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August 1, 2020

VIA EMAIL

City Council, City of Dallas
c/o Chase Ballew and Scott Whyte
187 S.E. Court St.
Dallas, OR 97338

*Re: Jenrae Properties, LLC / Comp. Plan Amdt #CPA-20-01 and Zone Change
#ZC-20-01*

Dear Honorable Mayor and Members of the City Council:

I am writing to follow up on my letter dated July 23, 2020. Therein, I recounted the previous “hand-shake deal” that that Dr. Edwardson worked out with with former City Manager Roger Jordan and former City Planner Jerry Wyatt. After I sent the letter, current City Planner Scott Whyte asked me if we had any “documentation” to back up Dr. Edwardson’s account. In response, Dr. Edwardson found a copy of a memorandum from Mr. Jordan to the City Council dated January 12, 2006. I have attached the letter and associated maps for your reference, as it corroborates Dr. Edwardson’s recollections regarding the purpose of the meeting and site visit.

The memo explains that the City was interested in obtaining grant money to fund the Rickreall Creek Trail System (RCTS). The City Manager confirms that in order to apply for the grants, the City “must be ready to proceed,” which he states includes “identifying all locations, acquiring the property, and having conceptual designs. This is the same thing that Mr. Jordan stated to Dr. Edwardson, and it explains why the City was anxious to get a commitment from Dr. Edwardson to allow the RCTS to pass through his property. As Dr. Edwardson points out, his verbal commitment (presumably along with some other landowners who owned property along the route) gave the City the green light it needed to apply for the grants.

The maps attached to the memo show the RCTS traversing TL 14900 via the so-called “TSP Route.” As you will recall, the TSP route avoids crossing TL 100. *See* Exhibits 2 & 3. Dr. Edwardson is uncertain as to whether the meeting between him and City staff took place before or after the January 12, 2006 memo, but he recalls that the sun was out during the site visit so it may be been afterwards. Dr. Edwardson is very clear that the parties agreed to route the trail along the tree grove and existing sewer easement, and for this reason, it seems highly likely that the Jan 12, 2006 memo pre-dates the meeting between him and city staff. Dr. Edwardson also

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recalls that he emphatically stated to Roger Jordan and Jerry Wyatt that he would *not* agree to the trail system being routed north of the existing home located on TL 100 under any circumstance. After seeing the property in person, Mr. Jordan and Mr. Wyatt agreed that it made no sense to route the trail north of the existing home in any event, because there simply was not enough space to make the RCTS work on TL 100.

In any event, the key take-home message from the memo is that it confirms that the City was actively seeking landowner support for the trail so that the City could apply for grants. As we understand the facts, those grants were in fact obtained and used to fund a portion of the existing RCTS. Given those facts, it seems appropriate for the City to honor the verbal commitment even though it is not legally binding on the City. This is especially true since Dr. Edwardson has generously offered to dedicate additional land and build an amenity package including a large children's play structure, etc., as previously detailed in my July 23, 2020 letter.

Thank you for your time and attention to this matter.

Sincerely,

ANDREW H. STAMP, P.C.

Andrew H. Stamp

Andrew H. Stamp

AHS:ahs
Client

Feb 13 530

John T. Steyer
President
J.L. Lopez

MEMORANDUM

Date: January 12, 2006
To: Mayor Jim Fairchild and City Council Members
From: Roger Jordan, City Manager
Re: Rickreall Creek Trail System

Recommendation: Review conceptual plans for the Rickreall Creek Trail System and schedule a Council workshop to establish a public process for adoption.

Background: As you will recall, the Dallas Comprehensive Plan identifies the general area of the Rickreall Creek trail system. In the past, the City has actually adopted specific plans for areas of the trail system. The Mayor and I have discussed developing a conceptual plan for all of the trail system and a detailed plan for parts of it. While most of the property has been acquired and the plans have been in place, the last time we held meetings to discuss the identified trail in the vicinity of the Aquatic Center, some neighbors were concerned about the trail system and the Council decided not to construct portions of the system until further discussion.

Since the trail system is one of the Council's highest priorities, I am recommending that we spend the next few months establishing a master plan for the entire trail and then detailed plans for Phase I and II. Currently we are working on detailed plans for the trail between Main Street and Levens Street, which should be funded with the proceeds of the sale of the property along Walnut Street. As you are aware, this will be done in conjunction with the Polk Community Development Corporation housing project that will be completed next year.

The Mayor and I also agreed that the trail improvement project would be an excellent project for funding with federal or state grants or the direct appropriation of funds from the federal government. In order to apply for funding, we must be ready to proceed, which includes identifying all locations, acquiring the property, and having conceptual designs. Final design can be done as part of the project.

As you will note from the attached trail proposal, full implementation would involve five separate phases. At this time, staff is proposing that we complete phases 1 and 2, which would cost approximately \$2 million.

Tuesday night the staff will give a presentation on the proposed plans, and the Council can schedule a workshop to discuss the public process.

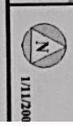
If you have any questions or comments about this, please contact me.

RJ:meh



The map was produced using the Park County GIS data. The GIS data is maintained by the county to support its governmental activities. The county is not responsible for any errors, omissions, failures or misinterpretation.

1 in. = 1062 ft.



1/11/2000

6.8	6.9	7.0	7.1
7.2	7.3	7.4	7.5
7.6	7.7	7.8	7.9
8.0	8.1	8.2	8.3

- Community Development**
- City Limits
 - WILLARD
 - SALKIN
 - SULLIVAN
 - INDERSON
 - MONROE
 - Citywide