



**CORVALLIS
CITY COUNCIL AGENDA**

**February 21, 2006
12:00 pm and 7:00 pm**

**Downtown Fire Station
400 NW Harrison Boulevard**

COUNCIL ACTION

PLEDGE OF ALLEGIANCE

I. ROLL CALL

II. CONSENT AGENDA

The following items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member (or a citizen through a Council member) so requests, in which case the item will be removed from the Consent Agenda and considered separately. If any item involves a potential conflict of interest, Council members should so note before adoption of the Consent Agenda.

- A. Reading of Minutes
 - 1. City Council Meeting – February 6, 2006
 - 2. City Council Work Session – February 6, 2006
 - 3. City Council Work Session – February 13, 2006
 - 4. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Citizens Advisory Commission on Civic Beautification and Urban Forestry – January 12, 2006
 - b. Citizens Advisory Commission on Transit – January 11, 2006
 - c. Committee for Citizen Involvement – January 5, 2006
 - d. Historic Preservation Advisory Board – January 9, 2006
 - e. Housing and Community Development Commission – January 18, 2006
 - f. Land Development Hearings Board – January 18, 2006
 - g. Open Space Advisory Commission – January 10, 2006
 - h. Parks and Recreation Advisory Board – January 19, 2006
 - i. Riverfront Commission – December 8, 2005
- B. Announcement of Appointments to Advisory Board, Commission, and Committee (Parks and Recreation Advisory Board - Noel; Public Art Selection Commission - Krainik; Committee for Citizen Involvement - Nordyke)
- C. Announcement of Vacancy on Downtown Parking Commission (Marsh)

- D. Schedule a public hearing for March 6, 2006, to consider a potential appeal of a Planning Commission decision (ZDC05-00009, SUB05-000005 – Satinwood District Change)
- E. Approval of a permit to occupy the public right-of-way (Highland Medical Center)
- F. Schedule an Executive Session following the regular noon meeting under ORS 192.660(2)(a)(h)(i) (status of employment; status of pending litigation or litigation likely to be filed; status of employment-related performance)

III. ITEMS REMOVED FROM CONSENT AGENDA

IV. UNFINISHED BUSINESS

- A. City Legislative Committee – February 8, 2006
ACTION: A resolution Calling for the Withdrawal of All US Troops from Iraq, to be read by the City Attorney

V. MAYOR, COUNCIL, AND STAFF REPORTS

- A. Mayor's Reports
 - 1. Proclamation of Peace Corps Week – February 27 - March 5, 2006
 - 2. Appointments to Parks and Recreation, Youth, and Cultural Services Subcommittee
- B. Council Reports
- C. Staff Reports
 - 1. City Manager's Report – January 2006
 - 2. Council Request Follow-up Report – February 16, 2006

VI. VISITORS' PROPOSITIONS – 7:00 pm *(Note that Visitors' Propositions will continue following any scheduled public hearings, if necessary and if any are scheduled)*

VII. PUBLIC HEARINGS – 7:30 pm

- A. A public hearing to consider an appeal of a Land Development Hearings Board decision (HPP05-00034 – Oregon State University Apperson Hall)

VIII. & IX. STANDING COMMITTEE REPORTS, ORDINANCES, RESOLUTIONS, AND MOTIONS

- A. Human Services Committee – February 7, 2006
 - 1. Social Services Priority Setting and Policy Review

- B. Urban Services Committee – February 7, 2006
 - 1. Corvallis Transit System Code of Conduct Policy and Municipal Code Revision
ACTION: An ordinance amending Corvallis Municipal Code Chapter 5.06, "Transit Regulations," to be read by the City Attorney
 - 2. Taxi Stand Request – AutoTaxi

- C. Urban Services Committee – February 8, 2006
 - 1. Parks Systems Development Charge

- D. Administrative Services Committee – February 9, 2006
 - 1. Utility Billing Practices Review
 - 2. Multi-Cultural Literacy Center Annual Report

X. NEW BUSINESS

XI. ADJOURNMENT

For the hearing impaired, a sign language interpreter can be provided with 48 hours' notice prior to the meeting. Please call 766-6901 or TTY/TDD telephone 766-6477 to arrange for such service.

A LARGE PRINT AGENDA CAN BE AVAILABLE BY CALLING 766-6901

A Community That Honors Diversity



CITY OF CORVALLIS
ACTIVITY CALENDAR
FEBRUARY 20 - MARCH 4, 2006

MONDAY, FEBRUARY 20

- ▶ City Holiday - all offices closed

TUESDAY, FEBRUARY 21

- ▶ City Council - 12:00 pm and 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard
- ▶ Watershed Management Advisory Commission - 5:30 pm - Parks and Recreation Conference Room, 1310 SW Avery Park Drive

WEDNESDAY, FEBRUARY 22

- ▶ Human Services Committee - 11:30 am - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ No Urban Services Committee
- ▶ Downtown Parking Commission - 5:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ Planning Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard (deliberations: Land Development Code Chapter 2.9, "Historic Preservation Provisions")

THURSDAY, FEBRUARY 23

- ▶ Administrative Services Committee - 12:00 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue
- ▶ City Charter Review Focus Group - 7:00 pm - Jefferson Elementary School Library, 1825 NW 27th Street

SATURDAY, FEBRUARY 25

- ▶ Government Comment Corner (School Board Member Blake Rodman) - 10:00 am - Library Lobby, 645 NW Monroe Avenue

MONDAY, FEBRUARY 27

- ▶ Economic Development Industry Tours (Overall Laundry Services and ViewPlus Technologies) - 11:00 am until 2:00 pm - meet at Super 8 Motel parking lot, 407 NW Second Street
- ▶ Historic Preservation Advisory Board/(County) Historic Resource Commission - 5:30 pm - Benton Plaza Meeting Room, 408 SW Monroe Avenue (joint meeting)
- ▶ City Charter Review Focus Group - 7:00 pm - Lincoln Elementary School Library, 110 SW Alexander Avenue

WEDNESDAY, MARCH 1

- ▶ Land Development Hearings Board - 5:30 pm - Downtown Fire Station, 400 NW Harrison Boulevard (public hearing: Perry District Change)
- ▶ Planning Commission - 7:00 pm - Downtown Fire Station, 400 NW Harrison Boulevard (public hearing: John & Phil's New Toyota Dealership)
- ▶ Library Board - 7:30 pm - Library Board Room, 645 NW Monroe Avenue

THURSDAY, MARCH 2

- ▶ Committee for Citizen Involvement - 7:15 pm - Madison Avenue Meeting Room, 500 SW Madison Avenue

FRIDAY, MARCH 3

- ▶ Bicycle and Pedestrian Advisory Commission - 7:00 am - Madison Avenue Meeting Room, 500 SW Madison Avenue

SATURDAY, MARCH 4

- ▶ Government Comment Corner (Councilor Jerry Davis) - 10:00 am - Library Lobby, 645 NW Monroe Avenue

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES**

February 6, 2006

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for Further Review | Decisions/Recommendations |
|--|--|--------------------------------|---|
| Consent Agenda Page 69 | | | |
| Unfinished Business 1. 2005 Comprehensive Communications Plan Annual Report 2. FY 2006-2007 Funding Alternatives Pages 70-71, 75-77 | | Schedule work session | <ul style="list-style-type: none"> Accept Report <u>passed U</u> |
| Mayor's Report 1. Appointments to CWACT 2. Councilor Brauner to replace Councilor Davis on EDP Pages 71-72 | Yes | | <ul style="list-style-type: none"> Appoint Councilor Griffiths as primary and Public Works Director Rogers as alternate, <u>passed U</u> |
| Council Reports 1. CA contract discussions (Tomlinson) 2. EDP Outcome and Measurement Task Force members (Tomlinson) 3. Water issues (Tomlinson) 4. Welcome Councilor Gándara (Grosch) 5. Potholes on Atwood and Bridgeway (Grosch) 6. Basic Rights Oregon conference (Grosch) 7. Bring the Troops Home Resolution (Zimbrick) 8. Traffic signal – 99W and Elks Drive (Zimbrick) 9. Sister City – Gondar, Ethiopia (Gándara) 10. Davao City, Philippines issues (Gándara) 11. Bus routes (Hagen) 12. Corvallis Multi-Cultural Literacy Center (Hagen) Pages 72-73 | Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes | | |
| Visitors' Propositions 1. Senior Center (Jones, Locker, Elder, Hooven) Pages 73-75 | Yes | | |

| Agenda Item | Information Only | Held for Further Review | Decisions/Recommendations |
|--|-------------------|-------------------------|--|
| Staff Reports 1. Council Request Follow-up Report – February 2, 2006 Pages 78-79 | Yes | | |
| Items of USC Meeting of January 18, 2006 1. Municipal Code Revision to Chapter 7.02, “Private Fire Alarm Systems” 2. Airport Lease – Katarre 3. Parks SDC Pages 79-80 | Yes | | <ul style="list-style-type: none"> • ORDINANCE 2006-05 passed <u>U</u> • Approve lease with staff recommendations passed <u>U</u> |
| Items of ASC Meeting of January 19, 2006 1. City Charter Review 2. Council Policy Review: 93-1.06, “Guidelines for Use of the City Logo” Pages 80-81 | | | <ul style="list-style-type: none"> • Approve changes to preamble and Chapters 1, 4, and 5 passed <u>8-1</u> • Approve amendments adding City Partners definition, modifying usage, and house-keeping changes passed <u>U</u> |
| Other Related Matters 1. Re-adopting Municipal Code Chapter 1.04, “Purchasing” 2. Issuing Series 2006A Waste Water Revenue Refunding Bonds Page 81-82 | | | <ul style="list-style-type: none"> • RESOLUTION 2006-04 passed <u>8-1</u> • RESOLUTION 2006-05 passed <u>U</u> |
| Executive Session 1. Labor negotiations (CRCC) 2. Potential property acquisition (Satinwood) 3. Pending litigation Page 82 | Yes Yes Yes | | |

Glossary of Terms

ASC Administrative Services Committee
 CA City Attorney
 CRCC Corvallis Regional Communications Center
 CWACTION Cascade West Area Commission on Transportation
 EDP Economic Development Partnership

FY Fiscal Year
 SDC Systems Development Charge
 U Unanimous
 USC Urban Services Committee
 99W State Highway 99 West

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES**

February 6, 2006

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 12:01 pm on February 6, 2006, in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Berg presiding.

PLEDGE OF ALLEGIANCE

I. ROLL CALL

PRESENT: Mayor Berg, Councilors Brauner, Tomlinson, Griffiths, Zimbrick, Daniels, Grosch, Davis, Hagen, Gándara (12:07 pm)

II. CONSENT AGENDA

Mayor Berg noted that Councilors received corrected pages of the January 17th Council meeting minutes.

Councilor Daniels referred to page 40 of the January 17th Council meeting minutes. She requested the following sentence be inserted prior to the last sentence of the first partial paragraph:

“Councilor Daniels requested that staff contact the sponsoring business owner and advise them of the ordinance related to illegal posting on utility poles.”

Councilor Griffiths said she requested changes to her report related to the Van Buren Bridge options listed on page 40 of the January 17th Council minutes. She said the changes are for clarification of the five options and status of the old bridge in relation to the options.

Mayor Berg noted that the Council received corrected pages to the January 18th Urban Services Committee meeting minutes.

Councilors Griffiths and Davis, respectively, moved and seconded to adopt the Consent Agenda as follows, with the corrections noted:

- A. Reading of Minutes
1. City Council Meeting – January 17, 2006
 2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Airport Commission – January 3, 2006
 - b. Bicycle and Pedestrian Advisory Commission – January 6, 2006
 - c. Community Development Department Joint Boards and Commissions – January 11, 2006
 - d. Historic Preservation Advisory Board – December 12, 2005
 - e. Land Development Hearings Board – December 21, 2005 and January 4, 2006
 - f. Parks and Recreation Advisory Board – December 15, 2005
 - g. Planning Commission – January 4 and 17, 2006

- B. Announcement of Appointment to Parks and Recreation Advisory Board (Bostrom)
- C. Schedule a public hearing for February 21, 2006 to consider a potential appeal of a Land Development Hearings Board decision (HPP05-00034 – OSU Apperson Hall)
- D. Approval of an application for a "Full-On-Premises Sales" liquor license for The Union Restaurant & Pub, 137 SW Second Street (New Outlet)
- E. Approval of an application for a "Limited On-Premises Sales" liquor license for Food for Thought Food Services, LLC, The Pantry at Water Street, 151 NW Monroe Avenue (Change of Ownership)
- F. Approval of an assignment of a telecommunications franchise to LS Networks
- G. Schedule an Executive Session following the regular noon meeting under ORS 192.660(2)(d)(e)(h) (status of labor negotiations; status of real property transaction; status of pending litigation or litigation likely to be filed)

The motion passed unanimously.

III. ITEMS REMOVED FROM CONSENT AGENDA - None.

IV. UNFINISHED BUSINESS

- B. 2005 Comprehensive Communications Plan annual report

Councilor Gándara arrived at this time.

Assistant City Manager Volmert reported that she has copies of the Comprehensive Communications Three-Year Plan that were not attached to the report. She presented an overview of the 2005 annual report, which included:

- 464 published newspaper articles; 218 in 2004
- 94 press releases; 89 in 2004
- 43.3% of Citizen Attitude Survey (CAS) respondents said they are better informed on City issues; 40.3% in 2004; 36.6% in 2003
- Media Relations training was well attended and positively received
- Intergenerational communications training was provided for managers, directors, supervisors, and lead workers
- Quarterly meetings continue with *Corvallis Gazette-Times (GT)* editorial staff
- 2005 volunteer hours increased to more than 87,500; 80,000 in 2004
- CAS respondents identified “the City” newsletter as the number one resource for City information; the Parks and Recreation Activity Guide was second
- Outreach efforts included the Transportation Maintenance Fee and the Watershed Stewardship Plan
- Government Access Channel 21 broadcasts Council meeting videos nine times per week, and along with Public Access Channel 29, has added new programming.

- The City Manager's Office implemented accessibility to more than 150,000 official documents on the Web site.
- Promotion opportunities included Library participation in the Holiday Parade, advertising in event program guides, and Web site creation geared to specific audiences.

Ms. Volmert said the third year of the plan will focus on developing a new three-year plan. She does not anticipate needing additional resources or staff.

In response to Councilor Daniels' inquiry, Ms. Volmert said the number of hits to the City Web pages listed for 2004 and 2005 may have been reversed in the report. The numbers are somewhat skewed due to the media impact of the Wilberger case.

Ms. Volmert confirmed that some departments list volunteer opportunities on specific departmental Web pages, while the Boards and Commissions volunteer vacancies are listed on the job opportunities Web page. She agreed with Councilor Daniels that there could be a link specific to volunteer opportunities.

Councilor Daniels stated that the emergency plan public information annexes were a good idea. She noted the success of the coordinated publicity between the City and County during the February 1996 flood.

Councilor Daniels reported that there was extensive discussion at the last Committee for Citizen Involvement (CCI) meeting related to promoting early and broad engagement by residents (#12 in the report). Ms. Volmert confirmed that she had a copy of the CCI report related to work plan issues, which dovetails with the work from the Library and Parks and Recreation Advisory Boards.

Councilor Griffiths noted that Benton County advertises for vacant Boards and Commissions volunteers in the *GT*, and asked if the City should consider doing that in the future. She suggested implementing an application form on the Web site for volunteer positions. Ms. Volmert responded that the City will be implementing a new online recruitment system within the next few months and a volunteer application form could be included.

Councilors Tomlinson and Zimbrick, respectively, moved and seconded to accept the 2005 Comprehensive Communications Plan annual report.

The motion passed unanimously.

V. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

1. Appointments to Cascade West Area Commission on Transportation (CWACT)

Mayor Berg said the terms of the City's current representatives to CWACT expired on December 31, 2005. The primary representative has been Councilor Griffiths,

while the alternate has been Public Works Director Rogers. Mayor Berg requested extension of these appointments.

