



**TALENT CITY COUNCIL
REGULAR MEETING AGENDA**

**- HELD AT COMMUNITY CENTER & VIA ZOOM -
106 E. Main Street
July 17, 2024 - 6:45 PM**

All Council meetings are digitally recorded and will be available on the City website: 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, x6.

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. 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.

6.1 Authorize City Manager to Pay City County Insurance Services Insurance Premium. 03

7. Unfinished Business

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

7.1 Adoption of Resolution 2024-096-R, Establishing Rental Rates on City Property 04

8. 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. Commission / Committee Reports

10. Other Business and Future Agenda Items

10.1 Review of Look-A-Head 06

11. 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. Adjournment

Upcoming Council Meetings

August 7, 2024	City Council Regular Meeting
August 17, 2024	TURA Study Session
August 21, 2024	TURA Regular Meeting
August 21, 2024	City Council Regular Meeting

**Property/Liability
2024-2025 Renewal Invoice**



citycounty insurance services
cisoregon.org

Named Member
City of Talent
PO Box 445
Talent, OR 97540

Agent of Record
Hart Insurance-Grants Pass
PO Box 1240
Grants Pass, OR 97528

Member Number: 10210
Invoice Date: 6/22/2024
Invoice Number: PO-TAL-I2024-00

Coverage	Description	Amount	Total
General Liability - Standard Plan	Contribution	\$102,238.80	
	Multi-Line Credit	(\$5,111.94)	\$97,126.86
Auto Liability - Standard Plan	Contribution	\$9,848.56	
	Multi-Line Credit	(\$492.43)	\$9,356.13
Auto Physical Damage	Contribution	\$12,805.03	
	Multi-Line Credit	(\$640.25)	\$12,164.78
Property	Contribution	\$61,212.76	
	Multi-Line Credit	(\$3,060.64)	\$58,152.12
Optional Excess Liability	Not Purchased		\$0.00
Optional Excess Quake	Not Purchased		\$0.00
Optional Excess Flood	Not Purchased		\$0.00
Optional Excess Crime	Contribution	\$1,224.00	\$1,224.00
Optional Cyber Security	Not Purchased		\$0.00
Optional Excess Cyber Security	Not Purchased		\$0.00
Difference In Conditions	Not Purchased		\$0.00
Invoice Summary			
	Contribution	\$187,329.15	
	Multi-Line Credit	(\$9,305.26)	

\$178,023.89

Total includes Agent compensation of \$18,732.92

Balances are due by **08/15/2024**. Late fees may accrue thereafter.

ACH Payment to CIS: Wells Fargo (Salem, OR) / Routing ABA # 123006800 / Account # 9014017504
Please email payment date, amount, and invoice number(s) to accounting@cisoregon.org.

Make Checks Payable To: CIS / PO Box 6836, Portland, OR 97228-6836

Payment Questions? Contact Kelsie Perry at kperry@cisoregon.org or 503-763-3844.



City Council Agenda Report

Meeting Date: July 17, 2024
Department: City Manager
Staff Recommendation: *see below*

Staff Contact: Gary Milliman
E-Mail: gmilliman@cityoftalent.org
Estimated Time: 10 mins.

ISSUE BEFORE THE COUNCIL

Establish Lease Rates for City of Talent & Urban Renewal Agency Properties

BACKGROUND

At their meetings of June 5, the City Council and TURA tentatively approved lease rates and policies concerning City and TURA properties. The City/TURA own four locations where space is leased to non-profit organizations for ongoing operations. The City Council and TURA directed staff to return to the City Council and TURA with a Resolutions establishing a standard lease rate for City-owned property used by non-profit organizations for office purposes at 75 per cent of the market rate, as determined by a survey of comparable space rentals conducted every two years. Effective July 1, 2024, said rate shall be \$1.10 per square foot per month.

The Council also voted to retain the current practice of leasing non-office space to non-profit organizations (i.e. ACCESS, Historical Society) at a rate determined on a case-by-case basis.

Resolution 2024-096-R adopts the above-described rate schedule and policy.

RELATED COUNCIL POLICIES

POTENTIAL MOTIONS

I move to adopt resolution 2024-096-R, a resolution that establishes lease rates for City of Talent properties.

ATTACHMENTS

- Draft Resolution 2024-096-R

RESOLUTION NO. 2024-096-R

A RESOLUTION ESTABLISHING LEASE RATES FOR CITY OF TALENT OWNED PROPERTIES USED BY NON-PROFIT ORGANIZATIONS

WHEREAS, the City Council met on June 5, 2024, and tentatively approved lease rates and policies for properties owned by the City; and

WHEREAS, the City of Talent owns property where space is leased to non-profit organizations for ongoing operations; and

WHEREAS, the City Council directed staff to return with a resolution establishing a standard lease rate for City-owned property used by non-profit organizations for office purposes at 75 percent of the market rate, as determined by a survey of comparable space rentals conducted every two years; and

WHEREAS, effective July 1, 2024, the rate for office space leased to non-profit organizations shall be set at \$1.10 per square foot per month; and

WHEREAS, the City Council has voted to retain the current practice of leasing non-office space to non-profit organizations, such as ACCESS and the Historical Society, at a rate determined on a case-by-case basis;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Talent, as follows:

1. The standard lease rate for City-owned property used by non-profit organizations for office purposes shall be established at 75 percent of the market rate, as determined by a survey of comparable space rentals conducted every two years.
2. Effective July 1, 2024, the lease rate for office space used by non-profit organizations shall be \$1.10 per square foot per month.
3. The current practice of leasing non-office space to non-profit organizations at a rate determined on a case-by-case basis shall be retained.

This resolution shall take effect immediately upon its adoption by the City Council.

Duly enacted by the City Council in open session on July 17, 2024, by the following vote;

AYES _____ NAYS _____ ABSTAIN _____ ABSENT _____

Hector Flores, City Recorder and Custodian of City Records

10.1

Look-A-Head

City Council Regular Meeting

July 17, 2024

Upcoming Meetings:

- August 7, 2024 - Council Regular Meeting
- **August 14, 2024 – TURA Study Session**
- August 21, 2024 - Regular TURA Regular Meeting
- August 21, 2024 - Council Regular Meeting
- September 4, 2024 - Council Regular Meeting
- September 18, 2024 – Regular TURA Meeting
- September 18, 2024 – Council Regular Meeting

Here's a preview of upcoming city council meetings and possible agenda items:

August 7, 2024 - Council Regular Meeting

- Old Business
 - Award Contract for Water Meter Replacement Purchase
 - Adoption of Vehicle Replacement Schedule
 - _____
- New Business
 - Adoption of Amended Street Tree List
 - Updated Together for Talent Bylaws
 - Discussion of Bioswale Safety Measures

August 21, 2024 - Regular TURA Regular Meeting

- _____
- _____

August 21, 2024 - Council Regular Meeting

- Old Business
 - Appointment of Members to Architectural Review Committee (clarification)
 - _____
 - _____
- New Business
 - Discussion of Splash Pad Use and Cost
 - Adoption of Natural Gas Resolution
 - _____

September 4, 2024 - Council Regular Meeting

- Old Business
 - _____
 - _____

- _____
- New Business
 - _____
 - _____
 - _____

September 18, 2024 - Regular TURA Regular Meeting

- _____
- _____
- _____

September 18, 2024 - Council Regular Meeting

- Old Business
 - _____
 - _____
 - _____
- New Business
 - _____
 - _____
 - _____

October 2, 2024 - Council Regular Meeting

- Old Business
 - _____
 - _____
 - _____
- New Business
 - _____
 - _____
 - _____