



**TALENT CITY COUNCIL**  
**REGULAR MEETING AGENDA**  
 - HELD AT TOWN HALL & VIA ZOOM -  
 206 E. Main Street  
**March 20<sup>th</sup>, 2024 - 6:45 PM**

All Council meetings are digitally recorded and will be available on the City website: [www.cityoftalent.org](http://www.cityoftalent.org). The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to the City Recorder at 541-535-1566, x1012.

The City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the study session and/or meeting.

**1. Call to Order / Roll Call**

**2. Additions / Corrections to Agenda**

**3. Community Announcements**

**4. Speakers Heard on Non-Agenda Items**  
*Limited to 5 minutes or less per Mayoral discretion.*

**5. City Reports**

5.1 City Manager Report.....

5.2 Urban Renewal Activities Report.....

**6. Commission Member Appointments**  
*Limited to 5 minutes or less per Mayoral discretion.*

6.1 Appointment of Member to Parks & Recreation Commission ..... 03

**7. Consent Calendar**  
*The consent calendar consists of items of a repeating or routine nature that are considered under a single action. Any Councilor may have an item on the consent agenda removed and considered separately on request.*

7.1 Acknowledgment of Urban Forestry Committee Meeting Minutes, December 13<sup>th</sup>, 2023 ..... 06

7.2 Acknowledgment of Urban Forestry Committee Meeting Minutes, December 27<sup>th</sup>, 2023 ..... 09

7.3 Acknowledgment of Urban Forestry Committee Meeting Minutes, January 10<sup>th</sup>, 2024 ..... 12

7.4 Acknowledgment of Public Arts Committee Meeting Minutes, February 5<sup>th</sup>, 2024..... 14

**8. Unfinished Business**  
*Unfinished business consists of outstanding items from previous meetings. These items will be handled in the same manner as regular agenda items.*

**9. New Business**  
*Speakers will be provided the opportunity to offer comments on action items after staff members have given their reports and, if there is an applicant, after the applicant has had the opportunity to speak. Action items are expected to result in motions, resolutions, orders, or ordinances.*

9.1 Town Hall Use Agreement with ACCESS..... 18

9.2 Consideration of Recology Rate Increase ..... 23

9.3 Update on Solar Panel Installations..... 31

**10. Commission / Committee Reports**

**11. Other Business and Future Agenda Items**

**12. Written Communications**

*This item is for written communications that have been submitted to the entire Council and where a request has been made that the item be included in the record. It will contain the communications only, and not additional attachments or Internet re-postings. Those items may be e-mailed directly to Council members or may be distributed in person via the City Recorder at Council meetings following an oral communication to Council. There will not be any Council discussion or public comment on this agenda item.*

12.1 Written Communications – Hatch, Dorothea ..... 37

**13. Adjournment**

**Upcoming Council Meetings**

- April 3<sup>rd</sup>            6:45 pm –    Study Session
- April 3<sup>rd</sup>            6:45 pm –    Regular Council Meeting
- April 17<sup>th</sup>          5:30 pm –    TURA Regular Meeting
- April 17<sup>th</sup>          6:45 pm –    Regular Council Meeting



## City Council Agenda Report

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<b>Meeting Date:</b>	March 20, 2024	<b>Staff Contact:</b>	Hector Flores
<b>Department:</b>	Administration	<b>E-Mail:</b>	hflores@cityoftalent.org
<b>Staff Recommendation:</b>	Appointment	<b>Estimated Time:</b>	5 mins.

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### ISSUE BEFORE THE COUNCIL

The appointment of a member to the Parks and Recreation Commission.

### BACKGROUND

City Ordinance 2019-953-O requires the City to have a Parks and Recreation Commission to make delegated decisions and/or provide recommendations to the City Council.

Section 22 of the City Charter states:

The Mayor and Council shall appoint:

- (1) Members of committees and commissions established by Council, and
- (2) Other persons required by the Council to act in an advisory capacity to the Council or its appointed committees and commissions.

The City's Commission and Committee Appointment Policy, adopted by the Council on July 3, 2018, includes the following:

*Staff will send completed applications to the Mayor and to the applicable Commission/Committee for review. Applicants will be interviewed by the Mayor and the Commission/Committee. The Commission/Committee will make a recommendation to the Mayor, who will, if so desired, then make an affirmative recommendation to appoint at the Council meeting. Mayor appointments, including the term of the appointment(s), will be placed on the Consent Agenda for Council. Re-appointments to a Commission or Committee will be made by the Mayor with approval from Council without the need for Mayor or Commission/Committee interviews.*

The City of Talent's Parks and Recreation Commission currently has two vacant positions. Following interviews, Mayor Ayers-Flood recommends the appointment of candidates Brian Larsen to a regular member seat and Melissa Hendricks as an alternative member. If appointed, the selected candidates will serve a 2-year term.

### RELATED COUNCIL POLICIES

### POTENTIAL MOTIONS

I Move to affirm the Mayor's appointment of Margaret Clark to the City of Talent Parks and Recreation Commission for a full two-year term beginning March 20th, 2024.

### ATTACHMENTS

- Application for Clark, Margaret

For Office Use Only  
Date received:

**City of Talent**  
110 East Main Street • P.O. Box 445 • Talent, OR 97540  
Phone: (541) 535-1566 • Fax: (541) 535-7423

**Application for Commission or Committee**

Position Applied For: \_\_\_\_\_ Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Contact Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Current Occupation: \_\_\_\_\_  
*(If retired or unemployed, state your general or past profession)*

How long have you lived in Talent? \_\_\_\_\_  
*(If you do not know if you live inside the city limits or urban growth boundary, please view the official zoning map at City Hall.)*

How long have you lived in Jackson County? \_\_\_\_\_

Are you an employee of the City of Talent, an occasional or potential contract employee, or do you have any other real or potential conflict of interest in working or serving in this capacity?  
 Yes  No

If yes, please describe: \_\_\_\_\_

I believe that I am qualified for and should be considered for the above position(s) for the following reasons (attach additional sheet if necessary):

[Empty rectangular box for providing reasons for qualification]

By signing this application, electronically or otherwise, I affirm that all information included is true and accurate to the best of my knowledge.

Signature:  Date: \_\_\_\_\_

**How to Submit:**

- By email to [cityrecorder@cityoftalent.org](mailto:cityrecorder@cityoftalent.org)
- In person at Talent City Hall, 110 East Main Street, Monday through Friday, 8:30 a.m. to 5:00 p.m.

