



**This meeting will be held in person, but you may attend virtually; see the instructions on page 2.**

## AGENDA

11:15 a.m. LUNCH

11:30 a.m. STUDY SESSION – Annual Budget Approval (Finance Manager, Beau Belikoff)

12:15 p.m. BOARD MEETING

**1. Roll Call**

**2. Pledge of Allegiance**

**3. Comments from the Audience**

Comments will be limited to 4 minutes per individual, group, or organization; please state your name and organization (if applicable) when prompted.

**4. Consent Calendar**

4.1 Approval or Correction of the Minutes of the Last Regular Meeting of May 7, 2025

4.2 Quarterly Letter to the Mayor and Council

4.3 Resolution No. 1977, A RESOLUTION Providing for the Collection of a Proportionate Share of the Cost of Water Main Construction within Meadows Lane from Property Owners Benefitting Thereby at the Time of Use of the Said Water Main and Providing for the Payment of the Sums So Collected to Buntin Construction, LLC, Installer of Said Water Main

4.4 Resolution No. 1978, A RESOLUTION Authorizing the General Manager to Complete the Sale of All Right, Title to, and Interest in Property as Described in Attached Exhibit A and B, a Nonexclusive Easement for Ingress and Egress Described in Exhibit C, and a Temporary Construction Easement Described in Exhibit D

**5. Items Removed from Consent Calendar**

**6. Leadership Team Reports**

Leadership Team staff will be present and may provide information: Engineering Manager Brian Runyen, Finance Manager Beau Belikoff, Water Operations Manager Dan Perkins, Information Technology Manager Kris Stitt, Human Resources Manager Tanya Haakinson, Water Resources & Customer Service Manager Julie Smitherman, and General Manager Brad Taylor.

**7. Propositions and Remarks from the Commissioners**

**8. Adjourn**

DATES TO REMEMBER*					
DATE	DAY	TYPE OF MEETING	STUDY SESSION TOPIC	REGULAR MEETING	LOCATION
6/4/25	Wed	Board Meeting	Insurance	12:15 p.m.	Lausmann Annex - Room 151
6/18/25	Wed	Board Meeting	Rules and Regulations	12:15 p.m.	Prescott Room, Police Dept.

*\*Meeting dates, times, and locations are subject to change.*

### INSTRUCTIONS FOR ATTENDING THIS MEETING VIRTUALLY



To join by computer, click the following link:

[https://us02web.zoom.us/webinar/register/WN\\_kfdAY\\_91TtCAcH-XMRXhxQ](https://us02web.zoom.us/webinar/register/WN_kfdAY_91TtCAcH-XMRXhxQ)

Meeting passcode: 867166



To join by phone, call:

(669) 900-6833

Meeting ID Number: 814 4428 2305

Meeting passcode: 867166



## Memorandum

**TO:** Commissioners David Wright, Jason Anderson, John Dailey, Bob Mylenek, and Bob Strosser  
**FROM:** Brad Taylor, General Manager  
**DATE:** Wednesday, May 21, 2025  
**SUBJECT:** Item 4.2 – Quarterly Letter to the Mayor and City Council  
**OBJECTIVE:** Board Approval

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### Issue

The letter to the Mayor and City Council for the third quarter of Fiscal Year 2024-25 along with the financials, Consumption Report, and Watershed Report.

### Discussion

Medford Water is required by Section 19 of the Medford Charter to make full reports of the business transacted by it and of the condition of its funds once every three months to the City Council. If the board members agree to the contents of the letter for the third quarter of FY24-25, the Chair and General Manager will sign, and it will be forwarded to the Mayor and Council members.

### Financial Impact

n/a

### Requested Board Action

Approve contents of the third quarter letter to the Mayor and City Council.



May 21, 2025

Mayor Michael Zarosinski and City Council  
City of Medford, Oregon  
411 West 8th St.  
Medford, Oregon 97501

Honorable Mayor and Council Members:

Attached are Medford Water's quarterly financial reports for the third quarter of Fiscal Year 2024–25, along with the Consumption and Watershed Reports.

Highlights from the third quarter include the following:

- Initiated negotiations with Union Local 737 (LiUNA!).
- Issued Notice to Proceed with S+B James Construction for the Medford Water Operations Center.
- Executed the following agreements supporting the public safety communications tower relocation (required for Capital Hill Reservoir reconstruction):
  1. Deed to the City for 5,646 sq. ft. of land from the Reservoir site.
  2. Colocation Agreement with Public Safety Towers LLC.
  3. Access and Utility Easement Agreement with Public Safety Towers LLC.
- Updated 1-year and 10-year Capital Plans with the Board in preparation for the budget.
- Implemented rate increases (approved December 2024), effective March 1, averaging 15% across customer groups.

If the Mayor or Council members have any questions, feel free to contact our office at any time, or Nick Card, Council Liaison.