Councilors Zimbrick and Davis, respectively, moved and seconded to appoint Councilor Griffiths and Mr. Rogers as the City's primary and alternate CWACT representatives.

The motion passed unanimously.

Mayor Berg announced that Councilor Brauner will replace Councilor Davis as the City's liaison to the Economic Development Partnership.

B. Council Reports

Councilor Tomlinson suggested Council begin discussions related to renewing the City Attorney's employment contract during Executive Session at the February 21st Council meeting.

Councilor Tomlinson announced that Councilors Brauner and Zimbrick will serve with County Commissioner Dixon on the Outcome and Measurement Task Force that was formed as a result of the November 2005 joint work session with Benton County on Economic Development.

Councilor Tomlinson provided bookmarks to each of the Councilors promoting the Institute for Water and Watersheds at Oregon State University (OSU). He said the City of Philomath's request to purchase water could be used as a catalyst to begin discussions with the County Commissioners and the City of Philomath on a County-wide water policy initiative and review to provide a long-term water vision for Benton County. Councilor Tomlinson added that there are a number of municipalities in Oregon reviewing broad water policy issues.

Councilor Grosch welcomed Councilor Gándara home from his visit to Gondar, Ethiopia.

Councilor Grosch reported that there is a pothole at the end of SE Atwood Avenue and another one on Bridgeway.

Councilor Grosch said approximately 300 individuals from throughout the state attended the Basic Rights Oregon conference held at OSU. The conference focused on Basic Rights Oregon's strategic plan for gay, lesbian, bisexual, and transgender agendas for the next year.

Councilor Zimbrick provided a memorandum (Attachment A) he wrote related to the Bring the Troops Home Resolution being presented to the City Legislative Committee on February 8th (Attachment A).

Councilor Zimbrick said he serves on the Good Samaritan Regional Medical Center Board of Directors. At the last Board meeting, he was asked to bring forward to the City the issue of placing a traffic signal at the intersection of Hwy 99 West and Elks Drive. This issue has been brought to the City before; the Board previously forwarded to the City a solution

related to the lack of a traffic signal at this intersection. The Board is requesting Council review the ODOT ten-year plan to see if it includes a signal at that intersection. Councilor Zimbrick noted that the Board is willing to work with the City to implement a traffic signal.

Councilor Gándara gave a brief report on his trip to Gondar, Ethiopia. He was able to work with the Gondar City Manager, Mayor, and University President in establishing a Sister Cities relationship. Thirteen ideas were identified as items both cities could work on together, with water being at the top of the list. As the City works with Philomath on their water needs, ideas for Gondar could also be discussed.

Councilor Gándara said he had the opportunity to attend a rotary meeting in Davao City, Philippines, where he met the Vice Mayor. During the meeting, the public works department made a presentation about the distribution of new garbage cans that allow citizens to sort their garbage. The issue at the meeting was how to educate citizens about using the new system so they could meet their national standard by March. Davao City also passed a no smoking in public places ordinance three years ago.

Councilor Hagen reported that the recent Citizens Advisory Commission on Transit (CACOT) meeting included a discussion about changing specific bus routes. She said the Commission accepted public input during the meeting and will accept input again at the next meeting, scheduled for Wednesday, February 8 at 8:15 am.

Councilor Hagen said she has been working on a documentary photography project at the Corvallis Multi-Cultural Literacy Center and is enjoying the various speakers.

VI. VISITORS' PROPOSITIONS

Donald Jones, 1926 NW 29th Place, has been a volunteer at the Senior Center for the last eight years. The Senior Center provides space for tax aid services to seniors, low income residents, and the disabled. Mr. Jones coordinates this Internal Revenue Service (IRS) sponsored service. The IRS does not pay rent to use the facility. The Senior Center aids more than 400 taxpayers annually through this program. Currently, the Senior Center has four work stations for the tax aid services crowded into the craft room along with others using crafts.

Mr. Jones is also a volunteer with State Health Insurance Benefits Assistance (SHEBA) helping seniors and the disabled with Medicare issues. Last fall, this program occupied the Senior Center computer lab, helping individuals understand the new prescription plan choices. The hours for others to use the computer lab have been greatly reduced so the SHEBA program can continue.

Mr. Jones also volunteers in the Senior Meals Program, which operates in the multi-purpose room at the Senior Center every day. There are also many volunteer drivers for the Meals On Wheels portion of this program constantly entering and exiting the building.

Mr. Jones stated that many activities occur at the same time in the Senior Center, and the space is very cramped.

In response to Mayor Berg's inquiry, Mr. Jones explained that the tax aid services are available for anyone over 60 years of age, disabled, and/or of low income (under \$60,000 in Benton County);

SHEBA helps anyone utilizing Medicare services. Mr. Jones added that SHEBA uses the computer lab three afternoons per week, which does not allow for anyone else to use the lab. Ideally, SHEBA services should be provided in a small office with computer.

Councilor Daniels noted that although the Senior Center offers a lot of services for older people, the facility is being utilized more as a community center. Mr. Jones agreed and said the tax program services approximately 70 percent seniors and 30 percent others.

John Locker, 1955 SE Bethel Street, is a volunteer at the Senior Center, serving as a front desk host, trip and hike leader, and helping with the Senior Meal Program. He said the Senior Center has been a big part of his life since he moved to Corvallis three years ago. Mr. Locker said the Senior Center is not an 8:00 am to 4:00 pm operation, as many groups use the facilities after hours and on weekends. The Senior Center serves a diverse population and functions as a community center. Mr. Locker explained that a committee has been formed to investigate the possibility of changing the name of the center to reflect the diverse programs and members.

Mr. Locker reviewed the activities scheduled for the Senior Center today, and said approximately 150 people will use the site today, not counting walk-ins or the Senior Meal Program. The Senior Meal Program provides approximately 30 meals in-house and delivers approximately 80 meals to program participants five days per week. He said the Senior Center staff have been very responsive to ideas and suggestions made by seniors, such as adding Bridge classes when requested.

Mr. Locker said the biggest challenge for the future is the retirement of the Baby Boomer generation, beginning in 2008. The Senior Center has partnered with OSU's Gerontology Department on a Baby Boomer research study related to retirement activities and needs. The Senior Foundation provided partial funding for this effort.

Linda Elder, Dial-A-Bus Director, reported that the Dial-A-Bus program is housed in less than 400 square feet of the Senior Center, with a \$300 per month rent. The program has ten full time equivalent (FTE) employees, along with 13 to 15 volunteers. The program has outgrown the facility, but continues to respond to community needs. Ms. Elder said being housed in the Senior Center has been a good partnership and she would like the program to remain in the facility; however, she is exploring other options.

Ms. Elder stated that the Senior Center is consistently busy and her staff frequently provide rides to and from the Senior Center for various activities. Dial-A-Bus services will be heavily impacted with the Baby Boomer retirees. Ms. Elder said a new Senior Center would provide ample office and vehicle parking space for her program.

Ellen Hooven, 6785 NW Mountain View Drive, stated that she has served on several committees at the Senior Center, including the current name change committee. She said committee members would prefer to keep "Chintimini" as part of the name of the center; however, they do not want any word used associated with "senior."

Ms. Hooven said she is currently enjoying the foot care services provided at the Senior Center, although the services share space with the tax aid program. The Senior Center schedules many interesting day trips, including Broadway shows in Portland and Eugene. She concluded by stating that the Senior Center is well used and in need of more space.

Councilor Tomlinson said Council is deliberating on whether to raise \$8 million for a construction project related to the Senior Center, which will require \$120,000 in annual operating expenses. He said the project cannot be successful without community support and that community education related to the importance of the Center will help this project be successful.

IV. UNFINISHED BUSINESS - continued

A. Fiscal Year 2006-2007 Funding Alternatives

Mr. Nelson said the staff report is based on the discussion at the January 17th Council meeting about funding goals and the impact of not funding some projects. The report also identifies next steps.

1. Telecommunications Tax – If Council wants to move forward with this tax, staff will return with a public outreach process recommendation for a July 1 implementation date. The tax could fund the Transit Operations Center grant match, the Fire Training/Station Relocation, Fire vehicle replacements, operating revenue for an expanded Senior Center, and help re-establish Fire vehicle replacement reserves.
2. Fire Department Fees – The corrected anticipated revenue that could be generated from this fund is approximately \$53,000 annually.
3. Senior Center – If Council wants to pursue a General Obligation Bond for this project, staff will return with a recommended process.

Councilor Daniels said it was not her understanding that Council previously decided how the Telecommunication Tax revenues would be used. She prefers that the Council have further discussion about the revenue.

Councilor Brauner said he agrees that Council did not give specific direction on how the revenue should be used. The main issue is whether Council should move forward with implementing a Telecommunications Tax. He assumes the Ordinance would not be specific as to how the revenues would be distributed. Councilor Brauner supports moving forward with implementing the Telecommunications Tax, but would prefer to have more discussion on the revenue when an Ordinance is brought back for adoption.

Councilor Davis said he supports Councilor Brauner's comments. He believes there are some strategies to targeting specific projects to the tax. Further discussions need to focus on how the tax will be used so that citizens understand what the City will do with the revenue.

Councilor Tomlinson stated that Council needs to be clear about the usage of the tax as the public outreach efforts are being developed.

Councilor Gándara said the distinction between this tax and the Transportation Maintenance Fee (TMF) is that the TMF was developed specifically for transportation maintenance. Council should be clear if the Telecommunications Tax is set up for specific items. He added that he interpreted the memo to mean that the revenues would be placed into the General Fund, and that the current Council would decide how to use the funds, which is different than tying the revenue to a specific item.

Mr. Nelson noted that other communities (Springfield and Portland) have opened themselves up to initiative processes by trying to pass a Telecommunication Tax without tying the revenues to specific needs. The revenue can be configured however Council chooses once the City moves forward with an Ordinance. Mr. Nelson explained that in bringing these items forward, staff considered whether the City can avoid the need for the drill tower facility, a transit facility grant match, and fire vehicles. The conclusion was that they were all needed items and, if Council could not find a way to fund them, the expenses would come from the General Fund balance.

Councilor Griffiths stated that she does not want the Ordinance tied directly to the use of the revenue; however, citizens need to be informed about how the revenue will be used. Council needs to discuss using the Telecommunications Tax, as there is no current consensus. Council also needs to discuss whether to move forward with the Senior Center.

Councilor Griffiths said she does not recall specific direction about implementing the non-City resident fire fee. She expressed concern in moving ahead without further Council discussion. Councilor Griffiths added that she needs to understand how this fund works; e.g., who pays and the impact to citizens.

Mr. Nelson said the next step would be to schedule a work session with staff and Council to consider the Telecommunications Tax and the fire-related ordinances.

Councilor Grosch said Council needs more information about the funding strategies identified in the staff report. He agrees that a more specific discussion is needed to determine how to proceed.

Mayor Berg noted that the third item in the staff report relates to a public outreach process for funding the Senior Center project. Council agreed that this item should also be a part of the work session discussion.

Councilor Tomlinson said page two of the staff report identifies three election dates for the Senior Center project. Due to an extensive outreach process needed for the \$8 million bond measure, he inquired whether the City could be ready for a vote in November 2006 or May 2007. Parks and Recreation Department Director Conway responded that other items are taken into consideration when deciding when to take an issue forward to the voters, such as other items listed on the ballot. She said it would be challenging to try to accomplish an outreach program and take a bond measure to the voters in 2006. Ms. Brewer added that November 2006 is a General Election, meaning the May and November 2007 elections have double-majority requirements.

Councilor Tomlinson inquired about other Parks and Recreation Department projects that may be bundled into the Senior Center project. Ms. Conway stated that there has been discussion by the Parks and Recreation Advisory Board (PRAB) about bringing forward some projects that continually get deferred due to the lack of funding. She was not aware of the dollar amounts of those projects. Councilor Tomlinson asked Ms. Conway to attend the work session related to this topic and to bring forward the list of projects and associated dollar amounts.

Mr. Nelson said the actual outreach process needs to be discussed so everyone has the opportunity to bring their ideas forward before Council decides what would be bundled together in a bond measure.

Councilor Griffiths said she thought there was a list of items that Council might choose to bundle with a levy. She expressed concern about asking the community what they want funded. She opined that the Council needs to make a decision about what needs to be funded and take that information to the community. She noted that the Capital Improvement Program (CIP) and Budget Commission requests totaled \$750,000. Asking the community confuses the issues Council is trying to focus on (Senior Center), and it raises unrealistic expectations about what the City might do.

Mr. Nelson said Council has the option of telling the community what items they want funded. Staff does not want the community to question why there was no process for an opportunity to bring their ideas forward.

Councilor Gándara stated that he supported giving the community a chance to comment on capital improvement projects.

Councilor Brauner said whether Council submits a partial list or completely open list, it needs to be discussed within the community through an open process, prior to determining the final request. He does not believe that kind of outreach, decision-making process, and political campaign can occur for the November 2006 election.

In response to Councilor Grosch's inquiry, Ms. Brewer confirmed that the General Obligation Bonds are paid through property taxes, which forces the double-majority rule in non-general election years.

In response to Councilor Daniels' inquiry, Ms. Brewer said the Senior Center's projected operating costs reflect \$120,000 in Fiscal Year (FY) 2006-2007. Amounts for future fiscal years have been increased five percent annually for inflation.

Mr. Nelson concluded by stating that staff will schedule a work session for an in-depth discussion about each of the three areas noted on the staff report, before deciding whether to outline a public outreach process.

Councilor Davis commended staff for the strategic approach to solving some of the issues.

Mayor Berg thanked the individuals testifying during Visitors' Propositions and for giving eloquent descriptions of services the Senior Center provides.

C. Staff Reports

1. Council Request Follow-up Report – February 2, 2006

Mr. Nelson reviewed the four requests:

- Natural Resources – The report identifies current staff support.

Councilor Griffiths said she prefers to discuss this item during the work session scheduled for this evening.

Councilor Gándara requested that the discussion be focused on what things are not happening through City services, rather than how many people the City does not have addressing the items.

Councilor Grosch said he was interested in the level of interaction and coordination between the positions identified in the report. The projects seem to be in different areas, but are related in various ways.

- South Third Street Improvements – This project begins in March and ends in July. Some of the work will be performed during evening hours.
- Local Wetlands Inventory – The inventory has been approved by the Department of State Lands, dependent upon the Land Development Code approval process.
- Library Security – Library Director Rawles-Heiser and Police Chief Boldizar have both met with Ms. Dilles about her concerns. The Library will continue to focus on security concerns, without hiring security services, as Ms. Dilles suggested.

Councilor Griffiths said she agreed with not having security services in the Library and recommended that the security suggestions be forwarded to the Library Board. She opined that posting signs would not be invasive.

Councilor Brauner said as Council Liaison to the Library Board, the security issues and suggestions raised by Ms. Dilles and others have been a topic of discussion by the Board. The Board is concerned, but did not feel that most of the steps suggested by Ms. Dilles needed to be taken at this time.

Councilor Gándara added that unattended packages should not be left in any public place for both theft and security reasons.

Mayor Berg stated that although the Library was a comfortable and inviting place, occasionally customers need to be reminded that it is not the same as their own home or living room.

Councilor Grosch stated that of the 700,000 visits to the Library last year, only ten incidents of theft were reported. He said some may have gone unreported, but it is a small number when compared to the number of visits.

Mayor Berg noted that the calculation in the report for the number of thefts per visits is incorrect. It should read that there is one theft for every 70,000 visits.

VIII. & IX. STANDING COMMITTEE REPORTS AND ORDINANCES, RESOLUTIONS, AND MOTIONS

A. Human Services Committee – None.

B. Urban Services Committee – January 18, 2006

1. Municipal Code Revision to Chapter 7.02, "Private Fire Alarm Systems"

Councilor Griffiths reported that the Corvallis Regional Communications Center (CRCC) discontinued allowing private fire alarm systems to be directly connected to the CRCC system in 1999.

