$473,625	\$4,292,000	\$3,818,375
2030	\$0	\$0	\$476,575	\$476,575	\$4,392,000	\$3,915,425
2031	\$0	\$0	\$475,675	\$475,675	\$4,494,000	\$4,018,325
2032	\$0	\$0	\$473,913	\$473,913	\$4,599,000	\$4,125,087
2033	\$0	\$0	\$474,250	\$474,250	\$4,706,000	\$4,231,750
2034	\$0	\$0	\$476,625	\$476,625	\$4,817,000	\$4,340,375
2035	\$0	\$0	\$0	\$0	\$4,930,000	\$4,930,000
2036	\$0	\$0	\$0	\$0	\$5,047,000	\$5,047,000
2037	\$0	\$0	\$0	\$0	\$5,168,000	\$5,168,000
	\$10,910,278	\$2,161,647	\$8,077,563	\$21,149,488	\$83,288,000	\$62,138,512

FINANCIAL AND/OR RESOURCE CONSIDERATIONS

Under the current plan the issuance will save the City an estimated \$893,300

TIMING ISSUES

The bonds are anticipated to be issued in mid-December 2017.

COUNCIL OPTIONS

- Approve the resolution as presented.
- Modify the resolution as presented.
- Deny the resolution and provide direction to staff.

STAFF RECOMMENDATION

Staff recommends approval of the resolution.



CITY OF MEDFORD
AGENDA ITEM COMMENTARY

Item No: 80.5

www.ci.medford.or.us

SUGGESTED MOTION

I move to approve the resolution authorizing the issuance of refunding bonds not to exceed \$12,000,000.

EXHIBITS

Resolution

Parks & Recreation 20 Year projections

RESOLUTION NO. 2017-136

A RESOLUTION authorizing the issuance, sale, execution and delivery of full faith and credit refunding bonds; authorizing the execution and delivery of a bond purchase agreement or other financing agreement and related issuance and sale documents; and authorizing such other agreements, certificates and documents as may be necessary and appropriate to carry out such refunding transaction; designating authorized representatives and delegating authority; and related matters.

WHEREAS, the City of Medford (the "City") issued its \$18,965,000 City of Medford, Oregon Limited Tax Revenue Bonds, Series 2007 (the "2007 Bonds") to finance the costs of improvements to the City's parks and to pay the costs of issuance and delivery of the 2007 Bonds; and

WHEREAS, the 2007 Bonds maturing on and after June 1, 2018 are subject to redemption prior to maturity in whole or in part on or after June 1, 2017; and

WHEREAS, the City is authorized by the laws of the State of Oregon, including, without limitation, Oregon Revised Statutes ("ORS") Section 287A.360, to issue current refunding bonds to refund its outstanding bonds, and to authorize the issuance of current refunding by resolution as provided by ORS 287A.360(3); and

WHEREAS, the City has determined that under existing market conditions, the refunding of all or a portion of the 2007 Bonds will provide (i) annual total debt service payment reductions, (ii) favorable repayment restructuring of the City's outstanding debt, or (iii) a total true interest rate reduction resulting in debt service savings for the City; and

WHEREAS, the City desires to take advantage of current interest rate savings to refund all or any portion of the 2007 Bonds and to authorize the sale, issuance and delivery of full faith and credit refunding bonds, in one or more series (collectively, the "2017 Bonds"), in an aggregate principal amount necessary to refund all or a portion of the 2007 Bonds and to pay costs of issuance; and

WHEREAS, pursuant to Section 32 of the City Charter, the City Council finds that it is in the best interest of the City that the 2017 Bonds have a maturity date of not more than 10 years from the date of issuance of the 2017 Bonds; and

WHEREAS, it is in the best interest of the City to authorize the execution and delivery of a bond purchase agreement or other financing agreement (the "Financing Agreement"), establishing the terms and conditions of the purchase and sale of the 2017 Bonds in a method to be determined by the authorized representative of the City as provided herein, and such other agreements, certificates and documents as may be necessary to provide for the refunding and redemption of the 2007 Bonds including an escrow agreement with an escrow agent and the notices required under the legal documents for the 2007 Bonds to effect the redemption and defeasance, and the terms and conditions

for the purchase, sale, issuance, execution, delivery and administration of the 2017 Bonds (collectively, the “Financing Documents”); and

WHEREAS, the City intends to use the proceeds received under the Financing Agreement, together with funds on hand from the City, to finance all or a portion of the following projects (collectively, the “Project”):

- (a) to refund all or a portion of the 2007 Bonds; and
- (b) to pay certain costs of issuance relating to the 2017 Bonds.