Sincerely,

David Wright, Chair  
Board of Medford Water Commissioners

Brad Taylor, General Manager  
Medford Water

Attachments

**Medford Water Commission**  
**Income Statement**  
**March 31, 2025**

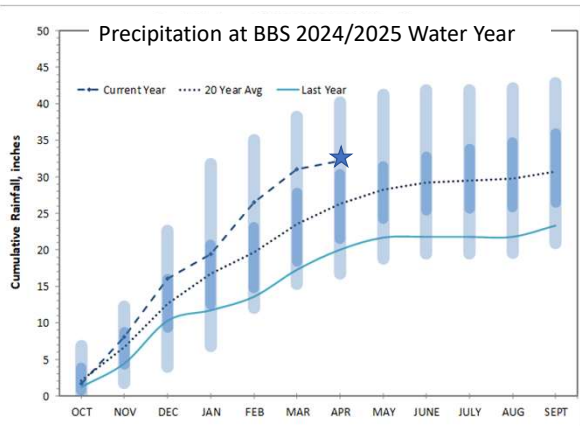
	Water Fund	Construction Fund	Bond Project Fund	Total Current	Total Prior	Total Year to Date	Total Prior Year to Date
<b>Operating Revenues</b>							
Residential Sales Inside Gallonage	\$ 204,492	\$ -	\$ -	\$ 204,492	\$ 197,098	\$ 5,290,525	\$ 4,548,768
Commercial Sales Inside Gallonage	82,512	-	-	82,512	78,176	1,944,722	1,626,882
Industrial Sales Inside Gallonage	3,759	-	-	3,759	3,566	46,892	86,461
Base Charges Inside	647,804	-	-	647,804	606,282	5,729,211	5,232,584
High Elevation Charges	31,970	-	-	31,970	29,896	389,445	347,709
Fire Services Inside	36,940	-	-	36,940	34,594	324,398	290,583
Residential Sales Outside Gallonage	44,148	-	-	44,148	38,931	819,024	719,684
Commercial Sales Outside Gallonage	18,814	-	-	18,814	15,105	417,658	331,653
Industrial Sales Outside Gallonage	128,794	-	-	128,794	128,527	1,419,611	1,195,230
Base Charges Outside	158,676	-	-	158,676	136,341	1,274,975	1,141,046
Fire Services Outside	13,317	-	-	13,317	10,970	106,581	91,180
Sales to Other Utilities	104,072	-	-	104,072	96,621	1,913,373	1,773,954
Miscellaneous Collections	34,930	-	-	34,930	35,257	348,561	355,374
Connections/Installations	(224,400)	-	-	(224,400)	58,387	634,090	712,375
<b>Total Operating Revenues</b>	<b>1,285,828</b>	<b>-</b>	<b>-</b>	<b>1,285,828</b>	<b>1,469,752</b>	<b>20,659,066</b>	<b>18,453,481</b>
<b>Operating Expenses</b>							
Source of Supply	64,322	-	-	64,322	72,791	1,034,514	1,226,686
Supply Pumping	25,929	-	-	25,929	30,578	591,314	503,635
Purification	235,991	-	-	235,991	245,231	2,523,378	2,198,991
Transmission	15,782	-	-	15,782	24,957	257,410	157,168
Distribution Pumping	34,158	-	-	34,158	29,980	386,009	370,350
Distribution	419,304	-	-	419,304	316,912	2,694,515	2,575,936
Customer Accounts & Collection	219,278	-	-	219,278	203,692	2,174,088	1,943,849
Administrative & General	(31,339)	-	1,493	(29,845)	126,878	1,179,721	677,040
Connections/Installations	(225,764)	-	-	(225,764)	59,215	652,308	1,037,671
<b>Total Operating Expenses</b>	<b>757,662</b>	<b>-</b>	<b>1,493</b>	<b>759,155</b>	<b>1,110,234</b>	<b>11,493,257</b>	<b>10,691,325</b>
<b>Operating Income Before Depreciation</b>	<b>528,166</b>	<b>-</b>	<b>(1,493)</b>	<b>526,673</b>	<b>359,518</b>	<b>9,165,809</b>	<b>7,762,156</b>
Depreciation	421,505	-	-	421,505	369,330	3,797,589	3,305,920
<b>Total Operating Income</b>	<b>106,662</b>	<b>-</b>	<b>(1,493)</b>	<b>105,168</b>	<b>(9,812)</b>	<b>5,368,220</b>	<b>4,456,236</b>
<b>Non Operating Revenues (Expenses)</b>							
Charges in Lieu of Assessments	-	-	-	-	-	-	-
Investment Revenue	35,291	87,380	107,090	229,761	117,864	2,001,419	1,421,439
Grant Revenue	612,175	-	-	612,175	12,832	894,463	350,388
Forest Product Revenue	-	-	-	-	-	407,870	607,830
Debt Proceeds	1,286,893	-	-	1,286,893	2,496,083	59,999,125	20,105,905
Miscellaneous Revenue	804,053	-	-	804,053	21,499	906,902	102,480
Loss on Disposal of Asset	(5,001)	-	-	(5,001)	-	(37,797)	-
FWRD Expense	-	-	-	-	-	-	(480,526)
Debt Service	-	-	-	-	-	(868,062)	-
<b>Total Non Operating Revenues (Expenses)</b>	<b>2,733,411</b>	<b>87,380</b>	<b>107,090</b>	<b>2,927,881</b>	<b>2,648,277</b>	<b>63,303,919</b>	<b>22,107,516</b>
<b>Income Before Contributions</b>	<b>2,840,073</b>	<b>87,380</b>	<b>105,597</b>	<b>3,033,049</b>	<b>2,638,465</b>	<b>68,672,139</b>	<b>26,563,752</b>
<b>Capital Contributions</b>							
System Development Charges	63,156	-	-	63,156	101,218	1,038,002	958,591
Developer Donations (Capitalized)	148,196	-	-	148,196	183,888	2,069,622	1,730,144
<b>Total Income from Contributions</b>	<b>211,351</b>	<b>-</b>	<b>-</b>	<b>211,351</b>	<b>285,105</b>	<b>3,107,624</b>	<b>2,688,734</b>
<b>Net Income</b>	<b>\$ 3,051,424</b>	<b>\$ 87,380</b>	<b>\$ 105,597</b>	<b>\$ 3,244,400</b>	<b>\$ 2,923,570</b>	<b>\$ 71,779,762</b>	<b>\$ 29,252,486</b>