City Attorney Fewel read an ordinance repealing Corvallis Municipal Code Chapter 7.02, "Private Fire Alarm Systems" as amended.

ORDINANCE 2006-05 passed unanimously.

2. Airport Lease – Katarre

Councilor Griffiths reported that Katarre Internet, LLC seeks approval to assume the Airport lease occupied by Ecological Planning & Toxicology (EP&T). This request will allow for EP&T to sell the building and extend the lease allowing Katarre to obtain mortgage funding for infrastructure improvements.

Councilors Griffiths and Grosch, respectively, moved and seconded to approve the Katarre Internet, LLC lease, as presented, with staff's recommendation that the City view the EP&T lease as valid to allow for the sale of the building and that the land lease area be reduced to 1.34 acres, consistent with the City survey work, and authorize the City Manager to sign the lease.

The motion passed unanimously.

3. Parks Systems Development Charge (SDC)

Councilor Griffiths reported that the Committee met with the SDC Stakeholders, continuing the review of the SDC methodology. Staff and the consultant will return to the committee with recommendations on the following items:

1. Planning Horizon – Length of time for the Parks and Recreation Plan; SDCs based on 2020 or 2030 period
2. Park Types and Improvements – Include all park types
3. Upper Limit on Non-SDC Resources – realistic match for SDC funding (Over the past five years, SDCs have funded only ten percent of the \$22 million in Parks and Recreation Improvements.)

4. Preferred Approach – Standards-Driven, Improvements-Driven, or Level-of-Service
5. Infrastructure – Analysis of improvement needs; street, water, sewer (not calculated as parks costs in the past)
6. Reimbursement and non-residential development fees – impact analysis

Councilor Griffiths opined that the items most controversial are the reimbursement fee, the non-residential fee, and which methodology to use (#4).

Councilor Grosch added that the committee is nearing the end of the review and recommendations will most likely be brought forward in mid-March.

Mayor Berg urged Council to inform themselves about this issue as decisions will affect Corvallis for decades.

Councilor Davis noted that the SDC work session scheduled for February 13th has been cancelled. Mr. Nelson said schedules will be discussed during the February 8th work session.

C. Administrative Services Committee – January 19, 2006

1. City Charter Review

Councilor Brauner reported that the Committee focused on the legal aspects of the City Charter and the City Attorney confirmed that there are no conflicts with State law, although several areas could be clarified to ensure consistency with State law.

Councilors Brauner and Davis, respectively, moved and seconded to approve for further consideration language changes to the City's Charter in the preamble; Chapter 4, Section 14 (notice); Chapter 4, Section 14 (emergency meetings); Chapter 5, Section 22 (c)(3); Chapter 5, Section 22 (f); and Chapter 1, Section 1, as recommended in sections 1-5 and 7 in the City Attorney's January 12, 2006 staff report to the Administrative Services Committee.

Councilor Griffiths stated that she will oppose this motion as it goes beyond the mandate. She said the City Attorney opined that the Charter was consistent with State law. Councilor Griffiths added that she agreed with the clean-up language, but not with the rest of the amendments.

The motion passed eight to one, with Councilor Griffiths opposing.

2. Council Policy Review: 93-1.06, "Guidelines for Use of the City Logo"

Councilor Brauner said the City Logo policy currently allows the City Manager to approve the use of the logo by joint partners of governmental or certain non-profit organizations. Recent requests to use the logo prompted staff to recommend policy amendments to include "City Partners" and that the usage of the logo shall have a local benefit. Other minor changes were recommended.

Councilors Brauner and Zimbrick, respectively, moved and seconded to approve amendments to Council Policy 93-1.06, "Guidelines for Use of the City Logo":

- Add Section 1.06.023 to define City Partners as "An organization currently receiving financial support from the City or an organization receiving dues and membership support from the City."
- Modify Section 1.06.031.5, to read "The usage of the City's logo shall have a local focus or benefit; i.e., City of Corvallis, Benton County, Willamette Valley, or State of Oregon."
- Modify 1.06.031.9, to read "The City Manager may approve exceptions to 6), 7) and 8) for a City Partner."

In response to Councilor Griffiths inquiry, Mr. Nelson said organizations covered under "receiving dues and membership support from the City" include the League of Oregon Cities and Cascades West Council of Governments.

The motion passed unanimously.

D. Other Related Matters

1. Mr. Fewel read a resolution re-adopting Corvallis Municipal Code Chapter 1.04, "Purchasing."

Councilors Gándara and Tomlinson, respectively, moved and seconded to adopt the resolution.

Mr. Nelson said when the Purchasing Chapter was amended last year, staff agreed to review the changes in one year. The changes are working well for staff and a report will be submitted to Council related to the adopted changes. Council will have an opportunity to decide whether to change the process.

Councilor Grosch noted that last year's review included discussion about increasing the bid limit requirement from \$25,000 to \$100,000. Mr. Nelson said when the amendments were adopted last year, the bid limit increased from \$10,000 to \$25,000 and that seems to be working well. What has not been discussed is the perspective of a local purchasing process. One piece

of that issue is tied to the level of the bids and another is tied to Council direction to get the best price possible and provide local vendor considerations.

RESOLUTION 2006-04 passed eight to one, with Councilor Griffiths opposing.

2. A resolution issuing Series 2006A Waste Water Revenue Refunding Bonds

Mr. Fewel read a resolution supplemental to Resolution 2006-03 authorizing the issuance of revenue bonds to refund certain of the City's outstanding sewer system senior lien revenue bonds, Series 2000A; and establishing and determining other matters in connection therewith.

Councilors Gándara and Grosch, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2006-05 passed unanimously.

VII. PUBLIC HEARINGS - None

X. NEW BUSINESS - None

The Council entered Executive Session at 1:55 pm.

Assistant City Manager Volmert and Human Resource Administrator Weaver briefed the Council on the Corvallis Regional Communications Center (CRCC) labor negotiations.

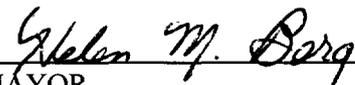
Parks and Recreation Director Conway and Planning Division Manager Schlesener briefed the Council on a potential property acquisition (Satinwood).

Deputy City Attorney Brewer briefed the Council on two pending litigation matters.

XI. ADJOURNMENT

The meeting was adjourned at 2:51 pm.

APPROVED:


MAYOR

ATTEST:


CITY RECORDER

February 6, 2006

To: Corvallis City Council Legislative Committee
Corvallis City Council
Mayor Helen Berg

From: Scott Zimbrick
Corvallis City Council
Ward 7



RE: Corvallis City Council Legislative Committee
Meeting February 8, 2005
Subject: Withdraw Troops from Iraq Resolution

Dear Mayor Berg and the Corvallis City Council Legislative Committee:

We should support a citizen or citizens right to petition a representative governing body on matters of local, state or national interest. I believe this right is inherent in the United States Constitution. I also appreciate the time and effort the citizens that have brought forward the Withdraw Troops from Iraq Resolution for our consideration and support have put into their cause of peace. It is really our democracy at work that allows them to advocate so strongly regarding their beliefs.

I encourage you, the Legislative Committee of the Corvallis City Council to represent our community in a fair, open minded and un-biased fashion, in order for all voices to be heard, all opinions to be aired, and all views to be openly presented in a spirit of learning all sides of the issue in order to make a qualified recommendation back to the entire Corvallis City Council. I think the credibility of the Corvallis City Council rests with all of you, the Legislative Committee, that you are going into this meeting with open minds and hearts and will listen to all sides and points of view on this very emotional issue, and make well thought out learned decisions and recommendations.

Personally, I have frustrations that rest between my views on the war, a strong desire to support our troops and be patriotic, a long standing commitment to our military forces, a passion to represent our community and the citizens of Ward 7 as a Corvallis City Councilor, and as a person who hears conflicting stories and media reports regarding the war and decisions our federal government has made and continue to make regarding the war.

To help me with this frustration and confusion, I feel it is necessary to be much more informed regarding all of the issues that surround this conflict. We have heard a very narrow view from the citizens that are bringing forward this resolution for your, the Legislative Committee, and our, the Corvallis City Councils consideration. There is obviously more sides and views, not to mention thoughts regarding unintended consequences to your and our actions of support or non-support of the resolution on a local, state, national, and international basis. In short, I feel we need more information.

It is my request that a staff report be prepared for the Legislative Committee that will be forwarded along with the minutes of the committee meeting to the Corvallis City Council that gives an un-biased view of both and all sides of the War in Iraq so we all can make a more educated and learned decision, free of bias. That is what I believe the citizens of Corvallis want from us. A decision and position that has been reached when all of the fact and details are brought forward, representing both sides of an issue. Any issue.

It is my belief that we all can reach a good decision if all the facts and information is known. This is a difficult and frankly, divisive issue that is surrounding all of our thoughts on a daily basis. How could it not be? Please help me make a good decision in this matter. Your consideration of my request, the hard work that lies ahead of you and us, and the responsibility each of you takes on daily to represent the City of Corvallis is appreciated. I am proud to say I am a member of the Corvallis City Council. Thank you.

**CITY OF CORVALLIS
COUNCIL WORK SESSION MINUTES**

February 6, 2006

The work session of the City Council of the City of Corvallis, Oregon, was called to order at 5:05 pm on February 6, 2006, in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Berg presiding.

I. ROLL CALL

PRESENT: Mayor Berg, Councilors Davis, Daniels, Grosch, Tomlinson, Gándara, Hagen, Zimbrick, Griffiths, and Brauner

II. UNFINISHED BUSINESS

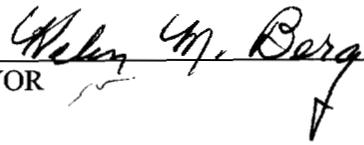
A. Mayor/Council/Manager Quarterly Meeting

1. Council added to the agenda a discussion of natural resources.
2. Council was briefed by staff regarding the wetland-related activities at the Corvallis Municipal Airport associated with gaining "Shovel Ready" status.
3. Council discussed pursuing an integrated natural resource perspective for the organization and the potential cultural shift necessary to reflect the Council's intentions. Councilors Griffiths, Grosch, and Davis will work on an issue statement.
4. Council discussed options for tree protection in the City Limits and Urban Growth Boundary, noting that a moratorium on development is possible, according to the City Attorney's Office.
5. Staff will provide Council a complete copy of the latest goals and values report.
6. Council discussed the assessments and comments in the evaluation tools. Council decided to replace "Valid assessment" with "Response to" on item 9 of General Practices; delete "such as 'word-smithing'" on item 4 of Specific Practices; and deleted item 5, "Establishing a process to get feedback on the impact of policy decisions." from Specific Practices.
7. Staff will schedule a work session on the Capital Projects funding goal for Monday, February 13th, at 7:00 pm at the Downtown Fire Station.

III. ADJOURNMENT

The meeting was adjourned at approximately 7:30 pm.

APPROVED:


MAYOR

ATTEST:


CITY RECORDER

STATUS OF CITY COUNCIL GOALS FOR 2005-2006

Preface:

Overarching Council goals and values throughout the Corvallis 2020 Vision Statement and within the goals listed below include:

★ Diversity

★ Citizen Involvement

★ Sustainability

★ Cost Efficiency

| <u>GOALS</u> | <u>Corvallis 2020 Vision Statement Categories</u> |
|---|--|
| <p>Develop Watershed Stewardship Plan</p> <p><u>Status as of December 31, 2005:</u></p> <ul style="list-style-type: none"> • A second public workshop was held in October to get input on a draft vision statement and to better define what questions need to be answered in the resource inventory to provide sufficient data to form the basis of policy recommendations. • Vision statement and list of guiding principles were finalized by the Watershed Commission and approved by the City Council in December. • A Request for Proposal has been advertised to hire a consultant to perform the phase II work on the resource inventory and action plan to implement the vision statement. <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • Evaluate proposals, hire consultant, and initiate plan development. | <p>Culture and Recreation Economic Vitality Governing and Civic Involvement Protecting the Environment</p> |
| <p>Enhance organizational sustainability efforts</p> <p><u>Status as of December 31, 2005:</u></p> <ul style="list-style-type: none"> • The consultant held two workshops and conducted site visits of various City locations to assess current sustainability efforts and to develop recommendations for future actions. • A public meeting was held to solicit input on the consultant's work and suggestions for enhancement opportunities. • Final reports were drafted and presented to the Urban Services Committee in December. <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • City council will receive a presentation on the consultant's process and findings in January. Staff will review the recommendations in the final report and determine which need to be brought to the Budget Commission in February for approval of additional resources. | <p>Culture and Recreation Economic Vitality Governing and Civic Involvement Protecting the Environment</p> |

| <u>GOALS</u> | <u>Corvallis 2020 Vision Statement Categories</u> |
|--|---|
| <p>Pursue Economic Vitality:</p> <ul style="list-style-type: none"> - South Corvallis industrial lands shovel ready - Development Impact Team - Support Economic Vitality Partnership (EVP) Consolidated Economic Health Strategy <p><u>Status as of December 31, 2005:</u></p> <ul style="list-style-type: none"> • Presented proposal to designate a portion of Berg Park for wetland mitigation of the Airport Industrial Park to the Riverfront Commission and Park & Rec Board; received approval. • Facilitated EVP report to Council. Council approved release of balance of funds awarded for securing assistance of consultant. <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • Consultant to do refinement of mitigation sites - possibly need to delineate wetlands at selected site(s). • The EVP will hire a consultant to develop an economic health strategy. | <p>Central City Economic Vitality Education and Human Services Protecting the Environment Where We Live</p> |
| <p>Support completion and assist with implementation of Downtown Master Plan and Downtown Housing Study</p> <p><u>Status as of December 31, 2005:</u></p> <ul style="list-style-type: none"> • The Vertical Housing Tax Credit program was shifted from the Oregon Economic Development Department to the Oregon Housing & Community Services Department during the last legislative session, so staff analysis of this program is awaiting completion of the Administrative Rules that will direct its application. OHCSA anticipates publication of draft rules in January/February 2006. • Staff worked with Downtown Corvallis Association (DCA) to develop a work program for the next phase of the Downtown Strategic Plan. The work program was presented and approved by City Council. <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • Staff will complete an analysis of both the Vertical Housing Tax Credit program and a Multi Unit Housing Tax Credit that is allowed under state property tax laws, once the Vertical Housing Tax Credit rules are finalized by the state. | <p>Central City Culture and Recreation Economic Vitality Protecting the Environment Where We Live</p> |
| <p>Match funding strategies to defined capital projects</p> <p><u>Status as of December 31, 2005:</u></p> <ul style="list-style-type: none"> • Staff met with the City's Financial Advisor to develop information to go into a report to go to the City Council in January. <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • The City Council will provide direction on next steps in the third quarter of FY 05-06. | <p>Culture and Recreation Governing and Civic Involvement</p> |
| <p>Assess organizational diversity efforts and develop goals and objectives</p> <p><u>Status as of December 31, 2005:</u></p> <ul style="list-style-type: none"> • The Human Services Committee approved a preliminary strategy to achieve this goal. • Personnel staff attended a Workforce Diversity Conference. <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • Additional resources will be requested at the Budget Commission's February meeting. | <p>Culture and Recreation Governing and Civic Involvement</p> |