WHEREAS, the City adopts this Resolution to authorize and provide for (i) the refunding of all or a portion of the 2007 Bonds, subject to market conditions and debt service savings to the City; (ii) determining the method of purchase and sale of the 2017 Bonds pursuant to the provisions of this Resolution; (iii) the terms and conditions for purchase, sale, issuance, execution, delivery and administration of the 2017 Bonds, in one or more series and the Financing Documents related thereto; and (iv) to authorize certain officials and employees of the City to take action on the City’s behalf and to determine the method of purchase and sale of the 2017 Bonds and to negotiate, execute and deliver the Financing Documents.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MEDFORD:

Section 1. Authorization of the 2017 Bonds. The City authorizes the issuance, sale, execution and delivery of the 2017 Bonds, in one or more series. The proceeds of the 2017 Bonds received by the City pursuant to the terms of the Financing Agreement shall be used to pay all or a portion of the costs of the Project. The 2017 Bonds may be issued such that interest on any series of the 2017 Bonds is designated as tax-exempt or federally taxable by the Authorized Representative (defined below). The true interest cost on the 2017 Bonds issued shall not exceed 3.25% per annum for 2017 Bonds designated as tax-exempt or 2017 Bonds designated as federally taxable. The terms and conditions for the purchase, sale, issuance, execution, delivery and administration of the 2017 Bonds shall be established consistent with the authorization of this Resolution.

Section 2. Authorized Representative. The City authorizes and directs the City Manager and the Finance Director, or their respective designees (each, an “Authorized Representative”), each acting individually, to evaluate, negotiate, enter into, execute, deliver and otherwise implement on behalf of the City the terms and conditions for the purchase, sale, issuance, execution, delivery and administration of the 2017 Bonds and the Financing Documents, as may in the judgment of such Authorized Representative be in the best interest of the City and in a manner consistent with and in furtherance of this Resolution.

Section 3. Security. The City pledges its full faith and credit and taxing powers as contemplated by ORS 287A.315 to the payment of the 2017 Bonds. The 2017 Bonds shall be secured by and payable from the City’s general non-restricted revenues and other funds that are lawfully available for that purpose, including, the proceeds of the 2017 Bonds, subject to the

limitations of sections 11 and 11b, Article XI of the Oregon Constitution, and revenues derived from other taxes, if any, levied by the City in accordance with and subject to limitations and restrictions imposed under applicable law or contract, that are not dedicated, restricted or obligated by law or contract to an inconsistent expenditure or use. The owners of the 2017 Bonds will not have a lien or security interest on any projects financed or refinanced with the proceeds of the 2017 Bonds.

Section 4. **Form of 2017 Bonds.** The 2017 Bonds shall be prepared by Bond Counsel in substantially the form approved by an Authorized Representative and the Bank (defined below). The 2017 Bonds shall be subject to authentication, registration, payment, exchange and transfer as provided in the Financing Documents.

Section 5. **Tax-Exempt Status and Covenant as to Arbitrage.** The City covenants to use the proceeds of the 2017 Bonds designated as tax-exempt and the facilities financed or refinanced with the proceeds of the 2017 Bonds designated as tax-exempt, and to otherwise comply with the provisions of the Internal Revenue Code of 1986 (the “Code”) so that the interest paid on the 2017 Bonds designated as tax-exempt will not be includable in gross income of the owners of such 2017 Bonds designated as tax-exempt for federal income tax purposes. The City specifically covenants:

- (1) To comply with “arbitrage” provisions of Section 148 of the Code, and to pay any required rebates and penalties; and
- (2) To operate the facilities financed or refinanced with the proceeds of the 2017 Bonds designated as tax-exempt so that neither the 2017 Bonds designated as tax-exempt nor the 2007 Bonds are “private activity bonds” under Section 141 of the Code; and
- (3) To comply with all reporting requirements.