**Questions?**

Call City Hall at (541) 535-1566 x 1012 or send an email to City Recorder, at [cityrecorder@cityoftalent.org](mailto:cityrecorder@cityoftalent.org)



# Talent Urban Forestry Committee

## General Meeting

### Minutes



x



6:30 PM, December 13, 2023

Location: Community Center, Room D

Call to Order: 6:37

Roll Call: Julie Spelletich, Em Wing, Jane Ellen, Jason Clark

1. Announcements from Committee
  - 1.1 Introductions-Payson- not present
  - 1.2 Work party at Chuck Roberts- Mike, Jason and Julie worked at Chuck Roberts peace tree planting, all trees were weeded, fed and mulched.
  - 1.3 Work Party TMS Dec. 22, 9:00-2:00 – committee will spread the word to contacts, Jane will post on FB pages
  - 1.4 Submitted Forest Climate Visualization Project questionnaire – waiting to hear back
2. Public Comments on non-Agenda Items - none
3. Approval of Minutes

Nov. 8, Dec. 6, 2023 - ***Em moves to approve the Nov. 8<sup>th</sup> and Dec. 6<sup>th</sup> minutes, Julie second the motion, unanimous passage.***

#### 4. Current Projects

##### 4.1 Summer Place Wetland

4.1.1 flyer, planting plan, date - Dave suggested we wait till late winter to plant when it isn't as wet.

##### 4.2 Master Plan Subcommittee Update

4.2.1 TUF meeting Jan. 10<sup>th</sup> w/Briana NPS

4.2.2 TUFC identify tree planting locations by Jan. 10<sup>th</sup> - Committee will work on identifying planting locations by the next meeting

4.3 Citizen Science Subcommittee Update – no new updates

##### 4.4 Planning for future work parties

4.4.1 Talent Middle School- Dec. 22, 9:00-2:00 - contact principal about work party to announce to students.

4.4.2 Triangle, TEM – Two separate work parties, dates to be determined

4.5 Tree codes- agenda item for future Council meeting; TUFC would like to make a recommendation about city tree codes – ***Julie moves to recommend city council direct staff to contract with a consultant who is qualified in tree codes to update the current codes by June 2024. Em second the motion, unanimous passage.***

#### 5. New Business

***Em moves Julie be reimbursed to printing of flyers for Summer Place Wetlands up to \$35.00.***

***Jane second the motion, unanimous passage.***

6. Council Liaison Report – Bear Creek restoration project will take place next summer.

Bald Cypress tree planting needs to be taken up by the council. ODOT suggests the Hwy 99 meridian strips reconstruction be a pilot project. New business may be moving into the old glass factory on Rapp Rd.; modular building panels. Lights on bikes is this Saturday.

7. Agenda Items for Dec. 27<sup>th</sup> meeting – be prepared to discuss planting locations for the

Master Plan

8. Adjournment – 8:00



# Talent Urban Forestry Committee

## General Meeting

### Minutes



6:30 PM, December 27, 2023

Location: Community Center, Room D

Call to Order: 6:30 PM

#### Roll Call:

Members: Julie Spelletich, Daniel Collay, Em Wing, Derek Volkart, Jane Ellen,

Jane Hardgrove

Councilor: Jason Clark

Staff: Hector Flores

Community Members: Payson Collins, Mike Oxendine, Robert Dunlop

#### 1. Announcements from Committee

1.1 Introductions-Payson Collins, candidate recommended to council for appointment

**1.1.1 Motion to recommend to Mayor and Council passes unanimously,**

**Daniel Collay absent**

## 1.2 Work party at TMS & TES

## 1.3 OWEB Update

### 1.3.1 Report from Hector

1.3.2 Oak valley has been a success and wants more trees

1.3.3 Mountain View has been harder to work with due to their landscaping philosophy

### 1.3.4 Talent Mobile Estates

1.3.4.1 Slow to develop, just picked up plants, development will be in phases

### 1.3.5 Summer Place Wetlands

1.3.5.1 Open space, not park. Parks commission looked at design plan and approved. Potential arbor day planting location

### 1.3.6 Hwy 99

1.3.6.1 Two residents wanted trees and were concerned not getting them so they have been moved ahead

1.3.6.2 Looking for additional residential sites, low hanging fruit

1.3.6.3 Commercial sites being worked on as we speak with more fall 2024

1.3.7 Meeting with OWEB monthly, rep will be in Talent in Feb. Keep in contact with John at RRWC, CAUSA, Arbor Day, Mike, Etc. Next update in Feb

1.4 Last meeting, we sent a letter regarding code updates, Tom sent a letter back and is working on it.

2. Public Comments on non-Agenda Items

Robert Dunlop, here as an interested individual in future projects and volunteering

3. Approval of Minutes - Dec. 13, 2023

**Motion to approve Daniel, Julie seconds. Derek abstains, motion passes unanimously**

4. Current Projects

4.1 Identify tree planting locations for Master Plan meeting on Jan. 10 with NPS

Discussion of what's been done so far

4.2 Citizen Science Subcommittee Update- Working on temperature and air quality sensor locations

4.3 Work Party – Triangle on north end of town January 13<sup>th</sup> 10am

5. New Business

5.1 Arbor Day 2024 -Summer place is a potential location, age plus, talent mobile estates

6. Council Liaison Report

New city mgr Gary Millmen starts Jan 2<sup>nd</sup>, Tom may stick around to help out with Gateway

7. Agenda Items for Jan. 10<sup>th</sup> meeting

8. Adjournment 8:17



# 7.3

## Talent Urban Forestry Committee

### General Meeting

### Minutes



6:30 PM, January 10, 2024

Location: Community Center, Room D

Call to Order: 6:40 PM

Roll Call:

Members: Julie Spelletich, Em Wing, Jane Ellen, Jane Hardgrove, Daniel Collay

Councilor:

Staff: Gary Milliman

Community Members:

1. Meeting with Rivers, Trails, and Conservation Assistance (RTCA), NPS, Brianna and Nancy; tree planting locations for master plan
2. Announcements from Committee
  - 2.1 Work Party Jan. 13, Triangle 10:00-2:00Moving to next weekend the 20<sup>th</sup>
3. Public Comments on non-Agenda Items
4. Approval of Minutes - Dec. 27, 2023

5. Agenda Items for Jan. 24<sup>th</sup> meeting

- a. Discussion about street tree list and having hand out that could be given to people at city hall

6. Adjournment

A handwritten signature in blue ink, appearing to read "Julie Sp...", is located in the lower right quadrant of the page.

**TALENT PUBLIC ARTS COMMITTEE**

**Regular Meeting Minutes**

**In person**

**Feb. 5, 2023**



**1. Call to Order/Roll Call at 5:02 - PM**

<b>Members Present:</b>	<b>Members Absent:</b>
Cathy Dorris Donna Ruiz Megan Smith Parsina Dias Amanda Grove Heather Ayers-Flood Kimber Parris	
<b>Also Present:</b>	
Colette Pare-Miller, city Councilor; Bruce Bayard, Anne DiSalvo, Ron Hodgdon, community members; Gary Milliman, Talent City Manager; Darby Ayers-Flood, Mayor	

**2. Consent Agenda**

- a. Member Smith motioned to approve minutes from the Dec. 4 meeting. Member Ayers-Flood seconded. No deliberation, all in favor and motion passed.