| <u>GOALS</u> | <u>Corvallis 2020 Vision Statement Categories</u> |
|--|--|
| <p>Strengthen citizen involvement by working with Committee for Citizen Involvement (CCI) to identify new strategies to improve and increase broad-based involvement</p> <p><u>Status as of December 31, 2005:</u></p> <ul style="list-style-type: none"> • CCI held a neighborhood association gathering and sponsored speakers on community enhancements by increasing involvement of residents. • As provided with dedication of Council Goal funds, Associate Planner support is again being provided for CCI. <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • CCI's development of a process for neighborhood empowerment grants will be presented to Council. | <p>Governing and Civic Involvement Where We Live</p> |
| <p>Complete work and provide direction on Transportation Funding, Street Light Acquisition, and Utility Business Tax by December, 2005</p> <p><u>Status as of December 31, 2005:</u></p> <ul style="list-style-type: none"> • Transportation Funding: City council voted to approve the Transportation Maintenance Fee with an effective date of July 1, 2006. Staff began the internal work needed to comply with this effective date, such as assigning charge amounts to each customer. • Street Light Acquisition: Delays by the utility company in finalizing a purchase price resulted in the schedule on this project being extended. Staff is working through the implementation issues. • Utility Business Tax: The City Council decided to postpone implementation until this issue could be reviewed in a larger context of funding challenges facing City operations. <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • Transportation Funding: Fee will be implemented in July. • Street Light Acquisition: Staff hopes to have information in January that will determine the next steps. If the purchase price provided by the utility is within an acceptable range, the City will begin the process to secure financing. If not, the City will hire a consultant to review the basis of the utility's price proposal and to help staff negotiate with the utility. • Utility Business Tax: Council will discuss the tax during the third quarter work session. | <p>Governing and Civic Involvement</p> |
| <p>Evaluate strategies to maximize delivery of parks and recreation, youth, and cultural services</p> <p><u>Status as of December 31, 2005:</u></p> <ul style="list-style-type: none"> • Conducted two meetings of the Joint Boards and Commission members to gather information from the group regarding the goal. These sessions were facilitated by Cynthia Solie. The consultant worked on the report compilation through the end of quarter. <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • Review the draft report with the Chairs of the Boards and Commissions. • Prepare the final report and present to City Council in order to receive additional direction about recommended next steps. | <p>Culture and Recreation Economic Vitality Education and Human Services Governing and Civic Involvement</p> |

| <u>GOALS</u> | <u>Corvallis 2020 Vision Statement Categories</u> |
|--|---|
| <p>Review Charter for diversity and State law consistency purposes</p> <p><u>Status as of December 31, 2005:</u></p> <ul style="list-style-type: none"> • At their December 5 meeting, Council approved a process for review of the City’s Charter, including a diversity review and a legal review by the City Attorney’s Office. <p><u>Next Steps:</u></p> <ul style="list-style-type: none"> • A series of stakeholder focus group meetings and a public forum will be held in February 2006. Topics include access to public involvement, affirmative action, and identity issues (ethnic, gender, sexual orientation). The legal review will return to Council via the Committee in January 2006. | <p>Governing and Civic Involvement</p> |
| <p>Accomplishments that reflect the Overarching Goals and Values:</p> <ul style="list-style-type: none"> • Completed the 2005 Citizen Attitude Survey. • Resumed taping and cable casting of City Council meetings. • Agreed to participate in the new Oregon Performance Consortium. | |

OTHER ACCOMPLISHMENTS

CITY MANAGER’S OFFICE

- Reached contract agreement with the American Federation of State, County, and Municipal Employees.

COMMUNITY DEVELOPMENT DEPARTMENT

- A dedicated staff person for the Erosion Prevention Sediment Control Program was hired.
- Representing the Oregon Building Officials Association, Mike Fegles, attended a National Conference, to provide testimony on proposed changes to the International Building Code (IBC).
- Requests for Proposals were advertised for FY 06-07 CDBG and HOME projects.
- Initiated process for Economic Development Program funding for FY 06-07.
- Completed facilitating the review of historic preservation provisions of the Land Development Code (LDC) by the Historic Preservation Advisory Board (HPAB).
- Completed the Record for both LDC I and LDC III updates for State Land Use Board of Appeals (LUBA).
- Completed LUBA record on Corvallis Station. The City was later notified the LUBA upheld the City decision.

FIRE DEPARTMENT

- Radio equipment (under the Homeland Security grant) and the equipment on Mary’s Peak has been installed. Radios of the various Benton County agencies are being reprogrammed.
- The Fire Department received a “Staffing for Adequate Fire & Emergency Response” (SAFER) grant from the Department of Homeland Security. This grant, combined with funds from the Rural District, will assist the Department in providing one continuous, 24-hour, paid position at Station 6.
- A new fire engine was placed in service.
- The annual Open House was held on October 8, with various events occurring at each station.
-

LIBRARY

- Began Circulation Workroom remodeling project which will result in an increase in usable space and will make it possible for staff to implement workflow efficiencies.
- Began process of Belluschi Wing ceiling refinishing which will help preserve the historical portion of the Corvallis library.
- Partnered with Benton Center to present series of health programs and began planning for spring gardening programs.
- Service to the Latino community increased with the addition of a bilingual kids’ book club and hosting a

fiesta in Monroe similar to the monthly Corvallis sessions.

- The telephone notification system for holds and overdues was upgraded, giving the library the ability to record our own messages which saves money and allows us to customize the messages.
- Philomath experienced some flooding due to a catch basin drain problem and a roof leak. The meeting room floor and some of the carpeting were damaged. Philomath Public Works staff are evaluating the situation and it looks like the carpet will need to be replaced.
- Staff are preparing to go live with downloadable audio books in January. Users with MP3 players will be able to download books to their players. The library is participating in a consortium with other Oregon libraries to offer this service.
- Author Ben Mikaelson visited the library in November.
- Library Foundation annual appeal resulted in approximately \$20,000 in donations to the Foundation.
- Work on the Brookes solarium project continued, with approval from the Historic Preservation Advisory Board.

PARKS & RECREATION DEPARTMENT

- Worked on a landscape renovation plan for Kermit Roth Gateway Park.
- Held a successful all city children's Healthy Halloween event in the parking garage of the public library. Offered healthy snacks instead of candy and promoted regular exercise, healthy eating and less media screen time.
- Staff presented regarding Corvallis' Youth Volunteer Program at the National Youth Volunteer's of America conference.
- Initiated a new special event at Osborn Aquatic Center called Dog Day at the Pool. At the cost of \$5 each, 246 dogs swam and played in the outdoor pools just after season closure.
- Hosted a regional Special Olympics swim meet for 235 athletes.
- Sixty-two youth participated in the Toys for Tots event.
- Youth Volunteer Corp. worked with the Senior Center to leaf rake the yards of 20 elderly citizens.
- Began Media Smart Youth as an elective choice for youth at Inavale School. This program promotes healthy eating choices and introduces youth to the power and art of media.
- A memory screening clinic was held at Chintimini Senior Center—older adults were educated about how to successfully age. Memory tests were given.
- Osborn Aquatic Center held the Second Annual Turkey Trot with 102 runners in attendance compared to 68 last year.

- Santa Claus visits were enjoyed by 45 local families.
- This year the Festival of Lights featured music from a variety of faiths, including Kwanza, B'Hai, and Christians.
- The Senior Center hosted the Annual Holiday Dinner with more than 110 in attendance.
- Staff and volunteers at the Senior Center are scheduling numerous appointments to help older adults with the changes in the Medicare Prescription Drug Program.
- The Baby Boomer Pilot Research Project has been completed and planning is underway for the citywide Baby Boomer Survey.
- Osborn Aquatic Center hosted 5 swim meets in December.

POLICE DEPARTMENT

- Joint training with Benton County Sheriff's Office was conducted as part of the service collaboration initiatives.
- The on-site re-accreditation assessment by three assessors from the Commission on Accreditation for Law Enforcement Agency was conducted December 10-14, 2005.
- The second customer satisfaction survey of the year was completed.
- Radio purchases through the Edward Byrne Memorial Justice Assistance grant were completed and funds were received from the Department of Justice.

CITY COUNCIL GOALS – SPENDING UPDATE

Second Quarter FY05-06 ending December 31, 2005

The City Council directed the FY 05-06 budget include \$388,160 for implementing specific Council Goals. The table below shows the amount of the budget, what has been expended year-to-date, and what has been committed (i.e., a contract signed and an encumbrance placed). Monies budgeted in the General Fund, Non-Departmental are for projects which do not better fit into another department's budget.

| Fund/Dept | Project | FY05-06 Budget | Spent 12/31/05 | Committed/ Encumbered | Balance Avail to spend |
|------------------------------|------------------------------|-------------------|-------------------|--------------------------|---------------------------|
| <u>General</u> | | | | | |
| Non-dept | CCI - Citizen Involmnt | 16,000 | 4,827 | 0 | 11,173 |
| | Charter Review - Diversity | 5,000 | 0 | 0 | 5,000 |
| | Downtown Master Plan | 70,000 | 0 | 0 | 70,000 |
| | Economic Vitality Project | 32,160 | 17,160 | 15,000 | 0 |
| | Neighborhood Empowermt | 5,000 | 0 | 0 | 5,000 |
| | Sustainability | 25,000 | 24,823 | 2,615 | (2,438) |
| Public Works | Street Light Acquisition | 32,000 | 2,705 | 0 | 29,295 |
| <u>Street</u> | | | | | |
| Public Works | Street Light Acquisition | 18,000 | 1,456 | 0 | 16,544 |
| <u>Dev Services</u> | | | | | |
| Community Dev | Plans Examiner | 76,000 | 0 | 0 | 76,000 |
| <u>Water Timber</u> | | | | | |
| Public Works | Stewardship Devel Plan | 50,000 | 4,128 | 127 | 45,745 |
| <u>Admin Services</u> | | | | | |
| Finance | CIP Funding Strategy | 25,000 | 0 | 350 | 24,650 |
| City Mngr Office | Consult-assess org diversity | 15,000 | 0 | 0 | 15,000 |
| | Compreh Communic Plan | 19,000 | 2,400 | 13,575 | 3,025 |
| | | \$388,160 | \$57,499 | \$31,667 | \$298,994 |

**CITY OF CORVALLIS
COUNCIL WORK SESSION MINUTES**

February 13, 2006

The work session of the City Council of the City of Corvallis, Oregon, was called to order at 7:00 pm on February 13, 2006, in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Berg presiding.

I. ROLL CALL

Councilors Davis, Daniels, Tomlinson, Zimbrick, Grosch, Griffiths, Brauner, and Gándara were in attendance; Councilor Hagen was excused. Staff in attendance included Fire Chief Campbell, Public Works Director Rogers, Parks and Recreation Director Conway, Finance Director Brewer, Franchise Utility Specialist Krieg, and City Manager Nelson.

II. UNFINISHED BUSINESS

A. Match Funding Strategies with Capital Projects

The City Council continued their discussion of the Council goal carried over from the February 6, 2006, City Council meeting. Outcomes of the meeting include:

Fire Revenue

Staff will return to City Council, through the Administrative Services Committee, with ordinances implementing non-resident response fees for motor vehicle collisions or incidents and response fees for outside-the-district mutual-aid calls and for malicious fire responses. It is estimated that \$53,000 in revenue will be generated, and it will be used for fire vehicle replacements. A July 1, 2006, implementation date is scheduled.

Telecommunications Tax

Staff will return to City Council with a telecommunications tax ordinance that provides an equitable, level playing field between wireless and wired providers, with funding to be used for critical and unavoidable fire department needs (fire vehicle replacements and training facility). Included in the staff report will be an outreach and information recommendation.

Senior Center/Chintimini Park

Staff will return to City Council with a timeline, information, and outreach recommendation based upon a May 2007 bond issue vote. The staff report will include a staff recommendation on the Park and Recreation capital projects that have a relationship to the Senior Center/Chintimini Park project and should be considered by the Parks and Recreation Advisory Board and City Council for bond funding.

III. ADJOURNMENT

The meeting was adjourned at 8:45 pm.

APPROVED:



MAYOR

ATTEST:



CITY RECORDER

**CITY OF CORVALLIS
MINUTES OF THE CIVIC BEAUTIFICATION AND URBAN FORESTRY
COMMISSION
JANUARY 12, 2006**

Attendance

Kent Daniels
Helen Ellis, Chair
Betty Griffiths, Council Liaison
Ray Harris
Merritt Jensen
Bill Johnson
Ross Parkerson
Mike Riddle, Vice Chair
David Sandrock, OSU Liaison
Maria Tomlinson

Staff

Julee Conway, Director
Steve DeGhetto, Operations Supervisor
Mark Lindgren, Recorder
Becky Merja, Urban Forester

Visitors

David Paul Bayles
David Davis, Sustainable Industries
Teresa Matteson, Benton County Soil & Water
Conservation District

Absent/Excused

Lori Hendrick

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for Further Review | Recommendations |
|-----------------------------|------------------|-------------------------|---|
| II. Review of Minutes | X | | |
| III. Visitors' Propositions | X | | |
| IV. City/ OSU Staff Reports | X | | |
| V. Committee Reports | X | | |
| VI. Old Business | | | Motion passed that CBUF recommend that the City Council adopt a rescission of municipal code Chapter 10.06 regarding hazard trees. |
| VII. New Business | None | | |
| VIII. Budget Proposal | | | Motion passed to authorize the CBUF chair, vice-chair and the Planning/Ordinances/Partnerships Committee chair to complete the presentation, adding elements from today's discussion. |
| IX. Adjournment | X | | The next Civic Beautification meeting will be at 8 a.m. Feb. 9, 2005, at the Parks and Rec Conference Room. |

CONTENT OF DISCUSSION

- I. **CALL TO ORDER:** Chair Helen Ellis called the meeting to order at 8:07 A.M.
- II. **REVIEW OF MINUTES.** Ross Parkerson moved and Mike Riddle seconded to approve December 8, 2005 minutes as presented; motion passed.
- III. **VISITORS' PROPOSITIONS.** Teresa Matteson of the Benton County Soil and Water Conservation announced the group is holding a native tree and shrub sale Feb. 4-5th and sought volunteers.

Forester Becky Merja introduced photographer David Paul Bayles, noting he was interested in taking photos of local trees for a CBUF calendar or other materials, such as for an information booklet or for tree tours. He displayed examples of his work, which can be seen at www.davidbayles.com. He suggested photographing trees of historic significance, rare trees and best examples of tree species that their owners nominate for display. The photos could also be displayed at a website, where users could click on seasonal tree walking tours. Bayles suggested marketing tree calendars as a benefit fundraiser with schools, as a partnership.

Parkerson stated Bayles' timing was good, as CBUF is considering developing a Heritage Tree ordinance. Liaison Betty Griffiths encouraged the commission to explore fundraising options.

- IV. **CITY/OSU STAFF REPORTS.** Director Julee Conway reported that on Jan. 26, the department would present its budget to the City Council in the evening. Each department's PowerPoint presentation will be viewable throughout the budget season on Channel 21; they give an overview of services, revenues and expenditures. It will also be linked to the Parks and Rec website. The Budget Commission has asked groups to present any funding requests at the February 2 meeting. Liaison Griffiths added that the intent was to combine the education of the Budget Commission and increase communication with the community. The Budget Commission will focus on the pressing needs and big issues in the community.
Director Conway added that directors have been asked to discuss future challenges for their departments; she included in this section the desire to fund urban forestry.

On January 25, the Planning Commission will hold a public hearing and accept public comment regarding Chapters 2.9 of the Land Development Code (LDC) relating to historic preservation. The staff report will be available January 11. Parkerson added the Planning Commission is holding a work session on the subject Jan. 17 at the Majestic. The main thrust change is to make the Historic Preservation Advisory Board a decision-making board; it currently has an advisory role. Director Conway added that about ten major proposed changes are proposed, including clarifying existing development district zone changes and clarifying the historic preservation permit exemptions. Part of the discussion will include historic trees.

Forester Becky Merja distributed a signup sheet for volunteers to staff the CBUF booth (including a landscape display and tree raffle) at the Insights to Gardening event February 25. The Woodworkers Guild has been donating pieces made from trees that have come down around the community; sales have netted about \$1,200 for Urban Forestry over the holidays. She highlighted a G-T editorial in packets; a proceeding article related to removal of trees on Madison Avenue. She noted that CBUF members accompanying her to such interviews help demonstrate a substantial degree of community support.

She displayed the final draft of NeighborWoods Program door hangers and site inspection forms. Neighbors in the area between 13th and 19th Streets and Buchanan have been requesting inclusion in the program; they are requesting removal and replacement of declining Kwanzan Cherries there. Ellis cautioned that it took a substantial effort to plant those cherries and people tour them every spring; she will discuss their history with Merja.