**Medford Water Commission**  
**Balance Sheet**  
**March 31, 2025**

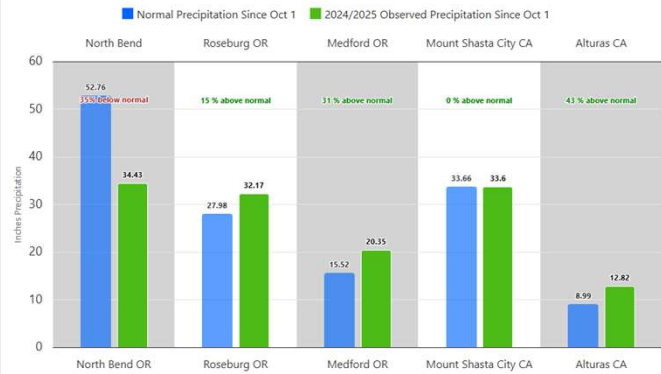
	Water Fund	Construction Fund	Bond Project Fund	Total	Prior Year
<b>Assets</b>					
<b>Current Assets</b>					
Cash	\$ 2,472,683	\$ -	\$ 1,300,596	\$ 3,773,279	\$ 972,423
Revolving Fund Cash	2,940	-	-	2,940	2,940
Cafeteria Plan Cash	35,540	-	-	35,540	20,118
Short Term Investments	6,946,966	10,347,175	26,717,488	44,011,629	11,759,672
Short Term Investments- Future Main Replacements	-	4,179,390	-	4,179,390	3,836,194
Short Term Investments- Future Treatment and Transport	-	522,095	-	522,095	-
Short Term Investments- Future Water Rights Development	-	5,143,459	-	5,143,459	4,876,109
Short Term Investments- Vernal Pool Management	-	154,566	-	154,566	146,532
Short Term Restricted Investments	1,939,205	-	-	1,939,205	3,762,580
Short Term Restricted Investments - Retainage	541,174	-	844,990	1,386,164	-
Notes Receivable	1,558,417	-	-	1,558,417	1,712,456
Accounts Receivable	2,466,640	-	-	2,466,640	1,797,772
Accounts Receivable - Misc.	1,717,780	-	-	1,717,780	3,196,520
Cafeteria Plan Receivable	36,786	-	-	36,786	27,348
Inventory	1,772,724	-	-	1,772,724	2,025,158
Work in Progress	489,364	-	-	489,364	625,204
Prepaid Expenses	302,861	-	-	302,861	217,181
Other Current Assets	25,200	-	-	25,200	6,740
<b>Total Current Assets</b>	<b>20,308,279</b>	<b>20,346,685</b>	<b>28,863,074</b>	<b>69,518,038</b>	<b>34,984,948</b>
<b>Fixed Assets</b>					
Utility Plant / Service	241,271,200	-	-	241,271,200	221,029,713
Construction in Progress	90,452,956	-	31,921,619	122,374,576	85,666,729
Accumulated Depreciation	(79,517,661)	-	-	(79,517,661)	(74,952,275)
<b>Total Fixed Assets</b>	<b>252,206,495</b>	<b>-</b>	<b>31,921,619</b>	<b>284,128,115</b>	<b>231,744,167</b>
<b>Total Assets</b>	<b>\$ 272,514,774</b>	<b>\$ 20,346,685</b>	<b>\$ 60,784,693</b>	<b>\$ 353,646,152</b>	<b>\$ 266,729,115</b>
<b>Liabilities &amp; Fund Equity</b>					
<b>Current Liabilities</b>					
Accounts Payable	\$ 1,229,823	\$ -	\$ 2,177,583	\$ 3,407,406	\$ 5,253,540
Retainage Payable	559,411	-	883,944	1,443,355	1,413,992
Customer Deposits	165,029	-	-	165,029	110,359
Construction Deposits	737,020	-	-	737,020	860,121
Miscellaneous Payable	165,721	-	-	165,721	201,841
Water Districts Payable	10,877	-	-	10,877	18,017
Accrued Vacation	836,963	-	-	836,963	748,168
Cafeteria Plan Payable	35,540	-	-	35,540	20,118
Other Current Liabilities	3,714	-	-	3,714	6,104
<b>Total Current Liabilities</b>	<b>3,744,098</b>	<b>-</b>	<b>3,061,527</b>	<b>6,805,624</b>	<b>8,632,259</b>
<b>Fund Equity</b>					
Retained Earnings	261,626,301	13,434,464	-	275,060,765	228,844,370
<b>Total Fund Equity</b>	<b>261,626,301</b>	<b>13,434,464</b>	<b>-</b>	<b>275,060,765</b>	<b>228,844,370</b>
<b>Net Income - Fiscal YTD</b>	<b>30,173,330</b>	<b>654,906</b>	<b>40,951,526</b>	<b>71,779,762</b>	<b>29,252,486</b>
<b>Fund Transfers In (Out)</b>	<b>(23,028,955)</b>	<b>6,257,315</b>	<b>16,771,641</b>	<b>-</b>	<b>-</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>\$ 272,514,774</b>	<b>\$ 20,346,685</b>	<b>\$ 60,784,693</b>	<b>\$ 353,646,152</b>	<b>\$ 266,729,115</b>