**3. Regular Agenda**

**New Business**

- a. Bruce Bayard and Anne DiSalvo, local artists, introduced themselves to the group. They are planning the opening of an art gallery in Talent. They introduced the concept, general plan and vision of the gallery, and the artists/art that would be featured. The model will be a sole proprietor, for-profit organization, based on a membership model, i.e. members pay for the expenses and manage/staff the gallery themselves. The art media and subjects will be varied; applicant work will be juried by the core group of member/founding artists. TPAC members asked clarifying questions and suggested writing a formal written business plan. Bruce said they would work on creating one. Bruce and Anne asked for TPAC monetary aid to cover the gallery's projected start-up costs.
  - i. After discussion amongst members and with advice from the council liaison and the mayor, TPAC members decided that we cannot extend funding to the project as it is a for-profit venture and we are a public city committee. In addition, the goals do not align with our primary mission of promoting public art. Member

- Ruiz will send an email to Bruce to let him know of the committee's decision.
- ii. Members agreed that we want to support the venture in other ways, such as collaborating on projects and promoting their events on our social media.
- b. Gary Milliman, the new city manager, introduced himself to the group and spoke a little bit about his prior experience and his goals for Talent. The members each introduced themselves and spoke about their vision for TPAC, and the function and goals of TPAC this year.
  - i. Member Ruiz asked about the possibility of opening up city hall for an artists' opening each quarter. Milliman confirmed that would work and there was a brief discussion on logistics of opening and closing the building.
- c. Chair Ruiz shared that she met local artist Sara Burns at her gallery in Talent, and that Burns wants to donate some of her paintings with the theme of the Alameda fire to city hall. Ruiz will acquire photos of the paintings and share them with the group next time.

#### **4. Ongoing Business**

- a. Members discussed and agreed that all positions on TPAC will be held by the same members for 2024.
  - i. Member Parris motioned to have the chair of TPAC for 2024 remain Donna Ruiz, the vice chair be Cathy Dorris, and the secretary be Parsina Dias. Member Ayers-Flood seconded the motion. No deliberation, all in favor, motion passed.
- b. City hall update- artist Elizabeth hung up her photographs, and Bruce put his trains into the display cases.
- c. Window art update- most of the art on business windows from Christmas time has been removed. Still remaining- Cafe Soleil & Sweet Beet.
- d. Updates on pending items
  - i. The TPAC master plan was submitted to the city council by Pare-Miller in January
  - ii. Chair Ruiz met with Robert Slayton from Talent Public Works and spoke with him about potential timelines for getting the reservoir painted. They decided to wait until the weather is more consistent before making further plans. Councilor Pare-Miller added that the city manager has the item on his list to check, and staff has already directed a feasibility study on the reservoir mural and will bring it to council soon. She will keep us updated. iii. Group discussed the dates for the art opening in March in city hall, and decided on Sunday, March 10.
    - 1. Members agreed it would be a good idea to have an art opening at the beginning of the quarter in the future, to

coincide with new artists and art.

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2. Chair Ruiz will create and share an excel sheet with various jobs in preparation for the art opening, and vice chair Dorris will look into regulations for serving alcohol (wine).
- iv. Robert Slayton from Talent Public Works had asked if TPAC wanted to help with fire hydrant painting. TMC had also expressed interest in doing this project with kids, so Ruiz will talk to Alli and get back to us. Mayor Ayers-Flood suggested that the idea goes through the city manager's office first to assess viability.
- e. Communication and Social Media updates from member Smith:
  - i. Confirmed that the new application form is up and running and has been for some time now (vs. the old google form). They will advertise the application on social media.
  - ii. Smith shared that they have been posting regularly on FB and Instagram in preparation (re. algorithm) for promoting events.
  - iii. Will submit an advertisement to Talent News and Review for the Art Opening at City Hall on March 9.
  - iv. Shared idea of having art prompts on social media once a month to encourage engagement and visibility within the community. Other members liked the idea and agreed.

## **5. City Liaison Report**

- a. No news, councilor Pare-Miller confirmed that the TPAC master plan was submitted to council.

## **6. Agenda items for next meeting**

- a. Discussion of storm drain art and the budget.
- b. Submit budget for the 24-25 fiscal year and narrow down projects to focus on.

## **7. Meeting adjournment**

- a. Meeting adjourned at 6:40 pm



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Respectfully submitted by:



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(Parsina Dias), Secretary

Attest:



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(Donna Ruiz), Chair

**The City of Talent is an Equal Opportunity Provider**

*Note: These minutes and the entire agenda packet, including staff report and referenced documents, are posted on the City of Talent website ([www.cityoftalent.org](http://www.cityoftalent.org)) after each meeting. The minutes are not a verbatim record: the narrative has been condensed and paraphrased to reflect the discussions and decisions made.*

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896*



## City Council Agenda Report

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<b>Meeting Date:</b>	March 20, 2024	<b>Staff Contact:</b>	Gary Milliman
<b>Department:</b>	Administration	<b>E-Mail:</b>	gmilliman@cityoftalent.org
<b>Staff Recommendation:</b>	Approval	<b>Estimated Time:</b>	15 mins.

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### ISSUE BEFORE THE COUNCIL

Agreement with ACCESS for use of Town Hall by Talent Pantry

### BACKGROUND

The City entered into a Memorandum of Understanding (MOU) with ACCESS for use of the Town Hall to conduct a food pantry in 2021. That MOU expired in October 2023. Staff has been working with ACCESS staff since January to develop a new agreement document. The new document is a contract agreement between ACCESS and the City for continuing use of the Town Hall for the Talent Pantry, which operates every Thursday. The agreement also provides that ACCESS may use certain areas of the Town Hall for storage of food, and for equipment used in conducting the pantry, and limited use of City equipment (i.e. tables and chairs).

The proposed agreement is for a period of two years, ending October 31, 2025.

Some of the key elements of the agreement include:

1. ACCESS agrees and understands that they would need to suspend use of the Town Hall in the event a building rehabilitation project is implemented.
2. The building is not to be occupied during periods of heavy snow and high wind, as recommended by the structural engineer retained by the City to evaluate the building.
3. ACCESS will have access to City refuse and recycling bins for limited use in disposal of refuse and cardboard associated with the operation of the pantry.
4. Access to the City Council dais is not permitted.
5. The storage areas and kitchen are shared, and specific areas used for storage may be modified from time-to-time to accommodate multiple users.
6. Use of large, metal shopping carts by patrons is not permitted (use of these carts has reportedly resulted in damage to doorways and walls).
7. There is no fee for use of the Town Hall for this purpose.