Merja reported the Concrete to Trees Program had been delayed until after January 1 in order to better gather points to count towards the city's 2006 Tree City USA Growth Award. She is hoping to schedule with Public Works the removal of concrete soon. Downtown property owners have asked that Madison Avenue tree removal occur after January 15 to avoid affecting their busy retail season; trees should be removed by mid-February.

She reported that as part of the process of preparing to rescind the downtown ordinance, she has found a stakeholder group called the Downtown Landscape Review Board, which was assembled and very active when the Downtown Tree Management Plan was established. The DLRB helped with the design and implementation of the downtown tree and landscape plan in the 1980's. The group was included as part of the ordinance; currently, they are only called into action when an issue needs to be addressed. Members include David Livingston, Joan Wessell, John Coleman and Barbara Weber. She sent informational packets to the board for their comment.

Merja highlighted recent examples of trees falling, citing the need to document such cases of crown rot in a tree inventory.

Parkerson noted the G-T article hadn't mentioned trees as part of the 3rd Street median project. Director Conway assured him that trees would be included in the project.

V. COMMITTEE REPORTS. Kent Daniels reported the Planning/Ordinances/Partnerships Committee met January 3 and drafted an outline of a budget submittal.

Merja reported the Education/Outreach/Volunteers Committee met January 6 and focused on planning for Dr. Wolf's visit. Downtown business owner Susan Lisser made a number of suggestions, including asking for input from business owners about some of the issues, including trees in front of signs can be compatible, how other cities deal with maintenance and showing slides before the main speaker to illustrate how such trees and infrastructure conflicts can be resolved.

The committee narrowed locations to either the library (free) or the Majestic Theater (\$475). She noted that the Tomlinsons donated a room for Dr. Wolf's stay, Endex Engineering donated \$150, Dave Dodson will donate \$500 and Parkerson, Hendrick and Harris continue to seek donations. Merja has drafted a grant proposal to Urban and Community Forestry to cover some of the costs, as well. She noted that a 23% budget cut to the State UCF will probably curtail their larger grants (\$5,000-10,000) but some grant funding for smaller projects (\$1,000-1,5000) is still available.

She related that the committee emphasized that a clear, consistent message for the program needs to be developed as well as who should be targeted and how the time can be spent effectively. Wolf has been invited to speak at the INPRA conference; Joan Wessell of DCA suggested 5:30 p.m. on Thursday would be a good time to catch property owners before they go home for the night, providing food and drink and offering an opportunity to interact with Dr. Wolf. The committee felt it would be more likely that business owners would attend an event at the Majestic than the library; Riddle concurred. Ellis added that Lisser is a member of both the Riverfront Commission and the Flower Basket Program.

VI. OLD BUSINESS.

Downtown Planters Discussion. Ray Harris introduced David Davis, of Sustainable Industries, located at the Corvallis Airport industrial site. Davis highlighted an upcoming line of products that could be applicable for CBUF's needs. He stated the company specializes in biorefineries, biofuels, waste processing and value-added products made from waste streams. He highlighted a composite structural panel containing closed-cell polystyrene called Terraform, which is one-quarter to one-third the weight of dimensional lumber with three-to four times the deflection strength; it is also very durable for exterior uses and can be configured for many uses. It is recyclable, is manufactured entirely from waste and is engineered for a twenty-year life; more than lumber (though not warrantied for that period). It is enclosed on the edges by marine grade powder coated steel.

Davis distributed brochures on the products, highlighting the panels' use for raised garden beds, planters and retaining walls up to two feet high. Panels come in different lengths up to eight feet long, with corner posts to enable quick assembly and replacement if they are vandalized. If the panels are punctured, the closed cell foam does not substantially degrade. While it is repairable, it could be simpler to just replace a panel. Anti-theft solutions are available.

Davis stated his company would like to support CBUF projects with their products. Parkerson suggested Davis present to the DCA. Ellis suggested Harris keep CBUF posted on updates. Mike Riddle suggested the material could be appropriate for a demonstration project at the new Community Gardens at Starker Arts Park. Davis replied he has been in contact with the Master Gardener Program regarding a demonstration garden project, different school garden projects as well as community garden programs here and elsewhere. Riddle asked if there were any off gassing or leaching; Davis replied the material is inert and is commonly used in drip irrigation. The material also does not warp. He noted the local factory would not retail the products with this region; here, they will be available at retailers such as Garlands, Jerry's, Bimart, etc, though municipalities are considered a wholesale customer.

Liaison Griffiths noted the locally made material appears to fit in well with the City Council's sustainability goal.

Economic Development Grant Proposal. Director Conway related that a letter of intent is due January 30. Applications will be reviewed by Community Development and an independent group appointed by the City Council, which makes funding recommendations to the City Council. She reminded the Commission that there had been discussion about partnering with another group in an application. Recipients in the current year include the Downtown Corvallis Association, the Business Enterprise Center, Fall Festival, the Majestic Theater, Benton County Fairgrounds and the Economic Vitality Partnership. The purpose of the funds is to promote economic development or the environment in which economic development and vitality can happen.

Liaison Griffiths suggested looking at the specific funding guidelines in detail. Funding comes from the hotel/motel room tax and funding is extremely competitive. Director Conway noted that in the current fiscal year, \$363,000 was requested but only \$183,150 was designated. Griffiths suggested collaborating with the DCA.

Maria Tomlinson suggested working with the DCA on a planter proposal; however, the economic impact would have to be demonstrated with research from someone like Dr. Wolf. Parkerson asked about funding for the tree removal and planting between 13th and 19th and Buchanan. Merja replied that there is \$2,500 remaining in the Urban Forestry fund available for the purchase of trees. Riddle stated it doesn't appear to meet economic development requirements.

Kent Daniels stated that the highest likelihood of success was with some sort of downtown project. Liaison Griffiths said funding was moving towards measurable, specific outcomes; the DCA typically submits a number of proposals. Daniels noted that Wolf's research could help provide such documentation to help back up a tree replacement or planting proposal with the DCA. Director Conway noted the DCA staff would most likely need to get board approval for a grant and they may have already finished drafting a grant package. Daniels stated he was willing to approach the DCA regarding collaboration; Chair Ellis asked Daniels to do so.

Downtown Tree Management Program. Director Conway highlighted the memo in member's packets on the matter. Staff is seeking a CBUF recommendation that the City Council adopt a rescission of municipal code Chapter 10.06 for the reasons stated. The process would then move to the standing committee including the City Council.

Riddle moved and Parkerson seconded that CBUF recommend that the City Council adopt a rescission of municipal code Chapter 10.06; motion passed.

Merja estimated it should be ready to go to the City Council in March. She added that she, Director Conway and Daniels met with the DCA in November to let them know that the code was being considered for rescission.

VII. NEW BUSINESS. None.

VIII. BUDGET PROPOSAL. Daniels reported the Planning/Outreach/Partnerships Committee met Jan. 3 to discuss the budget proposal. The Budget Commission will take requests for funding from community organizations on Feb. 2. CBUF was successful in getting \$10,000 in such funding last year. He distributed a draft and stated he would like CBUF to give the chair and vice-chair authorization to go ahead and flesh it out into a regular proposal (the next CBUF meeting will fall after Feb.2).

The 1997 tree inventory found about 7,000 existing trees and about 3,000 locations where trees could go where there are not trees and about 400-500 trees that need to be replaced. The goal of replacing and planting trees over a ten-year period would include a planting cost of about \$200 per tree and replacement costs varying tremendously, depending on the size of the tree. American Elms with Dutch Elm Disease were large, mature trees and are costly to remove. Smaller trees are less expensive. He estimated it cost about \$1,200 to remove a trees under eighteen inches in diameter, with trees between that and sixty inches in diameter much more expensive to remove. About sixty of the 400 or so trees that need to be removed are eighteen inches in diameter or larger. Merja added that the larger the diameter of a tree, the more damage it can do when it falls.

Daniels added that funding is needed for doing an update of the inventory; new tree inventory software is needed for that. The software cost would be a one-time \$12,000 expense. Planting 3,000 new trees over time would cost \$600,000 (\$200 per tree). Removing sixty existing trees with an average cost of \$1,200 to \$1,400 would be \$90,000. Removing 440 smaller trees is about \$175,000.

The committee also discussed the need to include a contingency fund for Dutch Elm Disease in the budget. For example, at least \$20,000 was spent this last year, including high disposal costs. Merja noted that the wood cannot be sold for pulp or other uses like other removed trees, due to the likelihood of spreading the disease.

Daniels stated his proposal's cost could perhaps be decreased by finding matching money or using volunteers or finding organizational partners. The software cost is \$12,000. Planting 100 trees at \$200 over the next year would be \$20,000. Removing x number of trees under eighteen inches in diameter would total \$47,000. \$10,000 could be budgeted and only used for removal of Dutch Elm Disease trees; it would not carry forward. Pacific Power may be willing to fund costs of planting trees under power lines, decreasing the cost of planting those 100 trees.

Riddle added that in times of tight fiscal budgeting and cuts, urban forestry hasn't even been a blip on the radar screen. Urban forestry issues have only been dealt with on a contingency basis or as crisis management or by having Park and Rec employees addressing those issues but not being recognized budgetarily for doing so. While the numbers seem big now, they will continue to get larger if work isn't done on the trees. It is critical to get the city and citizens to see trees as part of the infrastructure of the city and not just as nice ornamental amenities. Trees need work continuously and need replacement and are a dynamic living community. They need to be viewed in the same way as streets needing to be resurfaced and water pipes needing to be replaced.

Merja related that the committee had observed that a figure of \$57,000 being needed for this work was about the same amount that had been previously removed from the Urban Forestry budget during service prioritization. Daniels cited Greg Paulson's estimates of tree worth, with the 7,000 existing trees being an infrastructure worth millions of dollars. The committee discussed preparing a CIP proposal this year to look at dealing with this issue over a ten-year period. Harris noted that Pacific Power spends \$50 per tree every year for pruning; that costs taxpayers. Riddle noted that unit labor costs would won't be decreasing in the future. Griffiths suggested prioritizing items requested in the proposal. She also noted that when trees fall, there is a significant liability issue. Merja added that that includes property damage or loss of life.

Ross Parkerson moved and Merritt Jenson seconded to authorize the CBUF chair, vice-chair and the Planning/Ordinances/Partnerships Committee chair to complete the presentation, adding elements from today's discussion; motion passed.

Director Conway suggested using PowerPoint slides as a handout; the briefer the presentation, the better. Operations Supervisor Steve DeGhetto noted that some items could probably be contracted out. It could be helpful for staff to know the required operational impact of the proposal; Director Conway concurred, adding it also needs to be viewed strategically, as well. Riddle suggested that the committee meet with staff after staff analyzes the proposal.

Harris highlighted a Statesman-Journal article of January 5, 2006 that listed a wide variety of specific volunteer opportunities. There was discussion of how to encourage volunteering locally. Griffiths stated the Council has had discussions on how to get a broader publication of the needs for volunteers; she added she would be willing to go with a CBUF member to approach the G-T regarding editorial policy on volunteering. It was noted that volunteer opportunities could be published at the City website.

IX. ADJOURNMENT: Meeting adjourned at 10:00 A.M.

DRAFT
CORVALLIS CITIZENS ADVISORY COMMISSION ON TRANSIT
MINUTES

January 11, 2006

Members Present

Scott Carroll
 Stephan Friedt
 Emily Hagen, City Councilor
 Bob Lowry, Chair
 Bjorn Warloe
 Robert E. Wilson

Staff

Jon Katin, Public Works
 Michelle Rhoads, Public Works
 Steve Rogers, Public Works Director

Visitors

None

Absent

Annie McMahon
 Brandon Trelstad
 Lita Verts, Vice-Chair

SUMMARY OF DISCUSSION

| Agenda Item | Infor- mation Only | Held for Further Review | Recommendations/Action |
|---|--------------------------|----------------------------------|--|
| I. Introductions | X | | |
| II. Approval of Minutes- December 14, 2005 | | | Approved. |
| III. CACOT/Visitor's Comments | N/A | | |
| IV. City FY 06-07 Budget Process | X | | |
| V. Subcommittee and Staff Recommendation on Route Changes | | | Approved proposed route changes. Approved date for public meeting. |
| VI. Information Sharing | X | | |
| VII. Adjournment | X | | |

CONTENT OF DISCUSSION

I. Introductions

Introductions of Commission members, staff and visitors were made.

II. Approval of Minutes- December 14, 2005

Commissioners Warloe and Friedt, respectively, moved and seconded that the Commission approve the minutes. The motion passed unanimously.

III. CACOT/Visitor's Comments

There were no visitor's comments.

IV. City FY 06-07 Budget Process

Michelle Rhoads reminded the Commission that this meeting represented the last opportunity as a Commission to make comments.

Steve Rogers reported that transit revenue sources are derived from property tax, Business Energy Tax Credits (BETC), federal funds, and OSU and citizen fares. The transit operations system is the only tax supported service which has suffered no cuts in the past several years. Rogers felt the transit operations system would not be subjected to any cuts for at least one more year but the transit budget is cloudy regarding future cuts.

V. Subcommittee and Staff Recommendation on Route Changes

Bob Lowry gave an overview of the subcommittee's findings on potential route changes. Route 1 would remain unchanged. Routes 2 would be changed to focus on 9th Street. Inbound Route 3 would continue on Western Boulevard to 15th Street. It would remain on the outskirts of OSU's campus on its inbound path of travel without having to access the core of campus, and would allow students and faculty to meet up with campus shuttles. Routes 2 and 3 would be paired together and total just under one hour in run times.

Routes 5 and 6 would remain unchanged and be paired together. Route 7 would be drastically altered by traveling south through Hewlett-Packard's campus to NE 2nd Street on its way to the Downtown Transit Center. It would then reverse itself from downtown to Hewlett-Packard, and return to downtown via Circle Boulevard, 29th Street and Monroe Avenue. This would enable both ends of HP's campus and 2nd Street to be served. A test run was recently conducted and the proposed route was within its time constraint.

Routes 4 and 8 would be paired together and both routes would be forty-five minutes in length. Route 4's increase in travel time would be due to its acquiring a portion of the current Route 7 path, specifically along Conifer Boulevard. Route 8 would be extended to travel along Country Club Drive and Research Way, bringing service closer for residents of

Stoneybrook. Route 8 would also stay on Western Boulevard and 15th Street on its inbound path of travel.

Rogers said the goal of the subcommittee and staff was to improve on-time performance and he believes this proposal accomplishes that goal. Those that will benefit greatly from the changes are HP, NE 2nd Street and SW Country Club Drive. Those that will lose some frequency of service are the Good Samaritan Hospital area and Southwest Corvallis.

Rhoads said there will be a three-month trial period during which OSU is in session. The changes will be closely monitored and any further revisions could be implemented during the summer months. Stephan Friedt said the route revisions were the only way to address on-time performance within the current budget.

Jon Katin reminded the Commission of a group of Stoneybrook residents who continue to advocate for CTS door-to-door service into the Stoneybrook complex. CTS currently services SW Country Club Drive as the nearest stop to Stoneybrook. One factor hampering CTS's ability to provide the service as requested is the difficulty with smaller-than-needed turning radii for buses within the complex.

The subcommittee and staff are considering whether to originate Route 7's departure from downtown (up Monroe Avenue) at the top of the hour or the bottom of the hour. Riders who live near stops of Route 7 and need to be at OSU by the top of each hour would benefit greatly from Route 7 departing the transit center at the top of the hour. If Route 7 departed the transit center at the bottom of the hour, riders who need to be at HP at the top of the hour would benefit greatly.

Rhoads said it would be critical to garner OSU's willingness to provide a campus shuttle at regular and frequent intervals to OSU's parking lot by the Hilton Gardens Hotel. Both Routes 3 and 8 would remain on the outskirts of campus so an OSU shuttle would be needed to ferry students to the core of campus.