## Watershed Precipitation 2024-25 Water Year (Oct 1<sup>st</sup> – Sept. 30<sup>th</sup>)

**BBS 32 inches = 120% of Normal**



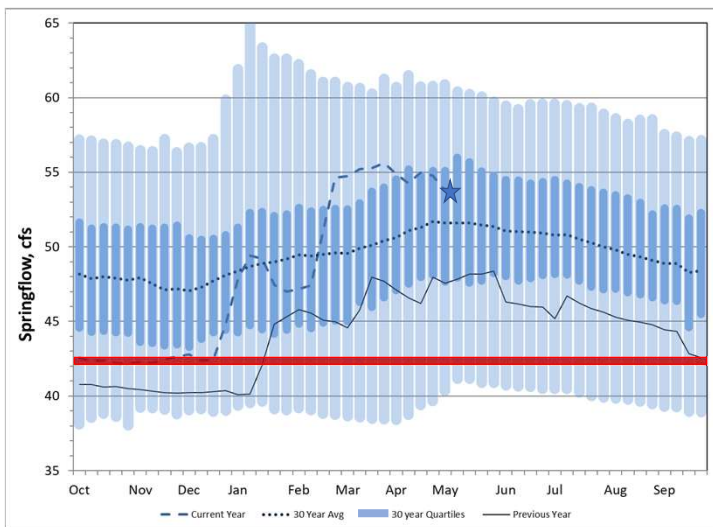
**Medford Area = 31% Above Normal**



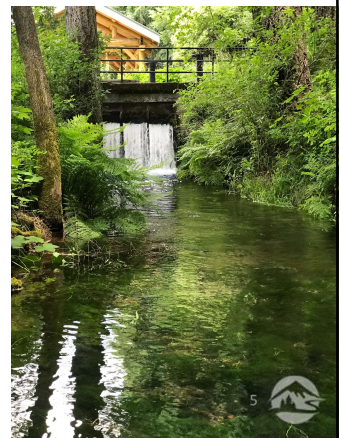
## BBS Springflow

2024-25 Water Year (Oct 1<sup>st</sup> – Sept. 30<sup>th</sup>)

**Currently able to fill two full pipes**



Minimum  
flow for 2  
full pipes

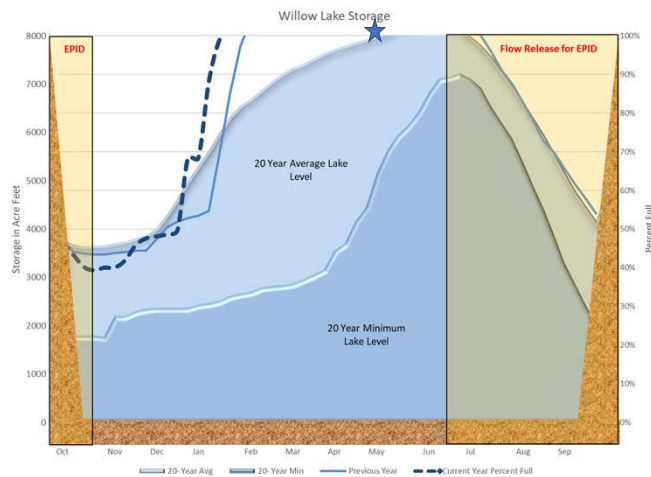


## Willow Lake Storage

2024-25 Water Year (Oct 1<sup>st</sup> – Sept. 30<sup>th</sup>)

EPID started irrigation season on April 23, 2025

Current creek flow is sufficient to supply their water needs



Willow Lake April 2025







## 2024-25 FISCAL YEAR WATER CONSUMPTION & SERVICES Third Quarter

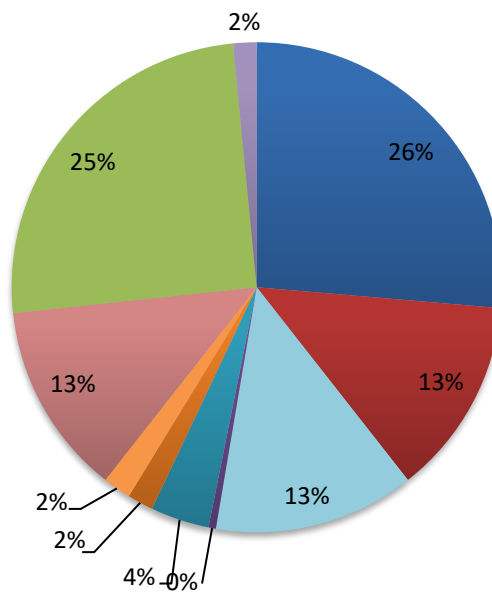
### WATER CONSUMPTION - THOUSANDS OF GALLONS