ACCESS is looking for alternative sites in Talent to conduct this service. ACCESS operates seven similar pantries in Jackson County, and also has a mobile pantry program, which includes service to Talent.

### POTENTIAL MOTIONS

Approve the agreement with ACCESS for use of the Town Hall for conducting the Talent Pantry, with an expiration date of October 31, 2025.

### ATTACHMENTS

- Agreement Between City of Talent & ACCESS for Talent Pantry Operation

# 9.1b

**Agreement Between  
City of Talent and ACCESS  
For ACCESS Talent Pantry operation**

**Name of Sponsoring Agency: City of Talent (“City”)**

**Name and Address of Location for Distribution: 206 East Main Street, Talent, OR 97540**

## **I. PURPOSE AND BACKGROUND**

The purpose of this Agreement is to document the commitments made by City of Talent and ACCESS (each a “Party” and collectively the “Parties”) to each other with respect to ACCESS Talent Pantry operation. This Agreement defines general understandings, roles and specific responsibilities of each Party in relation to the other Party.

## **II. DURATION AND RENEWAL**

Except as provided in Section VI Termination, this Agreement shall be in effect from November 1, 2023 until October 31, 2025. Not less than 30 days before the expiration of this Agreement, the Parties shall confer regarding potential extension of this Agreement. Any extension of, modification of, or replacement for this Agreement shall be in writing and shall be fully executed before October 31, 2025.

## **III. GENERAL UNDERSTANDINGS**

### **A. USE OF FOOD PROVIDED BY ACCESS**

- Food will be distributed free of charge.
- Food will be provided without discrimination on the basis of race, color, citizenship, religion, sex, national origin, ancestry, age, marital status, disability, political affiliation, sexual orientation, gender identity, unfavorable discharge from the military, status as a protected veteran, or relationship to the site and/or partnering agencies.
- Food will not be transferred for money, property, or services.
- Reasonable precautions will be taken to assure that each individual receives an appropriate supply of food and is taking that food only for that person’s and their family’s use.
- Information regarding client income range, household size, and residence location will be collected to ensure clients qualify for the program. Other information may be requested, but not required as a prerequisite for participation.

### **B. USE OF SPACE PROVIDED BY CITY OF TALENT**

- ACCESS is permitted to have non-exclusive use of the “Premises” located at 206 Main Street in Talent for operation of the Talent Pantry (“Pantry”) only. “Premises” is further defined immediately below.

- The Premises includes (1) the main meeting room of the building at 206 East Main Street, exclusive of the space where the City Council meets -- which is the area of the building southwest of its entry doorways; (2) the storeroom immediately adjacent to the main meeting room, except that occupancy of this space is shared with the City and other building tenants, and that the City shall review and determine from time to time the respective portions of the space to be allocated to all parties; (3) the basement storeroom; (4) the kitchen, except that the any use of the kitchen for storage shall not impede its use for other activities; and (5) immediately adjoining outdoor areas.
- Volunteers may access the Premises as follows: (1) on Pantry days, during set up, operation, and break down; (2) on days in which they are receiving food from local donors, for the time it takes to receive and store the food; and (3) on non-Pantry days, may access the basement storeroom only.

#### C. TERMS OF PANTRY OPERATION

- Because a structural engineering report has identified structural deficiencies in the building at 206 East Main Street and has recommended that it not be occupied during periods of high wind or heavy snow, the Pantry shall not operate on the Premises on any days declared by either the Phoenix-Talent School District or the Ashland School District to be weather closure days. ACCESS shall have sole responsibility for ascertaining when the Talent Pantry is not to be operated due to either School District's declaration of a weather closure day.
- Except as provided above, ACCESS shall have sole responsibility for deciding on temporary closures of the Talent Pantry for holidays or for other reasons.
- Upon deciding to close the Talent Pantry for any reason, ACCESS shall be responsible for notifying clients and volunteers of the closure.
- Standard grocery-store style metal shopping carts shall not be utilized by Pantry clients inside the building, but standard grocery-store plastic carts may be used.
- ACCESS may use City-owned furniture and equipment on the Premises for operation of the Pantry.
- ACCESS shall clearly label all furnishings and equipment on the Premises owned by ACCESS.
- The City is not responsible for theft or loss of ACCESS food, supplies, furnishings, or equipment.

#### D. CITY/ACCESS COORDINATION

- The ACCESS Executive Director and the Talent City Manager, or their respective designees, shall meet quarterly to address any disputes or concerns.

### IV. SPECIFIC RESPONSIBILITIES OF THE PARTIES

#### A. CITY OF TALENT Responsibilities:

- Provide keys to at least two key pantry volunteers, including the Pantry

Manager selected by ACCESS, to enable access to the building located at 206 East Main Street, both upstairs and downstairs, for purposes of Pantry operation.

- Maintain building and parking lot to ensure safety for volunteers and participants.

**B. ACCESS Responsibilities:**

- Identify a Pantry Manager who will oversee the distribution, supervise the volunteers, and serve as the primary contact with ACCESS.
- Carry general liability insurance with a minimum of \$1,000,000 (one million dollars) per occurrence coverage.
- Provide sufficient volunteers to ensure smooth Pantry operations.
- Control flow of clients, maintain orderly conduct at distribution.
- Provide a selection of products in quantities that will allow each client to get a 3-to-4-day supply of food.
- Provide materials such as tables, shopping bags, carts, computers or tablets, Link2Feed client intake paperwork, etc. to aid in the distribution process.
- Obtain and secure all necessary cleaning supplies without utilizing any City cleaning supplies.
- Make sure building and grounds are cleaned up following each Pantry session and returned to their original condition, including collection and disposal of all trash and cardboard from the Premises. Pantry may dispose of one trash bag and any cardboard associated with the operation in City-contracted containers.
- Work with the Pantry Manager and volunteers to train them for distribution.
- Record hours completed by each volunteer.
- Collect and record information on client participation and demographics.
- Ensure that current required state, county, ACCESS and/or site health protocols are being followed, including but not limited to masking and social distancing.
- Reimburse the City for the cost of repair of the Premises or of City equipment damaged by Pantry operations or clients if the repair costs exceed \$50.00.

**V. AMENDMENT/NOTICES**

This Agreement may be amended in writing, provided that any such amendment shall become effective upon signature by both parties. Any notice required to be given pursuant to this Agreement shall be electronically delivered as follows:

**City of Talent**  
gmilliman@cityoftalent.org

**ACCESS**  
cborgen@accesshelps.org

**VI. TERMINATION**

Either party may terminate this Agreement at a date prior to the renewal date

specified in this Agreement by giving at least 30 days advance written notice to the to the other party. The termination will be effective on the date specified in the notice of termination.