Rogers said the goal of the original Transit Master Plan was to develop routes which fit the Comprehensive Plan. Transit and land use were to be tied together. Future development and density were considered when deciding bus routes.

Staff asked the Commission to issue recommendations on the proposed bus route changes, which will be shared with the public during the January 30 public meeting. Final deliberations and final recommendations could be made January

30 or at the February 8 CACOT meeting. The public meeting will be held at the Fire Station 1 meeting room.

Commissioners Wilson and Warloe, respectively, moved and seconded that the Commission approve the route changes proposed by staff and the subcommittee and approve the public meeting date. The motion passed unanimously.

VI. Information Sharing

Jon Katin recapped six items that are either private/internal information or public information vis a vis the Auto Announce System for CTS.

1. Auto Announce - Public Info
2. Driver Assistance and Dispatch Communication - Private/Internal Info
3. Passenger Counting - Private/Internal Info
4. Wayside Signs, including the Web Connection - Public Info
5. Management Reports - Public Info, but not readily accessible to the public
6. Real Time Information - Private/Internal Info

Rhoads stressed that all Auto Announce information is for public consumption but the six items above detail which items will be available for public viewing online or in a public domain.

Friedt asked if the wayside signs in the field are operational. Katin said there is a technological issue with the signs and the vendor is working to correct the problem.

VII. Adjournment

Commissioners Carroll and Wilson, respectively, moved and seconded to adjourn. The motion passed unanimously.

Future Meetings:

Wednesday, February 8, 2006, 8:15 a.m., City Hall Conference Rm. D
Wednesday, March 8, 2006, 8:15 a.m., Madison Ave. Conference Room
Wednesday, April 12, 2006 8:15 a.m., Madison Ave. Conference Room

CITY OF CORVALLIS
MINUTES OF THE COMMITTEE FOR CITIZEN INVOLVEMENT
Walnut Community Room, Fire Station #5
JANUARY 5, 2006

Attendance

Barbara Bull
 Larry Earhart
 Brian Holcomb
 Kirk Newburgh
 Tom Powell, Chair
 Mysty Rusk
 Trish Daniels, City Council Liaison

Staff

Kathy Gager, Associate Planner
 Terry Nix, Recorder

Visitor

Louise Marquering, 1640 NW Woodland Dr.

Absent

Felicien Rwangano
 Frank Hann, Planning Commission Liaison

SUMMARY OF DISCUSSION

| | Agenda Item | Summary of Recommendations/Actions |
|-------|---|--|
| I. | Call to Order | Called to order at 7:15 p.m. |
| II. | Review Meeting Minutes: October 6, and November 3, 2005. and Review Meeting Notes: December 1, 2005 | Approved as presented. |
| III. | Visitors' Propositions | Information Only. |
| IV. | Action Item: Neighborhood Empowerment Grant Program Design | Approved and forwarded to the City Council for consideration. |
| V. | Discussion/Action Items: Council Goal Subcommittee Report and Draft City Council Memorandum; Work Plan; City Council and Budget Committee Memorandum | Approved as presented. |
| VI. | Discussion Item: Fishbowl | Information Only. |
| VII. | Reports Regarding Other Organizations: Campo and Parks SDC Meetings | Information Only. |
| VIII. | Visitors' Propositions | None. |
| IX. | Next Steps | The next CCI meeting is scheduled for February 2, 2006, 5:30 p.m. |
| X. | Adjournment | The meeting was adjourned at 9:15 p.m. |

CONTENT OF DISCUSSION

I. CALL TO ORDER; REVIEW AGENDA - Chair Tom Powell called the meeting to order at 7:15 p.m.

Associate Planner Gager advised that the Committee is scheduled to elect officers this month. The Committee agreed to postpone that item since there is a full agenda for this meeting. Tom Powell agreed to Chair the February meeting.

II. REVIEW MINUTES

A. October 6, 2005, and the November 3, 2005, minutes were approved as presented.

MOTION: Larry Earhart moved approval of the minutes as presented. Kirk Newburgh seconded the motion and it **passed** unanimously.

B. December 1, 2005 (No Quorum). The Committee approved the informal minutes as presented.

III. VISITORS' PROPOSITIONS

A. **Louise Marquering, 1640 NW Woodland Drive**, stated that she is speaking on behalf of several citizen groups in Corvallis, including the League of Women Voters and Corvallis Matters. Ms. Marquering submitted and reviewed written testimony in which she addressed several issues:

- * whether it would be possible to televise City Council meetings on a channel that all citizens could access, rather than on a cable station;
- * the process by which the Mayor selects appointees to commissions and whether it would be possible to list openings in "The City" newsletter;
- * the potential of making more use of "The City" newsletter, perhaps by profiling various commissions on a rotating basis.

Associate Planner Kathy Gager noted that there would be financial implications associated with televising meetings on a non-cable channel. Kirk Newburgh suggested that tapes of the meetings be made available for checkout at the Library.

Kathy Gager briefly reviewed the advertisement and interview process used to fill positions on the City's Commissions. She stated that articles for "The City" newsletter must be submitted about three months before distribution. Chair Powell suggested that a standing item be inserted into the newsletter which addresses the appointment process. The Committee discussed the possibility of including a "Commission of the Month" profile in each issue of the newsletter. It was noted that delivery charges are based on weight and that the size of the newsletter was recently reduced for mailing purposes. Council Liaison Patricia Daniels and Associate Planner Kathy Gager agreed to discuss this issue with other staff members and to report at the next meeting.

IV. ACTION ITEM: NEIGHBORHOOD EMPOWERMENT GRANT PROGRAM DESIGN

Associate Planner Kathy Gager drew attention to her draft memorandum to Neighborhood Associations regarding Neighborhood Empowerment Grants, dated January 6, 2006. The memorandum outlines the program design, using the input received from this Committee. Gager requested final authorization to forward the proposed design to the City Council.

Kirk Newburgh initiated discussion about the coordination between this grant program and others, such as the Civic Beautification Grant. It was noted that each program is reviewed by a separate group and on a separate time schedule. Council Liaison Patricia Daniels state that staff coordination and Council oversight would prevent duplicate grant awards for the same project.

There was general agreement to add an item 16 to the Grant Application Form, asking whether applicants anticipate applying for other grant funding.

MOTION: Larry Earhart moved to forward the Draft Neighborhood Empowerment Grant Program Design, as revised above, to the City Council. Kirk Newburgh seconded the motion and it **passed** unanimously.

The City Council will consider this item on January 17, 2006, 12:00 noon. Chair Tom Powell stated that he would try to attend.

V. DISCUSSION AND ACTION ITEMS: COUNCIL GOAL SUBCOMMITTEE REPORT AND DRAFT CITY COUNCIL MEMORANDUM; WORK PLAN; CITY COUNCIL AND BUDGET COMMITTEE MEMORANDUM

Associate Planner Kathy Gager briefly discussed a draft memorandum from the CCI to the Mayor and City Council, regarding the **Summary of Recommendations Regarding the Future Role of CCI**. The draft includes input from the CCI and its subcommittee, received over the past several meetings. The Committee briefly discussed funding implications, as outlined in the draft memo.

Discussion followed regarding the request that Council consider expanding the CCI's role beyond land use issues. Mysty Rusk stated that it is important that the Committee not lose sight of its original charge. Rusk also stated that the Committee still has work educating citizens on the land use planning process and how to participate; she does not want to dilute that charge. Barbara Bull stated that she would like to see an expanded charge which would allow the Committee to work proactively and to help citizens with City issues unrelated to land use. Several members stated that the intent is not to move away from land use, but to reach more people.

The Committee discussed the role of neighborhood associations, the desire to reach as many citizens as possible, and the benefits of addressing citizen involvement and neighborhood empowerment on a ward-by-ward basis.

In further discussion about the importance of educating citizens on the land use planning process, Associate Planner Kathy Gager displayed a copy of "A Citizens Guide to Land Use Planning." Gager stated that copies are available in the Planning Division office and the Committee identified potential display locations, such as the Parks and Recreation offices and the Osborne Aquatic Center. Mysty Rusk requested a box of the booklets, which she will also distribute.

MOTION: Larry Earhart moved to accept the Draft City Council Memorandum, Work Plan, and City Council/Budget Committee Memorandum, as written. Brian Holcomb seconded the motion and it **passed** by a vote of 5 to 1, with Mysty Rusk opposing.

VI. DISCUSSION ITEM: FISHBOWL

Kirk Newburgh reported that, in recent discussions, Dennis Sandou expressed an interest in facilitating a Fishbowl. Newburgh also provided names of two people in Corvallis who have an interest in facilitating, and suggested that the Committee set a date and identify a topic.

The Committee discussed the previously identified topic, the success of Camas Commons as a positive statement of what can be done when neighborhoods and developers work together. It was agreed that this is still a timely issue and appropriate for a Fishbowl. There was general agreement to invite those who will be affected by upcoming projects, and to keep discussions open to both the affordable housing issue as well as the in-fill aspect. The meeting will also be noticed and open to the public.

In response to a request from the Committee, Associate Planner Kathy Gager agreed to find out what dates the Library main meeting room would be available in April. Kirk Newburgh will check on the facilitator availability when meeting room schedule is known.

VII. REPORTS REGARDING OTHER ORGANIZATIONS: CAMPO AND PARKS SDC

Chair Tom Powell briefly summarized a recent CAMPO meeting which he attended.

Tom Powell and Mysty Rusk reported on recent meetings of the Parks Department SDC Task Force, which is reviewing how Parks SDCs are charged. Ms. Rusk stated that the most controversial issue seems to be whether to charge SDCs for nonresidential construction, based on the theory that nonresidents work in Corvallis and use City parks. A brief discussion followed.

VIII. VISITORS' PROPOSITIONS

Louise Marquering advised the Committee that the League of Women Voters meeting on January 17, 2006, will be devoted to transportation and will include representatives from the county, city, and state. Ms. Marquering revisited the issue of free meeting space for neighborhood association meetings. In discussion, Planning Associate Kathy Gager advised that City meeting facilities are heavily used and that it is often difficult for staff to schedule even City meetings. Committee members noted that meeting space cost might be an appropriate use of Neighborhood Empowerment Grant funds.

IX. NEXT STEPS

Associate Planner Gager distributed and reviewed "Upcoming Meetings for CCI Members."

It was agreed to hold the February 2, 2006, meeting at 5:30 p.m. to allow the time for Committee members to also attend the Budget Commission meeting at 7:00 p.m. that evening. Gager agreed to try to find a meeting room closer to the Downtown Fire Station, where the Budget Commission meeting is being held.

X. ADJOURN

The meeting was adjourned at 9:15 p.m.

**Historic Preservation Advisory Board
Meeting Minutes
January 9, 2006
Fire Station Main Meeting Room**

Present

Carol Chin
Andy Collins
Gary Day
Steve Gadd, Vice Chair
Max Geier, Chair
Bob Newton
Ross Parkerson

Staff

Fred Towne, Senior Planner
Bob Richardson, Associate Planner
Mark Lindgren, Recorder

Visitors

B A Beierle, PO Box T
Dave Henderer, 340 SW 2nd Street, Suite #7
Mike Middleton, 111 NW 25th Street
Alex Scandalios, 506 SW Adams Avenue

Excused/Absent

Karyn Bird, Planning Comm. Liaison
Scott Zimbrick, Council Liaison

SUMMARY OF DISCUSSION

| Agenda Item | Recommendations |
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| I. Call to Order | The meeting was called to order at 5:16 p.m. |
| II. Visitor Comment | Alex Scandalios requested input from the Board regarding a future proposed application Mike Middleton also requested input from the Board on a preliminary proposal. |
| III. Application Review A. HPP05-00037, Charles Schuster House, 228 NW 28 th Street B. HPP05-00039, Frank & Myra Groshong House, 3257 NW Jackson Avenue C. HPP05-00031, Benjamin & Gayle Schumacher House, 305 NW 33 rd Street D. HPP05-00038, S. K. Carrie Hartsock House, 412 SW 5 th Street E. HPP05-00040, Dalaba Moore House, 506 SW Adams Avenue | A. Recommend approval as proposed. B. Recommend approval as proposed. C. Recommend approval of all three items with the condition that the fence comply w/vision clearance triangle on the alley-side and that a stone planter be approved, if it does not occupy the right-of-way. D. Recommend approval of proposal as submitted w/the condition that the replacement window be a three-over-one. E. Recommend approval as proposed w/one condition - see below for details. |
| IV. Review Minutes A. December 12, 2005 | A. Minutes approved as amended. |
| V. Other Information and Sharing | Review of support of the special assessment program. Motion passed to recommend that the City adopt the language in an order for the program. Review of two memos regarding the Poultry Building and the de-listing of Corvallis High School. Richardson will investigate and report at the February Meeting. Towne updated the Board on the progress of the Chapter 2.9 update. Chin requested staff schedule a joint meeting with the County to prepare for the Historic Preservation Month activities. BA Beierle thanked the Board for supporting the changes to the special assessment program. |
| X. Adjourn Meeting | The meeting was adjourned at 7:03 p.m. Next regular meeting scheduled for February 13, 2006 |

CONTENT OF DISCUSSION

- I. **CALL TO ORDER/REVIEW MEETING AGENDA** - The meeting was called to order at 5:16 p.m. by Chair Max Geier.

- II. **VISITORS' PROPOSITIONS/CONSULTATIONS.** **Alex Scandalios, 506 SW Adams Avenue**, requested input from the Board on a proposed fence. Mr. Scandalios expects to submit an application for the fence in the near future and distributed an illustration of the proposed fence. The proposed fence would be built after he creates a parking area for two to three autos in the area of the alley. The fence would be set back from the alley 18.5 feet.

Carol Chin recommended that Mr. Scandalios check with the City on applicable regulations regarding the distance between the alley and the street to the first proposed parking space. Chin also stated that Mr. Scandalios review the code on appropriate surface applications. Ross Parkerson added that there are pavers available that allow grass to grow through manufactured spacing.

Mike Middleton, 111 NW 29th Street, also asked for feedback from the Board on a preliminary proposal to add an 800 square foot, two-story addition to the rear of his two-bedroom house at 111 NW 29th Street. Mr. Middleton states that approximately 90% of the addition would be not be visible from the front of the house. There is no alley behind 111 NW 29th Street and a 20 foot tall hedge of bushes and trees is between the Middleton property and the two properties that face 28th Street.

Max Geier stated that the proposal indicates significant changes above the existing garage; and noted that the more that it becomes a visible structure in the primary facade of the structure, the more concern the Board will have with the details of the proposal and its impacts on the historic integrity of the structure and the neighborhood. Mr. Middleton stated that it is their intent to keep the historic look and the feel of the house property. Andy Collins stated that there is a noticeable difference in the rooflines and roof styles, which could present a problem, adding that it will look more like an addition than something that blends in; the contrast is too strong.

Dave Henderer, Henderer Construction, 340 SW 2nd Street, Suite #7, stated that they had considered a gambrel roof, but it posed issues of access and loss of square footage. However, they will try to match details of the original house. He also noted that the addition is only visible over the garage area and added that this is only the first attempt at this design.

Ross Parkerson stated that the scale of the proposal is incongruent to the house and it completely changes the sense of the front elevation. Parkerson suggested there is probably a better way to solve the problem architecturally, but didn't offer a solution. Max Geier stated that the Board's concern is that the addition be sympathetic in scale and design and not detract from the historic integrity of the facade but should also clearly but subtly demarcate the difference between the new addition and the original structure. A historic preservationist should be able to discern the historic part of the house from the addition.

Carol Chin suggested that some of the problem may be the scale of the proposal; the new addition shouldn't overwhelm the original structure. Geier suggested that the addition echo themes of the original architecture; sometimes a minor setback will help differentiate the two. Steve Gadd clarified that the Secretary of Interior's standards include not wanting additions to look like they were part of the original structure. Senior Planner Fred Towne offered Mr. Middleton a copy of the Standards, with extended versions available on the federal website. Associate Planner Richardson added that staff is available to assist applicants in understanding the HPAB criteria, provide resources and highlight local examples.