The Authorized Representative may enter into covenants on behalf of the City to protect the tax-exempt status of the interest paid on any series of the 2017 Bonds designated as tax-exempt.

Section 6. **Delegation for Establishment of Terms and Sale of the Bonds.** Pursuant to ORS Section 287A.300, each Authorized Representative, acting singly, is authorized and directed, on behalf of the City without further approval of the Council to:

- (a) Select all or any portion of the 2007 Bonds to be refunded and to call for redemption such 2007 Bonds to be redeemed from the proceeds of the 2017 Bonds on the earliest date the 2007 Bonds are subject to redemption and cause notice of defeasance and notice of redemption, as applicable, to be given as required by the terms of the 2007 Bonds, provided that the Authorized Representative determines that the refunding will provide desired repayment restructuring within the maximum repayment maturity and true interest cost as provided in this Resolution;

(b) Evaluate and determine favorable terms and conditions for the purchase, sale, issuance, execution, delivery and administration of the 2017 Bonds and the Financing Documents, subject to a determination by the Authorized Representative that such terms are beneficial to the City to obtain good financing terms for the 2017 Bonds, including:

(1) Soliciting bids from and selecting the method of purchase of the 2017 Bonds by an investment banking institution (the “Bank”), which may occur through a direct private placement with a Bank, a negotiated public sale with a Bank serving as underwriter, or a public, competitive offering of the 2017 Bonds for sale to a Bank;

(2) Negotiating, executing and delivering the Financing Agreement with the Bank, as purchaser or underwriter, to establish the terms and conditions for the purchase and sale of the 2017 Bonds, including, without limitation, the terms and conditions for the issuance of the 2017 Bonds including total aggregate principal amount of the 2017 Bonds to effect the refunding of all or a portion of the 2007 Bonds, the designation of the 2017 Bonds as tax-exempt or federally taxable, the principal and interest payment dates, redemption or prepayment provisions, registration, covenants for financial reporting and other covenants necessary and appropriate for the issuance of the 2017 Bonds;

(3) In the event of a negotiated or competitive public offering:

(i) Determine the form and content of the preliminary and final disclosure documents,

(ii) Negotiate and establish the terms of and execute and deliver and undertaking to provide ongoing disclosure (the “Continuing Disclosure Certificate”) for the benefit of the owner of the 2017 Bonds that satisfies the requirement of Section (b)(5)(i) of the Securities and exchange Commission Rule 15c2-12;

(c) Execute and deliver the 2017 Bonds, the Financing Agreement, the Financing Documents, disclosure documents, if necessary, the Continuing Disclosure Certificate, if necessary, and any other agreements, certificates, documents and opinions required in connection with the purchase, sale, issuance, execution, delivery and administration of the 2017 Bonds;

(d) Enter into covenants regarding the use of the proceeds of the 2017 Bonds received by the City pursuant to the Financing Agreement and the use of the Project to maintain the tax-exempt status of the 2017 Bonds designated as tax-exempt; and

(e) Execute and deliver a certificate specifying the actions taken pursuant to this Resolution, and any other agreements, certificates and documents that an Authorized Representative

determines are necessary to execute and deliver the Financing Agreement and to offer and sell the 2017 Bonds in accordance with this Resolution.

Section 7. **Defeasance.** The City may defease the 2017 Bonds by setting aside, with a duly appointed escrow agent, in a special escrow account irrevocably pledged to the payment of the principal and interest paid on the 2017 Bonds to be defeased, cash or direct obligations of the United States of America, including obligations of any federal agencies to the extent they are unconditionally guaranteed by the United States of America, in an amount which, in the opinion of a nationally recognized expert in the field of mathematical calculations relating to tax-exempt obligations, is sufficient without reinvestment to pay all principal and interest paid on the defeased 2017 Bonds until the principal payment date or any earlier redemption date. The obligations of the City with respect to the 2017 Bonds that are defeased pursuant to this Section shall be deemed paid and no longer outstanding, and shall cease to be entitled to any lien, benefit or security under this Resolution or the Financing Documents except the right to receive payment from the special escrow account.