	CONSUMPTION Jan-Mar 2025	CONSUMPTION Jan-Mar 2024	CHANGE IN CONSUMPTION
INSIDE SINGLE-FAMILY RESIDENTIAL	314,620	310,165	1.44%
INSIDE MULTIPLE-FAMILY RESIDENTIAL	155,757	155,853	-0.06%
INSIDE COMMERCIAL	158,157	152,279	3.86%
INSIDE INDUSTRIAL	5,881	7,116	-17.36%
OUTSIDE SINGLE-FAMILY RESIDENTIAL	46,209	44,712	3.35%
OUTSIDE MULTIPLE-FAMILY RESIDENTIAL	20,421	20,192	1.13%
OUTSIDE COMMERCIAL	22,094	21,262	3.91%
OUTSIDE INDUSTRIAL	151,744	168,886	-10.15%
SALES TO OTHER UTILITIES	300,153	301,334	-0.39%
SALES TO WATER DISTRICTS	18,384	29,500	-37.68%
<b>TOTAL WATER CONSUMPTION</b>	<b>1,193,420</b>	<b>1,211,299</b>	<b>-1.48%</b>

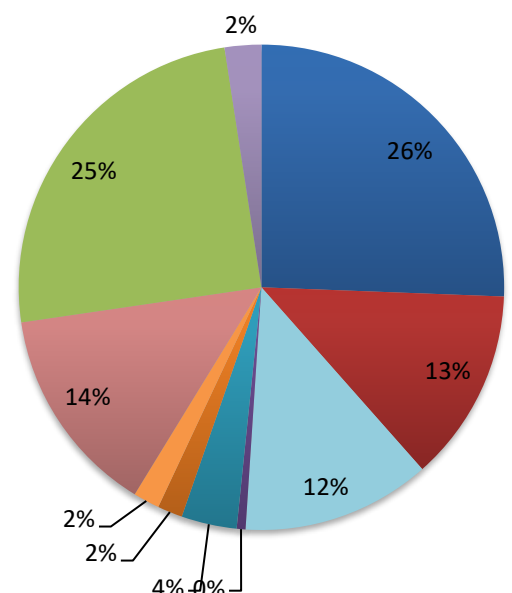
#### Percentage of Total Consumption for Quarter

- INSIDE SFR
- INSIDE MFR
- INSIDE COM.
- INSIDE IND.
- OUTSIDE SFR
- OUTSIDE MFR
- OUTSIDE COM.
- OUTSIDE IND.
- OTHER UTILITIES
- WATER DISTRICTS

#### Q3-2025



#### Q3-2024

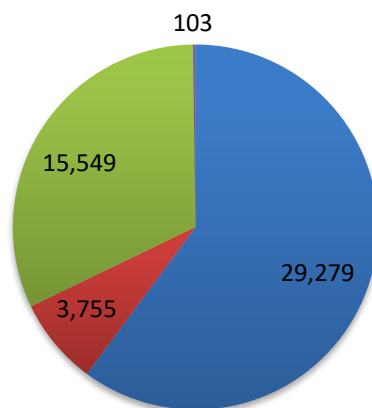


# WATER SERVICES TO MARCH 31, 2025

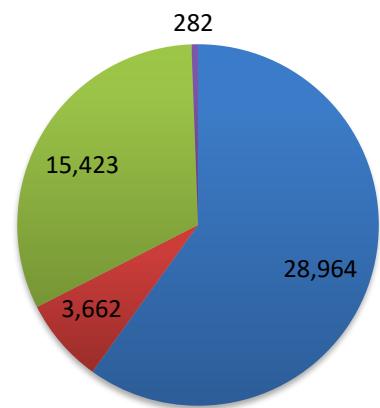
	SERVICES MAR 2025	SERVICES MAR 2024	CHANGE IN SERVICES
<b><u>INSIDE CITY</u></b>			
RESIDENTIAL - SINGLE-FAMILY	23,290	23,008	282
RESIDENTIAL - MULTIPLE-FAMILY	2,604	2,565	39
COMMERCIAL	2,797	2,781	16
INDUSTRIAL	49	49	0
FIRE SERVICES	539	561	-22
<b><i>SUBTOTAL - INSIDE CITY</i></b>	<b>29,279</b>	<b>28,964</b>	<b>315</b>
<b><u>OUTSIDE CITY</u></b>			
RESIDENTIAL - SINGLE-FAMILY	3,206	3,121	85
RESIDENTIAL - MULTIPLE FAMILY	90	89	1
COMMERCIAL	249	244	5
INDUSTRIAL	114	112	2
UTILITIES	6	7	-1
FIRE SERVICES	90	89	1
<b><i>SUBTOTAL - OUTSIDE CITY</i></b>	<b>3,755</b>	<b>3,662</b>	<b>93</b>
<b><u>OTHER UTILITIES</u></b>			
CITY OF CENTRAL POINT	6,884	6,849	35
CITY OF JACKSONVILLE	1,564	1,560	4
CITY OF EAGLE POINT	3,680	3,618	62
CITY OF PHOENIX	1,211	1,204	7
T.A.P.	2,210	2,192	18
<b><i>SUBTOTAL - OTHER UTILITIES</i></b>	<b>15,549</b>	<b>15,423</b>	<b>126</b>
<b><u>WATER DISTRICTS</u></b>			
PHOENIX	0	179	-179
ELK CITY	103	103	0
<b><i>SUBTOTAL - WATER DISTRICTS</i></b>	<b>103</b>	<b>282</b>	<b>-179</b>
<b>TOTAL WATER SERVICES</b>	<b>48,686</b>	<b>48,331</b>	<b>355</b>