III. APPLICATION REVIEW

A. Charles Schuster House, (HPP05-00037), 228 NW 28th Street. Associate Planner Bob Richardson briefly reviewed the application. The applicant and owners of the property are Rhonda and Steve Gadd. The property is located in the College Hill West Historic District and is classified as Historic Contributing (2), and is individually listed on the National Historic Register. The application requests a site alteration to replace one existing one-over-one double-hung wooden window with a fiberglass window of the same size and style. The applicant also requests to install a fiberglass casement window in an existing window opening that is currently plastered in on the interior.

Steve Gadd displayed an example of the type of fiberglass window construction being proposed. Gadd added that the small window under discussion is similar to those found in all of the interior closets; and in this case it will be adjacent to a soaking tub. Fiberglass window materials have been selected for their water resistance for placement in the shower stall, it would replace the double-hung wooden window.

Carol Chin inquired if the small window was a casement window. Steve Gadd replied that it was unclear, as only a screen remained. Gary Day suggested that the original window had probably been a Hopper window. Carol Chin suggested that it resembled a replacement window.

Max Geier stated that he is inclined to approve the application because of safety concerns, the location is not very visible, and there is no major impact on the facade of the structure. Carol Chin concurred, but expressed her concern that the applicant hadn't demonstrated that the larger window had deteriorated beyond repair, which is also a standard of the HPAB's criteria. Chin also noted that she is unable to discern if it is an original window, and presumes that it is not. Chin stated that she does not have any issue with replacing a non-original window. Steve Gadd stated that all the exterior trim would remain the same.

Ross Parkerson moved and Bob Newton seconded to recommend approval of the project as proposed; the motion passed unanimously.

B. Frank & Myra Groshong House (HPP05-00039), 3257 NW Jackson Avenue. Associate Planner Bob Richardson reviewed the application for this property and noted that it is located in the College Hill West Historic District and is classified as Historic

Contributing (1). Randy and Mary Law are the owners of the property and the applicant is Clark Watt, who will be doing the work on the property.

The applicant has been before the Board twice in previous months. Previous applications include an addition to the side of the house and to remove a window. Those application requests were approved. This request is to modify the previously approved plans to replace a window on the north side of the addition with a door with steps leading from the door to the ground. Max Geier stated that the changes will probably not be visible from the street. Carol Chin noted that the request is to change the design of an addition, not to the original historic structure.

Steve Gadd moved and Carol Chin seconded to recommend approval of the project as proposed; the motion passed unanimously.

C. Bernard & Gayle Schumacher House (HP05-00031), 305 NW 33rd Street. Associate Planner Bob Richardson reviewed the application as submitted by the owner/applicants Edward and Shannon Bedford. The property, which is located in the College Hill West Historic District is classified as Historic Contributing (2). Richardson noted that there are three requests, which already exist on the property and were brought to staff's attention after they were constructed. The did not come before the Board for review and approval prior to construction. Richardson also noted that he has been working with the applicant over the past two months to rectify the situation.

The three issues to be reviewed are:

- * A pergola on the north side of the house which is about 9 feet 3 inches in height, and 4 feet 6 inches wide and 13 feet long;
- * A wooden fence which replaced a wooden fence of a different style (the face boards originally ran horizontally, and now run vertically).
- * A play structure that was placed in the back yard, with a footprint of about 54 square feet and about 11 feet high , which includes a swing set that is about 8 feet by 10 feet.

Edward Bedford highlighted drawings and pictures which he submitted with his application. Mr. Bedford stated that the fence change was a result of the ivy knocking off the horizontal face boards, and noted that the fence is along an alley. Mr. Bedford also stated that he had not been aware that non-affixed play structures required an official review by the City; he added that he hadn't seen play structures addressed in the Code.

Shannon Bedford stated that their adjacent neighbors to the north found that the property's previous fence was 1 inch onto their property and requested that when the rotten post was replaced, the fence be moved one inch back towards the Bedford property. Mrs. Bedford stated that the fence is now exactly in the center of the property line.

Gary Day recommended incorporating the two staff recommendations into one motion.

Carol Chin moved and Ross Parkerson seconded to recommend approval of the request for all three items on the condition that the fence comply with the vision clearance

triangle on the alley-side. Also, given that there is some question whether the fence meets the vision clearance triangle, that the stone planter be approved, as long as it does not occupy the right-of-way. The Motion passed unanimously. Senior Planner Fred Towne clarified that Carol Chin changed the second staff condition so that the applicants are not required to return to the Board if it can be shown that the construction of (a proposed) stone planter will not intrude into the right-of-way of the alley.

D. S.K. Carrie Hartsock House (HP05-00038), 412 SW 5th Street. Associate Planner Bob Richardson summarized the application and noted that the property, located in the Avery-Helm Historic District is classified as Historic Contributing (2). The application requests a site alteration to replace the existing 36 by 36-inch wood window with a 24 by 36-inch wood window and to move the replacement window 15 inches to the east. The proposed window is similar in style to an existing adjacent window on the same elevation.

Owner, applicant Alex Scandalios, 506 SW Adams Avenue, stated that he will use the same exterior trim as the existing windows. Carol Chin noted that the window to be replaced is an eight-over-one, double-hung window; however, the adjacent window that he is comparing it with is different. Scandalios replied that he is going with an operational wood double-hung window for security purposes. There is a mixture of double-hung and casement windows throughout the house. He would like to duplicate the example illustrated in the photo included in the staff report, with three-over-one window.

Mr. Scandalios stated that he would like to salvage the window he is replacing. Carol Chin stated that she understood Mr. Scandalios's reasons for the change but admitted that she has reservations, as the Board usually does not approve replacements unless the original window is beyond repair. Mr. Scandalios stated that he is moving a toilet to a location that will tie-in better with the existing plumbing; and also by reducing the size of the window, he can construct a shower and add a wall necessary for the shower. Ross Parkerson observed that the eight-over-one window which is proposed to be replaced is unlike others on the house; Carol Chin disagreed, noting that there are similar windows on the front.

Max Geier noted that the proposed window is not on the primary facade, and is in a fairly secluded part of the structure where there is a random spacing of windows, so he believes there is little impact on the proposed change and would not significantly change the character of the structure. Geier also stated that it is unlikely that the applicant would be making the change if there was an alternate way of accomplishing his goal. Geier acknowledged that he would not normally support replacement windows, but there are cases where there is a need to address safety and maintenance issues and added that it is important to keep a house livable to protect it from deteriorating and to avoid eventual demolition.

Ross Parkerson moved and Steve Gadd seconded to recommend approval of the project as proposed, with the condition that the replacement window be three-over-one. The motion passed unanimously.

E. Dalaba Moore House (HP05-00040), 506 SW Adams Avenue. Associate Planner Bob Richardson reviewed the application for the structure which is located in the Avery-Helm Historic District, and is classified as Historic Contributing (1). The application requests a site alteration to construct a new fence on the site. The proposed fence will enclose a portion of the front and west yards; be 6 feet tall, and constructed of cedar tongue and groove board, with a lattice top.

Owner-applicant Alex Scandalios, 506 SW Adams Avenue, stated that he altered the proposal to ensure adequate setback in the triangulation by about 15 or 16 feet. Ross Parkerson suggested that Mr. Scandalios plant a tree. Mr. Scandalios stated that he was open to suggestions for species.

Associate Planner Bob Richardson suggested that a motion be crafted to include the requirement that the proposal meet vision clearance standards.

Ross Parkerson moved and Bob Newton seconded to recommend approval of the proposal as proposed, with condition #1 as proposed by staff and as stated in the staff report. The motion passed unanimously.

IV. MINUTES REVIEW

A. December 12, 2005 - Chair Geier stated that language following the first sentence in the third full paragraph on page 10 should be altered to reflect that, "Even though one appointment meets the full standard of the complement that is required to make a full board, there is still one vacancy on the Board, even though all the areas of competency have been met."

Bob Newton noted that he was not present at the December 12, 2005 meeting, though the minutes state that he was present.

Carol Chin also pointed out the second paragraph on page 3 should read, "...the existing nameplate...was placed there in the early 1900s..."(*not* 1990s, as listed). In the following paragraph, Board of Regents should be capitalized. And in the second full paragraph on page 10, the word "Jn" should be clarified as *June*.

Ross Parkerson moved and Steve Gadd seconded to approve the minutes of the December 12, 2005 meeting, as revised. The motion passed (the two members who were absent from that meeting, Carol Chin and Bob Newton, abstained).

Carol Chin observed that at the December 12, 2005, meeting that the minutes from the October 6, 2005 meeting were approved, even though there were not enough people present from that meeting to approve those minutes. Senior Planner Fred Towne stated that he would check into the rules regarding this issue and report back to the Board. If necessary he would also bring those minutes back to the Board for discussion. Council Liaison Scott Zimbrick stated that he was certain that those minutes had already been before City Council.

Chair Geier noted that if the minutes were revised, it would be necessary to return the revised minutes to City Council with a message explaining the oversight and any corrections.

- V. **OTHER BUSINESS AND INFORMATION SHARING.** Associate Planner Bob Richardson reviewed a memorandum regarding the special assessment program. According to Richardson changes have been made to the program that would allow a property owner to apply for a second 15 year term, but it can only be done if the local jurisdiction adopts the language of the State ordinance. Richardson stated that it would be necessary for the HPAB to make a recommendation to the City Council asking them to consider adopting the required language.

Andy Collins asked if adopting the state language would involve a change in the local criteria. Carol Chin pointed out that in the past, the program had been limited to income or commercial property; the current language expands the program to residential property owners, which she favors. Senior Planner Fred Towne added that the HPAB would only be making a recommendation to the City Council for this resolution. Andy Collins added that interested properties must already be listed on the National Register of Historic Places to participate in the program.

Andy Collins inquired as to who has the responsibility to track whether participants actually do their required four-hour open house. Carol Chin stated that it is the state's responsibility. Steve Gadd noted that participants have certain criteria to follow, which may include documentation that shows they have advertised the open house in local papers and/or other appropriate published newsletters. However, the stated generally does not have the resources to closely manage or monitor the program. Carol Chin suggested these be combined with house tours.

Carol Chin moved and Bob Newton seconded that the HPAB recommend to the City Council that the City adopt the language of the state ordinance regarding the special assessment program. The motion passed unanimously.

Associate Planner Bob Richardson highlighted two memorandums regarding the Poultry Building and the Peeps House (formerly referred to as the Incubator Building).

Richardson also called attention to the memo regarding the de-listing of Corvallis High School on the National Register. Carol Chin asked whether the Board knew what had happened to the record of a property that was on the National Register once it has been de-listed and whether the Board should be commenting on the matter. Richardson stated he would investigate the matter and report back at the February meeting. Carol Chin asked for discussion of whether the Board should comment on the issue at the February meeting.

Carol Chin also asked whether the letter from the HPAB endorsing the special assessment for the Poultry Building had gone forward to SHPO before the deadline. Max Geier assured Ms. Chin that it had, and he will forward her a copy.

Senior Planner Fred Towne updated the Board on the Land Development Code Chapter 2.9 revisions. Towne stated that the Planning Commission will hold a work session on January 17, 2006. There will be no public comment at that time. The staff report and attachments will be available January 11th. Towne also noted that most staff-recommended changes were clarifications and corrections of typos. There were certain issues, brought forward by Community Development Director Ken Gibb at a HPAB works session, that staff believed were important to revisit with the Planning Commission. Most of these issues were related to changing some decisions in the review process from the HPAB-level to the Director-level. This involved identification of clear and objective standards that could be utilized by the Director in determining whether or not an application could be approved. No changes were made in the overall organization of the package. The exemptions remain, as proposed, and although no additional exemptions were made, some thresholds were expanded.

The public hearing is scheduled for Wednesday, January 25, 2006, with four additional meetings planned after that, if needed, to consider the matter. The written record may be held open for a meeting or two to allow for public comment.

Senior Planner Towne stated that some fairly minor changes have been made to Chapter 1.6. Staff also identified several additional chapters that will require minor changes, mostly relating to the change of the HPAB from an advisory Board to a quasi-judicial body. Towne added that staff believes it is a solid program and is clear how things should work.

Carol Chin suggested scheduling a joint meeting with the County regarding planning details for Historic Preservation Month. Associate Planner Richardson stated that he will work with the County to organize and schedule the meeting. Richardson is also preparing a short article for the City Newsletter that will appear in the April issue and asked that he be contacted by February 3, of any events that have confirmed dates. Ross Parkerson stated that his neighborhood association will be doing a walking tour near Franklin Square. Parkerson agreed to forward the pertinent information to Richardson.

Associate Planner Richardson requested assistance in preparing the text explaining what the Board does to protect historic resources and why it is important to protect historic resources. Carol Chin suggested checking the National Trust website, which has such information. Chin also noted that there are samples of press releases for Preservation Month, as well as other preservation links.

Carol Chin asked that the Board coordinate Preservation Month activities with other local preservation organization and to bring their calendars to the February HPAB meeting to solidify dates for various activities and events.

BA Beierle, PO Box T, asked Associate Planner Richards whether it was possible to reserve space in the City newsletter for listing May activities. Richardson stated that he would check into it. Andy Collins added that even if there is not enough space available to list activities for the whole month, another approach would be to just provide a link to a webpage which

lists the activities and events. Senior Planner Fred Towne added that the City's website would be available for including the HPAB activities.

Andy Collins requested an updated listing of phone and email address for the Board members. Associate Planner Richardson stated that he would make that available to the Board.

Visitors' Propositions

B A Beierle thanked the Board for supporting the changes to the special assessment program. Beierle noted that there are so few incentives available for restoration of historic properties, that when an opportunity is presented, it is incumbent on the City to do so. Beierle added that only applies to properties on the National Register and extending the program to residential properties is a real breakthrough. Steve Gadd noted that currently taxes can go up 4% a year; this program prevents that from happening. Carol Chin also noted that with the special assessment program, if someone significantly increases the value of their structure by making improvement, they would not be immediately burdened by increased taxes.

VI. ADJOURN MEETING. Chair Max Geier adjourned the meeting at 7:03 p.m.

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION
MINUTES
January 18, 2006

Present

Judy Gibson, Chair
Ed Fortmiller, Vice Chair
Buzz Berra
David McCarthy
Dan Schofield
Bruce Sorte
Wayne Stover
Denise Saunders, Planning Comm. Liaison
Trish Daniels, City Council Liaison

Staff

Kent Weiss
Bob Loewen
Joe DeMarzo
Lauren Sechrist
Terri Heine

SUMMARY OF DISCUSSION

| Agenda Item | Action/Recommendation |
|---|-----------------------|
| I. Consideration & Approval: HCDC Draft Minutes of 12/21/05 | Approved as Submitted |
| II. Status: Loan Funds and Recent Rehab Loans | Information Only |
| III. Emergency Repair Program Loan Policy Exception: Findlay | Recommendation |
| IV. Administrative Policy Adjustments for Emergency Repair Loan Program | Discussion |
| V. Other Business: FY 06-07 CDBG & HOME Allocations from HUD | Information Only |

CONTENT OF DISCUSSION

I. Consideration & Approval: HCDC Draft Minutes of 12/21/05

Chair Gibson opened the meeting, asking for consideration of the HCDC minutes of December 21, 2005. The minutes were approved unanimously.

II. Status: Loan Funds and Recent Rehab Loans

Chair Gibson asked for the status of the loan funds. Housing Program Specialist DeMarzo reported that no new rehabilitation loans have closed since the last meeting, adding that several are in the application/review process. Housing Program Specialist Loewen reported that no new First Time Home Buyer (FTB) loans have closed since the last meeting, adding that one is in progress.

III. Emergency Repair Program Loan Policy Exception: Findlay

DeMarzo directed Commissioners to a memo included in their packet detailing an Emergency Repair (ER) Program loan policy exception request for Victoria Findlay. He noted that the home, located at 2635 NW Garfield Avenue, was built in 1959 and is in good condition, although some components such as the water supply lines and drainage system need substantial repairs. DeMarzo noted that although no lead based paint hazards were identified, some components do have lead based paint and lead safe work practices will be implemented when disturbing these surfaces.