Section 8. **Redemption of the 2007 Bonds.** Contingent solely on the issuance of the 2017 Bonds, the Authorized Representative is authorized to call for redemption, as applicable, all or any portion of the City's 2007 Bonds that are to be refunded, as applicable, with the proceeds of the 2017 Bonds, together with funds on hand from the City, on the earliest dates they are subject to redemption, as applicable. The Authorized Representative is further authorized to execute and deliver all agreements, certificates, documents and notices that are necessary and appropriate in connection with the redemption and defeasance of all or any portion of the City's 2007 Bonds that are to be refunded consistent with this Resolution and the applicable legal documents for the 2007 Bonds.

Section 9. **Appointment of Bond Counsel and Municipal Advisor.** The City hereby appoints Orrick, Herrington & Sutcliffe LLP of Portland, Oregon, as Bond Counsel to the City with respect to the 2017 Bonds, and Piper Jaffray & Co. as Municipal Advisor to the City with respect to the 2017 Bonds.

Section 10. **Resolution to Constitute Contract.** In consideration of the purchase and acceptance of any or all of the 2017 Bonds by the owners, the provisions of this Resolution shall be part of the contract of the City with the owners and shall be deemed to be and shall constitute a contract between the City and the owners pursuant to ORS 287A.360, or any successor statute. The covenants, pledges and representations contained in this Resolution, or in the closing documents executed in connection with the 2017 Bonds, including without limitation the City's covenants and pledges contained in Section 3, Section 5 and Section 6, and the other covenants and agreements to be performed by or on behalf of the City shall be contracts for the equal benefit, protection and security of the owners, all of which shall be of equal rank without preference, priority or distinction of any of such 2017 Bonds over any other thereof, except as expressly provided in or pursuant to this Resolution.

Section 11. Effective Date of Resolution. This Resolution shall become effective immediately upon its passage by the Council and approval of the Mayor.

PASSED by the Council and signed by me in authentication of its passage this 16 day of November, 2017.

ATTEST: _____
City Recorder

Mayor

Parks Recreation Department
20-Year Projections
Revenues and Debt Service

Debt Service Payments - Current

Fiscal Year	2007 Bond	2011 Bond	2013 Bond	Total	Projected Revenue Total	Projected Available
2018	\$1,406,931	\$428,700	\$477,525	\$2,313,156	\$3,114,000	\$800,844
2019	\$1,409,131	\$432,875	\$473,625	\$2,315,631	\$3,179,000	\$863,369
2020	\$1,414,731	\$429,530	\$473,250	\$2,317,511	\$3,504,000	\$1,186,489
2021	\$1,413,531	\$435,892	\$476,125	\$2,325,548	\$3,582,000	\$1,256,452
2022	\$1,415,731	\$434,650	\$473,375	\$2,323,756	\$3,663,000	\$1,339,244
2023	\$1,421,131	\$0	\$475,000	\$1,896,131	\$3,746,000	\$1,849,869
2024	\$1,424,531	\$0	\$475,875	\$1,900,406	\$3,831,000	\$1,930,594
2025	\$1,430,931	\$0	\$476,000	\$1,906,931	\$3,919,000	\$2,012,069
2026	\$1,435,131	\$0	\$475,375	\$1,910,506	\$4,009,000	\$2,098,494
2027	\$1,442,131	\$0	\$474,000	\$1,916,131	\$4,101,000	\$2,184,869
2028	\$0	\$0	\$476,750	\$476,750	\$4,195,000	\$3,718,250
2029	\$0	\$0	\$473,625	\$473,625	\$4,292,000	\$3,818,375
2030	\$0	\$0	\$476,575	\$476,575	\$4,392,000	\$3,915,425
2031	\$0	\$0	\$475,675	\$475,675	\$4,494,000	\$4,018,325
2032	\$0	\$0	\$473,913	\$473,913	\$4,599,000	\$4,125,087
2033	\$0	\$0	\$474,250	\$474,250	\$4,706,000	\$4,231,750
2034	\$0	\$0	\$476,625	\$476,625	\$4,817,000	\$4,340,375
2035	\$0	\$0	\$0	\$0	\$4,930,000	\$4,930,000
2036	\$0	\$0	\$0	\$0	\$5,047,000	\$5,047,000
2037	\$0	\$0	\$0	\$0	\$5,168,000	\$5,168,000
	\$14,213,910	\$2,161,647	\$8,077,563	\$24,453,120	\$83,288,000	\$58,834,880