**Number of Services  
in March**

**MAR 2025**



**MAR 2024**





## **Memorandum**

**TO:** Commissioners David Wright, Jason Anderson, John Dailey, Bob Mylenek, and Bob Strosser  
**FROM:** Brian Runyen, Engineering Manager  
**DATE:** Wednesday, May 21, 2025  
**SUBJECT:** Item 4.3– Resolution 1977, Providing for the Creation of a Refund District Associated with the Addysen Park Subdivision Phase 2 for Reimbursement to Buntin Construction, LLC of Future Collection of a Proportionate Share of Costs of Water Main Construction.  
**OBJECTIVE:** Board Approval

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### **Issue**

As allowed under the Regulations Governing Water Service, the developer of the Addysen Park Subdivision Phase 2 has requested a Refund District be created related to the water system improvements dedicated to Medford Water (MW). Board approval is needed to create this refund district.

### **Discussion**

Buntin Construction, LLC has completed the construction of public improvements for Addysen Park Subdivision Phase 2 in Medford, Oregon.

The construction of the subdivision included installation of approximately 460 feet of 8" water main within Meadows Lane. The north side of Meadows Lane consists of potentially re-developable land with no current water service, and under different ownership.

MW Regulations Governing Water Service allow for creation of a Refund District to recoup costs associated with the construction of the water main in Meadows Lane. Buntin Construction, LLC has requested the establishment of a refund district. The request by Buntin Construction, LLC for a refund district with a term of 20 years is consistent with MW Regulations Governing Water Service requirements for creation of Refund Districts.

The reimbursement amount for Meadows Lane will be based on an 8" unpaved water main condition at the rate of \$46.22 per lineal foot for each side of street frontage, as allowed under Exhibit A of the Regulations Governing Water Service. This refund district will apply to the undeveloped property on the north side of the street.

### **Financial Impact**

There is no financial impact to MW. When a new customer connects to the water main, MW collects the approved amount for the Refund District and passes the amount on to Buntin Construction, LLC.

### **Requested Board Action**

Staff recommends approval of this Resolution, creating a Refund District to Buntin Construction, LLC related to the development of Addysen Park Subdivision Phase 2.

## RESOLUTION NO. 1977

A RESOLUTION Providing for the Collection of a Proportionate Share of the Cost of Water Main Construction within Meadows Lane from Property Owners Benefitting Thereby at the Time of Use of the Said Water Main and Providing for the Payment of the Sums So Collected to Buntin Construction, LLC, Installer of Said Water Main

BE IT RESOLVED BY THE BOARD OF WATER COMMISSIONERS OF THE CITY OF MEDFORD, OREGON, AS FOLLOWS:

SECTION 1. Buntin Construction, LLC has constructed approximately 460 lineal feet of 8-inch water line within Meadows Lane, starting at approximately 245 feet west of Darlington Street and ending at approximately 215 feet east of Darlington Street, further depicted on the attached map, paying all such costs of construction and has dedicated the said water main for public use and ownership to the City of Medford by and through its Board of Water Commissioners.

SECTION 2. That the General Manger of Medford Water, acting on behalf of the Board of Water Commissioners, has accepted said water main for ownership by the City of Medford by and through its Board of Water Commissioners.

SECTION 3. That the water line described in Section 1 benefits the properties fronting on the north side of Meadows Lane, and that the property owners fronting said extension have not paid any of the cost of said water main although benefited by said water main.

SECTION 4. That any future applicant for a connection to the said water main or development of the property with water service, as indicated on the attached map, will be charged the sum of \$46.22 per lineal foot of their frontage along Meadows Lane as a proportionate share of the cost of the said water main, and the sums so charged and collected will be paid to Buntin Construction, LLC, 572 Parsons Drive Suite 100 Medford, OR, 97501 until the 21st day of May, 2045.

PASSED at a regular meeting of the Board of Water Commissioners and signed by me in authentication thereof this 21st day of May, 2025.

ATTEST: \_\_\_\_\_  
Amber Furu, Asst. Clerk of the Commission

\_\_\_\_\_ David Wright, Chair





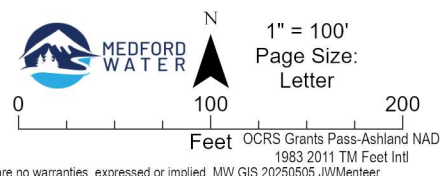
REFUND DISTRICT - Addysen Park Subdivision Phase 2

BUNTIN CONSTRUCTION LLC

37-2W-26CD TL-350



Meadows Lane 8" refund district.







## **Memorandum**

**TO:** Commissioners David Wright, Jason Anderson, John Dailey, Bob Mylenek, and Bob Strosser  
**FROM:** Brad Taylor, General Manager  
**DATE:** Thursday, May 15, 2025  
**SUBJECT:** Item 4.4 - Resolution 1978, River Zone Reservoir Property Purchase  
**OBJECTIVE:** Board Approval

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### **Issue**

To authorize the General Manager to make payment for property to construct the River Zone Reservoir and future pump station that was taken into possession on October 31, 2024, through a circuit court ruling of immediate possession as part of condemnation proceedings.