**VIII. NO PARTNERSHIP OR JOINT VENTURE.**

This Agreement is not intended to be, and shall not be construed as, an agreement to form a partnership, agency relationship, or a joint venture between the Parties.

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement on the date(s) set forth below.

\_\_\_\_\_  
Gary Milliman, City Manager  
City of Talent  
Date \_\_\_\_\_

\_\_\_\_\_  
Carrie Borgen, Executive Director  
ACCESS  
Date \_\_\_\_\_



# City Council Agenda Report

**Meeting Date:** March 20, 2024      **Staff Contact:** Gary Milliman  
**Department:** City Manager      **E-Mail:** gmilliman@cityoftalent.org  
**Staff Recommendation:** Approval      **Estimated Time:** 10 mins.

## ISSUE BEFORE THE COUNCIL

Consideration of Recology Rate Increase

## BACKGROUND

Recology provides Talent with trash, recycle, and yard debris hauling services per a franchise agreement established in 2014.

Per the franchise agreement (Ordinance 14-872-O) and its adopted administrative rules (amended by Resolution 19-985-R), the rates for all services provided by Recology increase each year by a percentage equal to the increase in the most recent Consumer Price Index. The rules state, however, that if the increase will be more than 5.0 percent, Recology and the City shall confer in good faith to determine whether Recology will receive an increase larger than 5.0 percent.

Historically, the following Consumer Price Index rate adjustments have been made to Recology’s rates:

Year	Increase %	Increase \$*	New Rate
			\$18.26 / month
2015	2.4%	\$0.44	\$18.70
2016	1.2%	\$0.22	\$18.92
2017	2.1%	\$0.40	\$19.32
2018	4.2%	\$0.81	\$20.13
2019	3.1%	\$0.62	\$20.75
2020	2.6%	\$0.54	\$21.29
2021	0.0%	-	-
2022	6.5%	\$1.38	\$22.67
2023	5.8%	\$1.32	\$23.99
2024 (proposed)	3.8%	\$0.91	\$24.90

\*Rates listed for a 32-gallon residential cart service (85% of Talent subscribers)

This year, Recology has requested a rate increase of 3.8% to align with the Consumer Price Index-Pacific. To help inform the Council of why Recology is requesting this price increase, Recology General Manager Gary Blake will be presenting on this agenda item.

## RELATED COUNCIL POLICIES

## **POTENTIAL MOTIONS**

I move to acknowledge a 3.8 percent rate increase for Recology's services per the franchise agreement.

## **ATTACHMENTS**

- Recology Notice Letter of Rate Increase
- Recology – City of Talent Rates for April 1<sup>st</sup>, 2024
- Consumer Price Indexes Pacific Cities, December 2023



## 9.2b



Gary Milliman, City Manager  
City of Talent  
110 E Main St  
Talent, OR 97540

March 13, 2024

Dear Gary:

Pursuant to City of Talent Solid Waste Franchise Administrative Operations Standards and Rules, as amended by Resolution No. 2019-985-R dated February 6, 2019, we are formally submitting our annual notice of a CPI based rate increase of 3.8%, to be applied equally across all rate structures. This adjustment is based on the Consumer Price Index—All Urban Consumers—All Items—Pacific Division, West Region (CPI-U), published in January. A copy of the index, along with our accompanying financial statement and projections for 2024, is enclosed with this letter.

The CPI increase has an effective date April 1, 2024. This adjustment amounts to an increase of \$0.91 (ninety-one cents) per month for the typical residential customer.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Gary Blake'.

Gary Blake, General Manager

# 9.3c

Recology Ashland  
City of Talent Rates  
Effective April 1, 2024 [CPI = 3.8%]

<b>Residential Rates</b>	<b>April 1, 2024</b>
32 Gallon Cart	\$ 24.90
Add'l 32 Gallon Trash Cart	\$ 28.38
32 Gallon Bear Cart	\$ 31.36
64 Gallon Cart	\$ 51.98
64 Gallon Bear Cart	\$ 58.44
96 Gallon Cart	\$ 79.05
32 Gallon Trash On-Call per Setout	\$ 11.32
96 Gallon Green Waste Cart	\$ 9.56
Additional Green Waste Cart	\$ 2.72
32 Gallon Recycle Only Cart	\$ 6.82
64 Gallon Recycle Only Cart	\$ 6.82
96 Gallon Recycle Only Cart	\$ 8.17
Additional Recycling Cart	\$ 2.72
Not on Service - 32 gallon	\$ 18.47
Additional Not on Service Large Bag Each	\$ 8.21
Extra - 1 Can/Large Bag Each	\$ 8.21
Extra - 1 Small Bag Each	\$ 4.10
Extra Service - Green Waste Cart	\$ 6.00

<b>Go-in Rates</b>	
Off curb up to 40 Yards	\$ 8.17
40 yards to 1/2 mile	\$ 21.97
1/2 Mile to 1 Mile	\$ 43.92
Beyond 1 Mile	\$ 73.12

<b>Commercial Cart Rates</b>	<b>April 1, 2024</b>
32 Gallon 1 x Week	\$ 24.90
32 Gallon 2 x Week	\$ 51.98
32 Gallon 3 x Week	\$ 79.05
32 Gallon 4 x Week	\$ 106.16
32 Gallon 5 x Week	\$ 133.23
32 Gallon 6 x Week	\$ 160.30
64 Gallon 1 x Week	\$ 51.98
64 Gallon 2 x Week	\$ 106.16
64 Gallon 3 x Week	\$ 160.30
64 Gallon 4 x Week	\$ 214.45
64 Gallon 5 x Week	\$ 268.62
64 Gallon 6 x Week	\$ 322.77
96 Gallon 1 x Week	\$ 79.05
96 Gallon 2 x Week	\$ 160.30
96 Gallon 3 x Week	\$ 241.53
96 Gallon 4 x Week	\$ 322.77
96 Gallon 5 x Week	\$ 404.00
96 Gallon 6 x Week	\$ 485.23
32 Gallon Commerical Organics Cart	\$ 9.56
96 Gallon Green Waste Cart	\$ 9.56
32 Gallon Recycle Only Cart 1 x Week	\$ 6.82
32 Gallon Recycle Only Cart 2 x Week	\$ 13.64
32 Gallon Recycle Only Cart 3 x Week	\$ 20.46
64 Gallon Recycle Only Cart 1 x Week	\$ 6.82
64 Gallon Recycle Only Cart 2 x Week	\$ 13.64
64 Gallon Recycle Only Cart 3 x Week	\$ 20.46
96 Gallon Recycle Only Cart 1 x Week	\$ 8.17
96 Gallon Recycle Only Cart 2 x Week	\$ 16.37
96 Gallon Recycle Only Cart 3 x Week	\$ 24.55