Debt Service Payments - Estimated assuming \$10,000,000 issued, same payment amount

Fiscal Year	2007 Bond	2011 Bond	2013 Bond	Total	Projected Revenue Total	Projected Available
2018	\$1,175,966	\$428,700	\$477,525	\$2,082,191	\$3,114,000	\$1,031,809
2019	\$1,409,131	\$432,875	\$473,625	\$2,315,631	\$3,179,000	\$863,369
2020	\$1,414,731	\$429,530	\$473,250	\$2,317,511	\$3,504,000	\$1,186,489
2021	\$1,413,531	\$435,892	\$476,125	\$2,325,548	\$3,582,000	\$1,256,452
2022	\$1,415,731	\$434,650	\$473,375	\$2,323,756	\$3,663,000	\$1,339,244
2023	\$1,421,131	\$0	\$475,000	\$1,896,131	\$3,746,000	\$1,849,869
2024	\$1,424,531	\$0	\$475,875	\$1,900,406	\$3,831,000	\$1,930,594
2025	\$1,235,526	\$0	\$476,000	\$1,711,526	\$3,919,000	\$2,207,474
2026	\$0	\$0	\$475,375	\$475,375	\$4,009,000	\$3,533,625
2027	\$0	\$0	\$474,000	\$474,000	\$4,101,000	\$3,627,000
2028	\$0	\$0	\$476,750	\$476,750	\$4,195,000	\$3,718,250
2029	\$0	\$0	\$473,625	\$473,625	\$4,292,000	\$3,818,375
2030	\$0	\$0	\$476,575	\$476,575	\$4,392,000	\$3,915,425
2031	\$0	\$0	\$475,675	\$475,675	\$4,494,000	\$4,018,325
2032	\$0	\$0	\$473,913	\$473,913	\$4,599,000	\$4,125,087
2033	\$0	\$0	\$474,250	\$474,250	\$4,706,000	\$4,231,750
2034	\$0	\$0	\$476,625	\$476,625	\$4,817,000	\$4,340,375
2035	\$0	\$0	\$0	\$0	\$4,930,000	\$4,930,000
2036	\$0	\$0	\$0	\$0	\$5,047,000	\$5,047,000
2037	\$0	\$0	\$0	\$0	\$5,168,000	\$5,168,000
	\$10,910,278	\$2,161,647	\$8,077,563	\$21,149,488	\$83,288,000	\$62,138,512

**Parks Recreation Department
20-Year Projections
Revenues and Debt Service**

TLT Collection History (25%)

Fiscal Year	Budget	Actual	Balance	
2008	\$ 630,000	\$ 638,374	\$ (8,374)	
2009	\$ 660,000	\$ 570,635	\$ 89,365	-11%
2010	\$ 630,000	\$ 568,305	\$ 61,695	0%
2011	\$ 630,000	\$ 593,314	\$ 36,686	4%
2012	\$ 575,000	\$ 625,489	\$ (50,489)	5%
2013	\$ 575,000	\$ 661,396	\$ (86,396)	6%
2014	\$ 700,000	\$ 732,136	\$ (32,136)	11%
2015	\$ 750,000	\$ 828,650	\$ (78,650)	13%
2016	\$ 835,000	\$ 956,002	\$ (121,002)	15%
2017	\$ 860,000	\$ 966,565	\$ (106,565)	1%
	\$ 6,845,000	\$ 7,140,866	\$ (295,866)	

10 Year Average Revenue 714,087 Average Growth 5%

TLT - 20 Year Projections

Fiscal Year	Projections	
2018	\$ 1,074,000	budget 2017-2019
2019	\$ 1,139,000	
2020	\$ 967,000	rounded 2017 number
2021	\$ 996,000	3% growth assumption
2022	\$ 1,026,000	
2023	\$ 1,057,000	
2024	\$ 1,089,000	
2025	\$ 1,122,000	
2026	\$ 1,156,000	
2027	\$ 1,191,000	
2028	\$ 1,227,000	
2029	\$ 1,264,000	
2030	\$ 1,302,000	
2031	\$ 1,341,000	
2032	\$ 1,381,000	
2033	\$ 1,422,000	
2034	\$ 1,465,000	
2035	\$ 1,509,000	
2036	\$ 1,554,000	
2037	\$ 1,601,000	