### **Discussion**

The subject property is located on Map 371W09 and TL 900. The property consists of approximately 3.18 acres for River Zone Reservoir site, 0.22 acres for future pump station site, 0.65 acres for road easement, and 2.54 acres of temporary construction easement.

The negotiated purchase price of the property, nonexclusive easement for ingress and egress, and the construction easement was \$500,000.

### **Financial Impact**

The item was partially budgeted in the Fiscal Year 2024/25 Capital Budget. Capital Plan variance and contingency will be used to cover the final costs. There will be an additional financial impact beyond the purchase price, however. Pursuant to ORS 35.300, defendants have a right to reasonable attorney fees incurred. We anticipate that defendants will submit a petition for attorney fees in the next few weeks. If we deem them to be unreasonable, we will file a motion objecting to them, at which point a judge will determine a reasonable amount.

### **Requested Board Action**

Staff recommends approving Resolution 1978 to authorize the General Manager to purchase property in the amount of \$500,000.00.

## RESOLUTION NO. 1978

A RESOLUTION Authorizing the General Manager to Complete the Sale of All Right, Title to, and Interest in Property as Described in Attached Exhibit A and B, a Nonexclusive Easement for Ingress and Egress Described in Exhibit C, and a Temporary Construction Easement Described in Exhibit D

WHEREAS, the City of Medford, acting by and through its Board of Water Commissioners, is duly authorized and empowered to acquire, by purchase, gift, devise condemnation proceedings or otherwise, such real property as in the judgment of Medford Water is necessary or proper to exercise its powers; and

WHEREAS, the Board of Water Commissioners are interested in the acquisition of property that serves the best interests of Medford Water and its plans to construct a Water Distribution Storage Reservoir; and

WHEREAS, there will be costs incurred to acquire said property; and

WHEREAS, Medford Water will be required to provide \$500,000.00 to John A. Duke and Marilyn R. Duke and KODIAK LLC (OWNERS), in exchange for the deed to said property; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF WATER COMMISSIONERS OF THE CITY OF MEDFORD, OREGON, AS FOLLOWS:

SECTION 1. That the Board of Water Commissioners hereby determines that acquisition of the above-described property is in the best interests of Medford Water.

SECTION 2. That the General Manager is hereby authorized and directed to make payment for purchase of the property, nonexclusive easement for ingress and egress, and temporary construction easement described in the attached Exhibits A, B, C, and D.

PASSED at a regular meeting of the Board of Water Commissioners of the City of Medford, Oregon, and signed by me in authentication thereof this 21th day of May 2025.

ATTEST: \_\_\_\_\_  
Amber Furu, Asst. Clerk of the Commission

\_\_\_\_\_  
David Wright, Chair

## PROJECT EXHIBITS

## EXHIBIT "A"

## RESERVOIR AREA DESCRIPTION SHEET

A portion of that certain real property described in Instruments Numbered 2004-071373 and 2009-041439 of the Official Records of Jackson County, Oregon, being located within Donation Land Claim Number 66, within Section 9, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundary of which is more particularly described as follows:

Commencing at a point on the southerly boundary of aforesaid tract per Instruments Numbered 2004-071373 and 2009-041439, where said boundary intersects the westerly right-of-way of Foothill Road per Instrument Number 2022-020498 of the Official Records of Jackson County, Oregon; thence leaving said right-of-way, South  $89^{\circ}29'09''$  West, along said southerly boundary, 473.48 feet to the TRUE POINT OF BEGINNING; thence continuing along said southerly boundary, South  $89^{\circ}29'09''$  West, 391.00 feet; thence leaving said southerly boundary, North  $00^{\circ}24'43''$  West, 354.00 feet; thence North  $89^{\circ}29'09''$  East, parallel with said southerly boundary, 391.00 feet; thence South  $00^{\circ}24'43''$  East, 354.00 feet to the Point of Beginning.

Containing 38,414 square feet, more or less.

The area described hereinabove is for the distinct purpose of outlining the area for a future reservoir and is not intended to be utilized for the conveyance of real property, or the determination or creation of real property boundaries.

Basis of bearings for this description is Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum, projected onto the Oregon Coordinate Reference System, Grants Pass-Ashland zone (references: OAR 734-005-0005, 734-005-0010 and 734-005-0015(3)(p)). Note that the grid bearings listed herein do not equal geodetic bearings due to meridian convergence.

Prepared by:  
NEATHAMER SURVEYING, INC.  
PO Box 1584

Medford, OR 97501  
Phone: (541) 732-2869  
Project: 21016-4

Date: February 5, 2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

CAEL E. NEATHAMER

OREGON  
JULY 9, 2001  
CAEL E. NEATHAMER  
56345

Renewal Date 12/31/24



## EXHIBIT "B"

## PUMP STATION AREA DESCRIPTION SHEET

A portion of the certain real property described in Instruments Numbered 2004-071373 and 2009-041439 of the Official Records of Jackson County, Oregon, being located within the Donation Land Claim Number 66, within Section 9, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The description of the property is as follows:

Beginning at a point on the southerly boundary of aforesaid tract of land in Instrument Numbered 2004-071373 and 2009-041439, where said boundary meets the westerly right-of-way of Foothill Road per instrument 202U-20498a at the Office of the County Clerk, Jackson County, Oregon; the course and distance are as follows: South 89°29'09" West, 1506.22 feet to the IRRIE POINT OF BEGINNING; thence ecomimogakmsaidscmlhedyboundaiy, South 89°29'09" West, 95.00 feet; thence Imviag asid bmmdaey. North 00°24'43" West, 99.96 feet; thence North 89°29'09" East, parallel with said southerly boundary, 95.00 feet; thence South 00°24'43" East, 99.96 feet to the Point of Beginning:

Containing 0.497 square more or less.