<b>Container Rates</b>	<b>April 1, 2024</b>
1 Yard 1 x Week	\$ 136.24
1 Yard 2 x Week	\$ 238.80
1 Yard 3 x Week	\$ 342.20
1 Yard 4 x Week	\$ 444.35
1 Yard 5 x Week	\$ 546.28
1 Yard 6 x Week	\$ 647.40
1.5 Yard 1 x Week	\$ 177.80
1.5 Yard 2 x Week	\$ 309.16
1.5 Yard 3 x Week	\$ 441.55
1.5 Yard 4 x Week	\$ 576.10
1.5 Yard 5 x Week	\$ 702.98
1.5 Yard 6 x Week	\$ 832.53
2 Yard 1 x Week	\$ 222.05
2 Yard 2 x Week	\$ 387.92
2 Yard 3 x Week	\$ 574.93
2 Yard 4 x Week	\$ 709.19
2 Yard 5 x Week	\$ 870.35
2 Yard 6 x Week	\$ 1,030.13
3 Yard 1 x Week	\$ 303.32
3 Yard 2 x Week	\$ 565.07
3 Yard 3 x Week	\$ 741.90
3 Yard 4 x Week	\$ 959.51
3 Yard 5 x Week	\$ 1,176.70
3 Yard 6 x Week	\$ 1,392.20
4 Yard 1 x Week	\$ 386.66
4 Yard 2 x Week	\$ 662.95
4 Yard 3 x Week	\$ 941.35
4 Yard 4 x Week	\$ 1,216.61
4 Yard 5 x Week	\$ 1,491.33
4 Yard 6 x Week	\$ 1,763.95
5 Yard 1 x Week	\$ 472.60
5 Yard 2 x Week	\$ 808.70
5 Yard 3 x Week	\$ 1,147.42
5 Yard 4 x Week	\$ 1,482.20
5 Yard 5 x Week	\$ 1,816.31
5 Yard 6 x Week	\$ 2,147.80
6 Yard 1 x Week	\$ 561.80
6 Yard 2 x Week	\$ 960.12
6 Yard 3 x Week	\$ 1,361.71
6 Yard 4 x Week	\$ 1,758.38
6 Yard 5 x Week	\$ 2,154.24
6 Yard 6 x Week	\$ 2,546.83

Extra Service 1 Yard Container	\$ 45.49
Extra Service 1.5 Yard Container	\$ 49.89
Extra Service 2 Yard Container	\$ 62.95
Extra Service 3 Yard Container	\$ 119.31
Extra Service 4 Yard Container	\$ 159.08
Extra Service 5 Yard Container	\$ 198.85
Extra Service 6 Yard Container	\$ 238.62

2 - 96 Gallon Carts Equal to 1 Yard Container	\$ 136.24
3 - 96 Gallon Carts Equal to 1.5 Yard Container	\$ 177.80
4 - 96 Gallon Carts Equal to 2 Yard Container	\$ 222.05

<b>Debris Box Rates</b>	<b>April 1, 2024</b>
7 Yard per Load	\$ 224.12
10 Yard per Load	\$ 278.46
25 Yard per Load	\$ 466.72
40 Yard per Load	\$ 746.63
DB Haul Fee 10yd (non-trash)*	\$ 153.99
DB Haul Fee 25yd (non-trash)*	\$ 283.30
*fee may be reduced depending on value of commodity	
Daily Rent <1 Year	\$ 19.13
Monthly Rent 10yd box (> 1 year)	\$ 106.74
Monthly Rent 25yd box (> 1 year)	\$ 142.32
DB Direct Haul to landfill - haul fee only. Disposal extra	\$ 308.29

<b>Compactor per Pickup Rates</b>	
1 Yard per Load	\$ 44.16
2 Yard per Load	\$ 88.29
3 Yard per Load	\$ 132.43
4 Yard per Load	\$ 176.57
8 Yard per Load	\$ 353.13
15 Yard per Load	\$ 529.13
20 Yard per Load	\$ 653.90
25 Yard per Load	\$ 778.70
30 Yard per Load	\$ 903.53

<b>Medical Waste Rates</b>	
1 Gallon Medical Waste	\$ 31.37
2 Gallon Medical Waste	\$ 38.19
15 Gallon Medical Waste	\$ 40.92
34 Gallon Medical Waste	\$ 75.04

<b>Fees &amp; Other Charges</b>	
Restart Fee (after suspend)	\$ 15.00
Cart re-delivery fee	\$ 20.00
Go Back Fee	\$ 20.00
Bulky Item pickup first two items each (plus disposal)	\$ 19.14
Bulky Item pickup greater than two items each (plus disp.)	\$ 9.56
Standing Time Fee per minute	\$ 3.08

**CONSUMER PRICE INDEXES PACIFIC CITIES AND U. S. CITY AVERAGE**  
**December 2023**

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

MONTHLY DATA	All Urban Consumers (CPI-U)						Urban Wage Earners and Clerical Workers (CPI-W)					
	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		1 Month ending				Year ending		1 Month ending
	Dec 2022	Nov 2023	Dec 2023	Nov 2023	Dec 2023	Dec 2023	Dec 2022	Nov 2023	Dec 2023	Nov 2023	Dec 2023	Dec 2023
U. S. City Average.....	296.797	307.051	306.746	3.1	3.4	-0.1	291.051	301.224	300.728	3.0	3.3	-0.2
West.....	314.599	326.299	325.932	3.3	3.6	-0.1	306.762	318.299	317.689	3.1	3.6	-0.2
West – Size Class A <sup>1</sup> .....	323.322	335.522	335.308	3.4	3.7	-0.1	312.793	324.235	323.863	3.0	3.5	-0.1
West – Size Class B/C <sup>2</sup> .....	183.686	190.409	190.095	3.1	3.5	-0.2	184.829	191.999	191.462	3.1	3.6	-0.3
Mountain <sup>3</sup> .....	125.349	129.252	129.156	2.9	3.0	-0.1	126.516	130.765	130.406	2.8	3.1	-0.3
Pacific <sup>3</sup> .....	121.105	125.904	125.743	3.5	3.8	-0.1	122.023	126.781	126.574	3.2	3.7	-0.2
Los Angeles-Long Beach-Anaheim, CA.....	312.601	323.341	323.456	2.8	3.5	0.0	302.271	311.684	311.427	2.2	3.0	-0.1
BI-MONTHLY DATA (Published for odd months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Nov 2022	Sep 2023	Nov 2023	Sep 2023	Nov 2023	Nov 2023	Nov 2022	Sep 2023	Nov 2023	Sep 2023	Nov 2023	Nov 2023
Riverside-San Bernardino-Ontario, CA <sup>3</sup> .....	125.983	131.372	131.372	4.9	4.3	0.0	126.453	131.946	131.963	4.9	4.4	0.0
San Diego-Carlsbad, CA.....	348.145	367.185	366.343	4.7	5.2	-0.2	331.524	349.402	347.878	4.6	4.9	-0.4
Urban Hawaii.....	319.971	328.905	331.428	2.2	3.6	0.8	318.464	327.946	330.577	2.6	3.8	0.8
BI-MONTHLY DATA (Published for even months)	Indexes			Percent Change			Indexes			Percent Change		
				Year ending		2 Months ending				Year ending		2 Months ending
	Dec 2022	Oct 2023	Dec 2023	Oct 2023	Dec 2023	Dec 2023	Dec 2022	Oct 2023	Dec 2023	Oct 2023	Dec 2023	Dec 2023
Phoenix-Mesa-Scottsdale, AZ <sup>4</sup> .....	175.019	181.391	179.733	2.9	2.7	-0.9	174.903	181.521	179.593	2.7	2.7	-1.1
San Francisco-Oakland-Hayward, CA.....	331.222	341.219	339.915	2.8	2.6	-0.4	326.465	337.698	335.597	2.5	2.8	-0.6
Seattle-Tacoma-Bellevue, WA.....	330.489	345.992	344.982	4.8	4.4	-0.3	324.906	340.263	338.852	4.4	4.3	-0.4
Urban Alaska.....	256.634	263.984	261.178	1.1	1.8	-1.1	255.001	261.285	258.598	0.1	1.4	-1.0