**Parks Recreation Department
20-Year Projections
Revenues and Debt Service**

Car Rental Tax History

Fiscal Year	Budget	Actual	Balance	
2008	\$ 400,000	\$ 314,066	\$ 85,934	
2009	\$ 420,000	\$ 291,150	\$ 128,850	-7%
2010	\$ 320,000	\$ 296,517	\$ 23,483	2%
2011	\$ 330,000	\$ 313,011	\$ 16,989	6%
2012	\$ 300,000	\$ 338,587	\$ (38,587)	8%
2013	\$ 300,000	\$ 408,345	\$ (108,345)	21%
2014	\$ 778,060	\$ 702,931	\$ 75,129	72%
2015	\$ 300,000	\$ 1,085,049	\$ (785,049)	54%
2016	\$ 900,000	\$ 1,165,994	\$ (265,994)	7%
2017	\$ 900,000	\$ 1,200,297	\$ (300,297)	3%
	\$ 4,948,060	\$ 6,115,947	\$ (1,167,887)	

10 Year Average Revenue \$ 611,595 Average Growth 18%

Car Rental Tax - 20 Year Projections

Fiscal Year	Projections	
2018	\$ 900,000	budget 2017-2019
2019	\$ 900,000	
2020	\$ 1,200,000	
2021	\$ 1,236,000	rounded 2017 number
2022	\$ 1,273,000	3% growth assumption
2023	\$ 1,311,000	
2024	\$ 1,350,000	
2025	\$ 1,391,000	
2026	\$ 1,433,000	
2027	\$ 1,476,000	
2028	\$ 1,520,000	
2029	\$ 1,566,000	
2030	\$ 1,613,000	
2031	\$ 1,661,000	
2032	\$ 1,711,000	
2033	\$ 1,762,000	
2034	\$ 1,815,000	
2035	\$ 1,869,000	
2036	\$ 1,925,000	
2037	\$ 1,983,000	
	\$ 29,895,000	

Parks Recreation Department
20-Year Projections
Revenues and Debt Service

Park Utility Fee History

Fiscal Year	Budget	Actual	Balance	
2008	\$ 1,148,000	\$ 1,232,557	\$ (84,557)	
2009	\$ 1,156,000	\$ 1,251,386	\$ (95,386)	2%
2010	\$ 1,250,000	\$ 1,248,511	\$ 1,489	0%
2011	\$ 1,263,000	\$ 1,256,218	\$ 6,782	1%
2012	\$ 1,246,500	\$ 1,262,378	\$ (15,878)	0%
2013	\$ 1,248,000	\$ 1,269,406	\$ (21,406)	1%
2014	\$ 1,261,150	\$ 1,280,623	\$ (19,473)	1%
2015	\$ 1,262,150	\$ 1,294,841	\$ (32,691)	1%
2016	\$ 1,302,500	\$ 1,323,291	\$ (20,791)	2%
2017	\$ 1,302,500	\$ 1,336,572	\$ (34,072)	1%
	\$ 12,439,800	\$ 12,755,783	\$ (315,983)	

10 Year Average Revenue \$ 1,275,578 Average growth 1%

PUF - 20 Year Projections

Fiscal Year	Projections	
2018	\$ 1,140,000	budget 2017-2019
2019	\$ 1,140,000	
2020	\$ 1,337,000	rounded 2017 number
2021	\$ 1,350,000	1% growth assumption
2022	\$ 1,364,000	
2023	\$ 1,378,000	
2024	\$ 1,392,000	
2025	\$ 1,406,000	
2026	\$ 1,420,000	
2027	\$ 1,434,000	
2028	\$ 1,448,000	
2029	\$ 1,462,000	
2030	\$ 1,477,000	
2031	\$ 1,492,000	
2032	\$ 1,507,000	
2033	\$ 1,522,000	
2034	\$ 1,537,000	
2035	\$ 1,552,000	
2036	\$ 1,568,000	
2037	\$ 1,584,000	
	\$ 28,510,000	