The area described hereabove is for the right of use of a pump station and is not intended to be a limitation on the right of use of real property, or the determination or creation of real property.

Range of bearings for this description is Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum, projected onto the NAD83 2011 datum, Reference Station, Grmils Pils-Ashland, Oregon (ref: CUR 19-OAR. 734-005-0005, 734-005-0010 and 734-005-0015(3)(p)). Note that the grid bearings listed herein do not equal geodetic bearings due to meridian anomaly.

Prepared by:  
NEA1HAMER SURVEYING, INC.  
PO Box 1584  
Medford, OR 97501  
Phone: (541) 732-1869  
Project: 21016-4

Date: November 5, 2024



## EXHIBIT "C"

## ACCESS EASEMENT DESCRIPTION SHEET

A portion of that certain real property described in Instruments Numbered 2004-071373 and 2009-041439 of the Official Records of Jackson County, Oregon, being located within Donation Land Claim Number 66, within Section 9, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundary of said easement area is more particularly described as follows:

Beginning at a point on the southerly boundary of aforesaid tract per Instruments Numbered 2004-071373 and 2009-041439, where said boundary intersects the westerly right-of-way of Foothill Road per Instrument Number 2022-020498 of the Official Records of Jackson County, Oregon; thence leaving said right-of-way, South  $89^{\circ}29'09''$  West, along said southerly boundary, 473.48 feet; thence leaving said southerly boundary, North  $00^{\circ}24'43''$  West, 60.00 feet; thence North  $89^{\circ}29'09''$  East, parallel with said southerly boundary 478.42 feet to intersect aforesaid westerly right-of-way; thence along said westerly right-of-way, the following courses: South  $07^{\circ}07'38''$  West, 35.60 feet; thence South  $00^{\circ}12'53''$  West, 24.71 feet to the Point of Beginning.

Containing 28,504 square feet, more or less.

The area described hereinabove is for the distinct purpose of outlining an access easement and is not intended to be utilized for the conveyance of real property, or the determination or creation of real property boundaries.

Basis of bearings for this description is Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum, projected onto the Oregon Coordinate Reference System, Grants Pass-Ashland zone (references: OAR 734-005-0005, 734-005-0010 and 734-005-0015(3)(p)). Note that the grid bearings listed herein do not equal geodetic bearings due to meridian convergence.

Prepared by:  
NEATHAMER SURVEYING, INC.  
PO Box 1584  
Medford, OR 97501  
Phone: (541) 732-2869  
Project: 21016-4

Date: February 16, 2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

CAEL E. NEATHAMER

OREGON  
JULY 8, 2001  
CAEL E. NEATHAMER  
58545

Renewal Date 12/31/24

## EXHIBIT "D"

## TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SHEET

A portion of the certain real property described in Instruments Numbered 2004-071373 and 2009-041439 of the Official Records of Jackson County, Oregon, being located within Donation Land Claim Number 66, within Section 9, Township 37 South, Range 1 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon. The exterior boundary of said easement area is more particularly described as follows:

Commencing at a point on the southerly boundary of aforesaid tract per Instruments Numbered 2004-071373 and 2009-041439, where said boundary intersects the westerly right-of-way of Foothill Road per Instrument Number 2022-020498 of the Official Records of Jackson County, Oregon; thence leaving said right-of-way, South  $89^{\circ}29'09''$  West, along said southerly boundary, 864.48 feet to the TRUE POINT OF BEGINNING; thence continuing along said southerly boundary, South  $89^{\circ}29'09''$  West, 312.00 feet; thence leaving said southerly boundary, North  $00^{\circ}24'43''$  West, 354.00 feet; thence North  $89^{\circ}29'09''$  East, parallel with said southerly boundary, 312.00 feet; thence South  $00^{\circ}24'43''$  East, 354.00 feet to the Point of Beginning.

Containing 10,448 square feet, more or less.

The area described hereinabove is for the distinct purpose of outlining the area for a temporary construction easement and is not intended to be utilized for the conveyance of real property, or the determination or creation of real property boundaries.

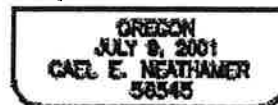
Basis of bearings for this description is Geodetic North referenced to the NAD83 2011 (Epoch 2010.00) datum projected onto the Oregon Coordinate Reference System, Grants Pass-Ashland zone (references: OAR 734-005-0005, 734-005-0010 and 734-005-0015(3)(p)). Note that the grid bearings listed herein do not equal geodetic bearings due to meridian convergence.

Prepared by:  
NEATHAMER SURVEYING, INC.  
PO Box 1584  
Medford, OR 97501  
Phone: (541) 732-2869  
Project: 21016-4

Date: February 5, 2024



CAEL E. NEATHAMER



Renewal Date 12/31/24