1 Population over 2,500,000    2 Population 2,500,000 and under, Dec 1996 = 100    3 Dec 2017=100    4 Dec 2001=100

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

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

Release date January 11, 2024. The next release date is scheduled for February 13, 2024. For questions, please contact us at BLSinfoSF@bls.gov or (415) 625-2270.



# City Council Agenda Report

<b>Meeting Date:</b>	March 20, 2024	<b>Staff Contact:</b>	Gary Milliman
<b>Department:</b>	City Manager	<b>E-Mail:</b>	gmilliman@cityoftalent.org
<b>Staff Recommendation:</b>	Approval	<b>Estimated Time:</b>	10 mins.

## ISSUE BEFORE THE COUNCIL

Request for time extension and financial participation for solar installations at Talent Police Station and Community Center

## BACKGROUND

The City entered into an agreement with the Oregon Department of Energy in August 2023, for grant funding in support of a solar energy project at the Community Center and the Police Station. The agreement provided for funding in the amount of \$116,635 with a total project cost estimated at \$236,464. The project budget provided for \$114,789 to be paid by “Grantee/other funding” and \$5,040 to be provided through “Other grants and incentives.” The anticipated project completion date was March 30, 2024. The new cost estimate, depending upon which alternative is selected for connecting the array to the to Pacific Power, is \$242,464-248,464.

In June, 2023 the City entered into a Power Purchase Agreement with Oregon Clean Power Cooperative (OCPC) to develop and operate a solar electric generating facility at the Community Center and Police Station. The agreement also provides that the City will buy electricity produced by the project from OCPC Under the terms of that agreement OCPC agreed “at its sole expense” to “install, connect and test the Solar Facility at the site, assuring that, no later than the Target Date...the Solar Facility will achieve Commercial Operation.” The agreement further provides that OCPC is the owner of the solar facility. The term of the agreement is 12 years. **The “Target Date” listed in the agreement is December 31, 2023.** There is also a companion lease agreement between the City and OCPC for the location of the facilities. It was anticipated that OCPC would secure funding for the grantee share of the cost of the project; OCPC did undertake a fundraising effort to achieve this funding goal.

Shortly after assuming the role of City Manager in January, 2024, I became aware that OCPC had not met its obligations under the agreement as to the Target Date. OCPC requested a six-month extension of the Target Date to complete the project, citing supply chain issues with obtaining all of the elements needed to complete the facility at the Community Center, and changes in Pacific Power policy with respect to technical requirements at the Police Station.

OCPC has obtained estimates for changes to the Police Station electrical service to accommodate the solar array. One of these options was in technical conflict with the emergency generator installation project now in progress at the Police Station. The change has also generated a new issue concerning landscape and tree impacts at the Police Station. OCPC is now requesting City financial participation in the project by paying half of the cost of the connection between the solar array and the Police Station electrical panel; and has proposed a design change to reduce the cost of this work.

The estimated additional cost for installing the connection improvements underground is \$10,430.

OCPC reports that this estimate is “on the low side.” (City share would be \$5,215)

The estimated additional cost for installing the connection improvements overhead is \$5,975. (City share would be \$2,987.50)

In either case, much of the landscaping and two trees would be removed along the Rogue River Parkway frontage of the Police Station because of existing fiber optic and Pacific Power facilities occupying this six-foot wide space. OCPC reports that trenching would be difficult and could impact the other underground facilities during construction. Removal of this landscaping was not a part of the original plan. Underground facilities are preferred as they reduce exposure to damage of the facilities in the event of an emergency or traffic accident.

The Power Purchase Agreement clearly provides that the project is to be constructed at the “sole expense” of OCPC. It is the responsibility of OCPC to carefully vet all aspects of the project as a part of its due diligence in entering into the agreement with the City and construction agreements with vendors. Exhibit B of the project description in the lease agreement shows the electrical service line between the solar array and the police station service panel as traversing through the parking lot, not the landscaped area. The ground lease does not include the landscape area.

According to OCPC General Manager Dan Orzech, part of the reason the City is able to get the solar system at no cost is because a significant portion of the cost was put up by community members. Orzech reports that those investors have been waiting to start getting paid back. They are paid back from a share of the City’s energy savings. OCPC handles the bookkeeping and serves as a pass through between the City and its community members when the project is operating. Orzech reports that the Oregon Department of Energy has declined to provide additional funding for the project, and that OCPC does not wish to reapproach community members who have already contributed to the project to make an additional investment.

Orzech also noted that “The City is paying nothing for the project, and will see its electric bill go down when it’s up and running. The City is receiving for free an emergency backup system at the Community Center. I believe the City is already recovering anything it might elect to contribute in the form of lower electric bills.”

In the original packet for this project, Stracker Solar (solar panel array provider) estimated electrical cost savings at \$8,400 annually. Orzech reported that they have not developed an updated estimate. He did not that Stacker’s estimate does not include debt financing and that they are “a little more conservative on projections of how much electricity the Strackers will generate. We’ll know in a couple of years.” Orzech further noted that “The number I’m using have us just about break-even on the project, without any of the extra costs at the police station, and without continuing staff time over the past couple of years since the pandemic.” He noted that this is their fourth project in Talent.

## **RELATED COUNCIL POLICIES**

*none*

## **POTENTIAL MOTIONS**

1. Grant an extension to May 31, 2024 for completion of the project. (staff recommendation)
2. Allocate \$2,789.50 from the General Fund to match the same amount provided by OCPC to pay for the unanticipated additional cost of installing the solar array at the Police Station.

Or



3. Decline financial participation in completion of the Solar array project (staff recommendation).

**ATTACHMENTS**

- Stracker Solar Project Description
- Exhibit Area – Police Station

## 9.3b

### 2023 Talent City 33.6kW PPL Net-metered service

- This show-case solar power project will elevate (3) pole-mounted, dual-axis tracking, Stracker Solar S1B units in locations similar to what's shown below.
- The system will also include a battery backup system for the Community Center building to allow partial backup of essential electric service in times of grid outages.
- This energy production will result in a 1<sup>st</sup>-year annual electrical cost savings of over \$8,400/year and a GHG sequestration equal to over 63 acres of US forest each year.
- The Stracker units will be the similar to those at the ScienceWorks Museum at 1500 E.Main in Ashland, and can be painted green if the City desires.



Police Station



Community Center w/ Battery



## Warranty Provisions-

Stracker Solar warranties all electrical, electronic and structural components of their Model S1B and maintains a robust inventory of components for rapid response if ever needed.

- Structural design & construction - **30 years**
- Tracker actuators & control systems - **10 years** but expected to last 35 years
- PV system-specific warranty provisions - provided & fulfilled by local partner PV Installer AES.
  - PV modules typically carry a full **25-year** manufacturer linear performance warranty.
  - Inverters typically have a **12-year** (expandable to 20yr) manufacturer warranty

## Annual maintenance-

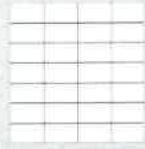


Strackers require a minimal annual maintenance to assure a lifetime of optimal service.

The maintenance consists of an annual lubing of the actuators ((8) Zert points), a visual component check, possible paint touchup and documentation of the years production. An optional No-hassle maintenance plan is available to assure the work is performed and all warranties are kept intact.

## About Strackers

- Strackers are the most robust, highest efficiency, solar power system available, generating 50-70% more solar power than same-sized fixed systems, with a 25% -40% lower carbon footprint per kWh
- Stracker pole-mounting allows continued use of the grounds below, without fencing
- These solar-harvest units are developed and manufactured here in the Rogue Valley and have been proven across a variety of Southern Oregon and Northern California climates
- Strackers carry the valued UL 3703-listing and its assurance of quality and safety; and as a result are the only trackers garnering incentives from the Energy Trust of Oregon
- Stracker Solar of Ashland, Oregon has become the country's authority in pole-mounted solar and is working to bring sustainability and clean-economy jobs to our Southern Oregon communities

## Technical Specifications-

			
<b>Model:</b>	<b>SIA</b>	<b>S1B</b>	<b>S2</b>
<b>Nameplate Rating:</b>	10 kW DC	12 kW DC	7 kW DC
<b>PV Modules:</b>	28 (60-cell)	28 (72-cell)	16 (72-cell)
<b>Power Production:</b>	24,000 kWh/year with BiFacial*	29,000 kWh/year with BiFacial*	17,000 kWh/year with BiFacial*
<b>Tracker Actuators:</b>	14" all-electric slew drive	14" all-electric slew drive	9" All-electric slew drive
<b>Tracking Control:</b>	GPS validated algorithm (99% accuracy)	GPS validated algorithm (99% accuracy)	GPS validated algorithm (99% accuracy)
<b>Monitoring:</b>	Real-time & historical power production via inverter	Real-time & historical power production via inverter	Real-time & historical power production via inverter
<b>Wind Load Design:</b>	120 mph exposure C	120 mph exposure B	120 mph exposure C
<b>Array Dimensions:</b>	23' x 23'	24' x 27'	20' x 20'
<b>Steel Pole Width:</b>	10" round or square	12" round or square	8" round or square

\*For Ashland Oregon - Project-specific NREL analyses available - UL Listed & Patent Pending

# 9.3c

## Exhibit B: Lease Area – POLICE STATION

(381W26AD, tax lot 1700)

That portion of the real property required to mount the elevated solar panels shown in blue below.



# 12.1

----- Forwarded message -----

From: **Tia Hatch**

Date: Mon, Mar 11, 2024 at 5:05 PM

Subject: Development of the Cummins Warehouse Property

To: <[GMilliman@cityoftalent.org](mailto:GMilliman@cityoftalent.org)>, <[Mayor@cityoftalent.org](mailto:Mayor@cityoftalent.org)>

To: the City Manager and Mayor of the City of Talent, OR

As a resident of **Mountain View Estates at 333 Mountain View Drive**, I would like to raise concerns about the development of the former Cummins Warehouse property.

**Current Situation:** We are a senior retirement community currently with close to 100 residents, but when completed during the next couple of years, Mountain View Estates (hereafter referred to as the Park) will have over 300 residents. Our property has only **one egress** into and out of Mountain View Estates along the side of the former Cummins Warehouse property.

**Communications:** Apparently Maverik, the proposed new owner of the former Cummins Warehouse parking lot off Valley View Road, Talent, sent out a Notice of Neighborhood Meeting to be held on March 4, 2024. I did not receive a Notice nor did many other residents in Mountain View Estates. Others in the Park received a Notice, but after the meeting date. Therefore, the communication Notice was not a success. Many of us would have liked to have had a voice at that meeting.

**Development of the Cummins Warehouse property concerns regarding Maverik and Mountain View Estates:**

1. Increased traffic with increased safety issues
  - a. Increased traffic with increased difficulty in turning left or right onto Valley View Road
  - b. The potential of blocking Mountain View Drive entrance to Mountain View Estates with the potential of trapping residents inside or outside of the Park.
  - c. It doesn't make sense that two truck stops across the street from one another are being built. Exit 21 is not really safe for very long trucks to get on or off. The Chevron station is another redundancy of gas pumps and a convenience store.
2. Increased bright lighting into Mountain View Estates
3. Increased noise, especially late in the evening
4. Increased potential for vagrants and unsafe transactions occurring in such a setting.
  - a. Greater potential for vagrants to climb over the wall or access the park by the creek area. Currently there have been vagrants who have been caught in the

Park every week. This kind of development will attract more of that kind of activity.

5. Greater potential for fire risk with so many gas pumps so close to residential buildings

I am unable to drive at night, so please raise these issues at the March 20th Council Meeting and respond to my issues which other residents have cited as well.

Thank you,

Dorothea Hatch  
Mountain View Drive  
Talent, OR 97540