Continuing, DeMarzo noted that the project includes work intended to enhance the handicapped accessibility of the home in a manner specific to the disability needs of the owner. The scope of work includes the installation of a custom shower stall in what is currently the master half-bath, an egress door from the master bedroom, and a handrail at the front entry. The shower stall will be equipped with a custom height seat, grab bars, low profile curb, and special control valves. Other aspects of the project include addressing maintenance issues, replacing or repairing worn or broken components, and improving the energy efficiency of the home. DeMarzo noted there is sufficient equity in the home to secure the requested loan amount of \$56,468. Because the total loan amount exceeds the \$20,000 policy threshold, a recommendation for a loan policy exception from the HCDC is needed in order to forward this request for City Manager approval.

Following a brief discussion, Commissioner Sorte moved, with Commissioner McCarthy's second, that the HCDC recommend City Manager approval of Ms. Findlay's request for a loan policy exception for an Emergency Repair loan in the amount of \$56,468. The motion passed unanimously.

IV. Administrative Policy Adjustments for Emergency Repair Loan Program

Introducing this item, Housing Division Manager Weiss noted that the policy up for review at today's meeting is for the Emergency Repair (ER) Loan Program. He explained that staff have reviewed the policy and the draft represents suggestions that would in most cases simply clean up the language of the policy and/or have it better describe what the City is actually doing. Other changes are intended to address issues that arise from time to time that staff feel the policy either hasn't addressed, or can do a much better job of addressing and in turn give staff the ability to make clearer, defensible decisions.

Weiss then directed Commissioners to a memo included in their packet regarding the administrative policy review of the ER program. He noted that one of the significant proposed amendments includes changing the loan program name. Weiss explained that the Emergency Repair Loan Program has carried that name since it was created in the early 1980s. When first implemented the program was intended to provide quick home repairs for critical issues, and that's what people who hear or read the name still tend to think. Over time, the program's focus has become more inclusive and as it operates today, it provides loan funding to carry out comprehensive repairs, some of which might be of a critical or "emergency" nature, but most of which are important but not necessarily time sensitive.

Following a discussion, it was the consensus of the HCDC to change the name of the ER loan program from Emergency Repair to Essential Repair, as suggested by Commissioner Saunders.

DeMarzo then directed Commissioners to a draft copy of the ER Loan Program administrative policy included in their packet, noting that staff had included suggested changes for HCDC's review. He noted that language was added to the "Purpose" area of the policy that more accurately describes the ER Loan Program today, including its efforts to support the City's sustainability efforts by improving the energy efficiency of the City's housing stock, and enhancing the ability of senior citizens and persons with disabilities to age in place and to function more independently within their homes.

Continuing, DeMarzo noted that another proposed change is to increase the maximum loan amount. He directed Commissioners to a table included in their packet that documented the average loan amounts for the City's rehab programs from FY 03-04 through the current fiscal year. DeMarzo explained that the average ER loan has increased significantly since the loan limit was increased to \$20,000 in September 2003. Staff is proposing an increase to \$30,000, but realizes that may not be enough to reduce the number of loans coming to the HCDC for a policy exception. However, as the overall number of loans per year seems to be trending upward again, and the amount of federal funding the City will have available in future years may continue to decline, staff is hesitant to set the limit, and the borrower expectations, too high. DeMarzo noted that staff is looking for direction from the HCDC on how to address this issue.

A lengthy discussion followed. Commissioner Saunders asked how staff prioritizes the scope of work for a project, especially if the customer is near or over the maximum loan amount.

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DeMarzo responded that the first priority is carrying out repairs determined to be critical to addressing safety and structural concerns, deferred maintenance, energy efficiency, and accessibility aspects of a home. He added that repairs such as painting dirty interior walls and replacing worn countertops and carpets are a lesser priority, although these repairs can be also be very important as they tend to improve the lives of the homeowners by creating a more pleasant and healthy environment.

Commissioner Berra asked if the City has had to turn people away due to a lack of funds. DeMarzo responded that this has not been the case so far, but could become more likely if rehab loan amounts continue to rise while the amount of federal funding continues to decline. Weiss added that if the maximum loan amount is increased to more than \$30,000, resulting in a smaller number of loans being brought to HCDC for review as loan policy exception requests, the City could be sending a message that the ER loan program is a much higher funded program than it really is.

It was the consensus of the HCDC to continue discussion during the next regular meeting regarding changing the maximum loan for the ER program.

Continuing, DeMarzo noted that language has been added to the draft ER administrative policy stating that the City's lien shall be in no less than second position. Weiss noted that this language brings the ER policy into line with the City's First Time Home Buyer and *NewHome* Buyer administrative policies. Commissioner Sorte suggested that the language be changed to reflect that the City prefers that its lien be in first position, and shall be in no less than second position, in order to show good care of the public's resources. Staff agreed that this would be a good statement and will insert it into the draft policy for HCDC's review at the next meeting.

DeMarzo then noted that staff has added language noting that customers may use the City's loan funds to cover soft costs that are HUD eligible. These include pest and dryrot inspections, engineering or design services, testing, and other investigative work necessary to define the scope of work. Also, regarding insurance, staff has inserted language noting that properties that are located within Special Flood Hazard Areas (SFHA) must purchase and maintain flood insurance protection as a condition of loan approval. DeMarzo noted that although this has been a requirement for loan approval, it has not previously been included as part of the policy.

Regarding the Owner-Contractor definition and restrictions portion of the policy, DeMarzo noted that in recent years the number of homeowners who have wanted to act as their own general contractor has increased. He added that sometimes the intent is to provide their own labor on the project. DeMarzo then explained that there are times when it is appropriate and efficient from both a time and expense perspective to have the owner act as the general contractor because they have the knowledge, skills and time to do so. On other occasions, though, it is clear to staff that a borrower acting as their own general contractor will result in a project that lacks organization, takes longer to complete, and may run over budget. DeMarzo noted that the goal is to have direction that will let staff use its discretion, with policy backing, to make the call when this issue arises in the future.

Commissioner Sorte suggested that the policy should stipulate that the owner shall not be allowed to act as the primary contractor for the project. He added that exceptions to this stipulation could be made after evaluating the scope of work, including any specialty trade work and safety aspects of the project, and determining whether the owner meets other criteria included in the draft policy, such as verifying training (such as lead safe work practices) and/or licensing and whether the owner has the necessary trade and professional skills to perform the work. DeMarzo agreed that adding this language to the policy will allow staff to better determine whether an owner is qualified to act as their own contractor when this issue comes up again in the future.

DeMarzo noted that the draft policy now also includes guidelines for time of project completion and payment requests. He noted that in recent years staff has seen the duration of projects lengthen. In some cases, especially for a complex and multi-phased project, staff expects a longer time frame; in others, though, owners (and in some cases contractors) slow the process down toward the end of the project, sometimes by several months, as the last available dollars are being spent. DeMarzo noted that this addition to the policy is intended to give staff the ability to push for completion when it is feasible to do so, and to get projects closed out in a more timely manner. He added that this issue regarding project completion is separate from what may be written in the construction contract between the owner and the contractor, which typically states that the contractor's work will be completed within 90 days.

Continuing, Grant Program Specialist Sechrist noted that staff is looking for direction from the HCDC regarding creating a workable definition for "dedicated retirement accounts." She noted that staff goes through an income certification process for each loan applicant, looking not only at income limits, but also at assets to determine which should be considered an asset vs. a dedicated retirement account. For non-retired applicants, staff currently considers a dedicated retirement account to be one that would require payment of a penalty for withdrawals before a set retirement age (IRAs, 401(k)s, etc.). Sechrist noted that for older applicants (beyond the withdrawal penalty age), it is more difficult to define a dedicated retirement account because while they can draw freely from their retirement accounts and other savings to meet their needs, applicants typically have no ability to replenish the account from wage earnings, and the amount of funds in the account is what they have available to use for living expenses for the rest of their lives.

Commissioner Sorte suggested using an actuarial table to determine how long a person will live and the maximum potential draw, and to use this information to calculate an asset limit on a case by case basis. Staff could then negotiate the maximum amount of a loan based on the applicants's projected annual income from the assests. DeMarzo responded that, as required by HUD, the definition of income must stay uniform and consistent, adding that the direction staff is looking for today is to establish a separate definition for assets and whether there should be a "ceiling" for an applicant who has a large amount of funds in their dedicated retirement accounts.

Following discussion, it was the consensus of the HCDC to notify applicants that funds in dedicated retirement accounts will be included in the income certification analysis. Weiss noted that staff will insert language into the draft policy regarding this point.

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In the interest of time, it was decided to continue the review of the ER administrative policy during the next HCDC meeting. Staff will bring back the policy amendments recommended by consensus today for a more formal recommendation in February so that the changes they allow may be implemented soon thereafter.

V. Other Business: FY 06-07 CDBG & HOME Allocations from HUD

Weiss noted that staff had just received the final numbers from HUD this morning regarding the City's FY 06-07 CDBG & HOME allocations. The CDBG allocation is \$560,000, down from \$620,000 allocated for FY 05-06. The HOME allocation is \$422,000, down from \$450,000 allocated for the current fiscal year. Weiss added that although the allocations for each program differ slightly from what staff had been projecting, the total of \$982,000 is very close to the projected amount.

There being no further business, the meeting was adjourned at 1:25 p.m.



Approved as submitted, February 15, 2006
LAND DEVELOPMENT HEARINGS BOARD
MINUTES
6:30 p.m., Wednesday, January 18, 2006

Present

Patricia Weber, *Chair*
 Bill York, *Vice Chair*
 David Graetz

Staff

Jim Brewer, Deputy City Attorney
 Fred Towne, Senior Planner
 Bob Richardson, Associate Planner
 Terry Nix, Recorder

SUMMARY OF DISCUSSION

| Agenda Item | | Held for Further Review | Recommendations |
|-------------|---|-------------------------|--|
| I. | Opening | | |
| II. | Public Hearing - Appeal of OSU Apperson Hall Historic Preservation Permit (HPP05-00034) | | Deny the appeal; uphold the Director's decision. |
| III. | Adjournment - 8:30 p.m. | | |

CONTENT OF DISCUSSION

I. OPENING:

The Land Development Hearings Board (LDHB) was called to order by Patricia Weber, Chair, at 6:32 p.m. in the Downtown Fire Station Meeting Room, 400 NW Harrison Boulevard.

II. PUBLIC HEARING:

Chair Weber welcomed citizens and reviewed public hearing procedures as follows:

A. Opening and Procedures:

Staff will present an overview followed by the applicant's presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant limited in scope to issues raised in opposition, and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Board may ask questions of staff, engage in deliberations and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by an earlier speaker; it is sufficient to say you concur with an earlier speaker without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Land Use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan. A list of the staff-identified applicable criteria for this case is available as a handout at the back of the room.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

B. Declarations by the Board: Conflicts of interest, ex parte contacts, site visits, or objections on jurisdictional grounds:

1. Conflicts of interest: None.
2. Ex parte contacts: Board members York and Graetz each read an article about this issue in the newspaper, but stated that this will not impact their ability to make a fair and impartial decision.
3. Site visits: Board members Graetz and York declared site visits.
4. Objections on jurisdictional grounds: None.

C. Staff Overview:

Associate Planner Bob Richardson reviewed the location, district designation, and zoning for the subject site. He explained that the site is subject to Chapter 2.9 of the Land Development Code, which regulates historic resources in the City. He reviewed the original application by Oregon State University (OSU), the Director's decision to deny the request based on a unanimous recommendation by the Historic Preservation Advisory Board (HPAB), and the subsequent appeal by OSU.

D. Legal Declaration:

Deputy City Attorney Jim Brewer stated that the Board will consider the applicable criteria as outlined in the staff report. Please direct testimony to the criteria in the staff report or other criteria that you feel is applicable. It is necessary at this time to raise all issues that are germane to this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of Appeals on that issue.

E. Applicant's Presentation:

Vincent Martorello, OSU Facilities Services Department, said OSU disagrees with the HPAB finding that this request is not consistent with the Secretary of the Interior's Standards for Rehabilitation. He said the requested nameplate represents less than 1% of the building face on the east side, and it is difficult to understand how this change is significant enough to warrant concern over architectural context. He noted previously- approved changes to the roofline and entrance, both of which represent more significant change to the building than this request.

Mr. Martorello made the following points:

- OSU retains the right to change the name of buildings on campus;

- The issue at hand is limited to the impact of the nameplate on the architectural appearance of the building;
- The name of this building has been changed in the past;
- A diligent but unsuccessful effort was made to contact the Apperson family about this proposal; and
- The name change has been approved by the State Board of Higher Education and OSU Administration.

Mr. Martorello explained that OSU has a long line of history, and building names need to reflect important contributions along the way. He asked Board members to review the Letter of Appeal submitted by OSU on December 27, 2005, and approve the request.

Brian Cobb, SERA Architects, Portland, Oregon, displayed photographs of Apperson Hall from the OSU archives. He showed a photo taken around 1900, noting the nameplate at that time said "Mechanical Hall." In a photo taken between 1916 and the early 1920s, he noted changes to the roof, the addition of a third story, and a new nameplate reading "Apperson Hall." He pointed out that the HPAB recently approved renovations to the building. The applicant believes the nameplate, which represents less than 1% of the building facade, should not be an issue, especially given Mr. Kearney's contributions to the College of Engineering. Mr. Cobb explained that he worked with Greg Strombeck, an OSU employee who is very experienced in historic structures and their restoration. The applicant proposes placing a cast stone sign over the existing nameplate. The new sign would be attached by drilling four to six holes on each facade, and could be removed and patched at some later date. Mr. Cobb noted that the edges of the panel could be sealed against the face to prevent moisture from collecting behind the nameplate. He said OSU also proposes placing an original portrait of Mr. Apperson in the main lobby, as well as a side panel that would have renderings and photos of the building from its construction to the present.

Board member York explained that he questions the necessity of the requested action. He acknowledged that OSU has the right to change the name of its buildings, but there are ample ways to honor donors while leaving architectural features intact, such as placing a monument sign at the entry of the building. The Benton Center, for example, still retains its original sign reading "Washington." Mr. Martorello said OSU's request is necessitated by the lack of state funding and the challenge to meet statewide initiatives, as well as by internal direction to provide outstanding facilities. He said colleges around the globe have looked for opportunities through private donations to make up for the shortfall of state funding. He is concerned that this issue is significant enough to impact the viability of the project, which he does not think falls within the purview of the HPAB.

Board member Graetz asked for Mr. Martorello's understanding of how historic resources are to be managed on campus, as outlined in the Campus Master Plan. Mr. Martorello said the University has agreed to survey historical resources, and has gone a step further by pursuing national historic designation. He said there is nothing in the Campus Master Plan in conflict with this request.

Board member Graetz stated that the Campus Master Plan lays out the process, which includes the professional opinion of those on the HPAB in decisions related to historic preservation. He said the HPAB issued a strong, unanimous opinion in this case, and asked whether Mr. Martorello feels that decision has merit. Mr. Martorello said an appeals process is built into the Land Development Code which gives any property owner the right to disagree with an opinion, even if they find merit with the process. He explained that this appeal is not meant to show disrespect to the process, but is made because OSU disagrees that the proposed change is inconsistent with the Standards. He said attempts are being

made to use similar materials, to record the history, and to protect historic features. To look at the nameplate as a defining feature of the building does a disservice to the building.

Board member Graetz asked for additional input regarding the argument that this change would be less than 1% of the building facade, which is insignificant as a ratio. He asked whether the argument would be the same if the proposal was to replace the panel containing "Oregon Agricultural College" (OAC), for example. Mr. Martorello does not view the change as insignificant in any derogatory way; the figure of less than 1% is cited to show the scale of impact. He said he cannot respond to the idea that a sign might be placed over the OAC panel because that is not realistic or feasible. He reiterated that the request to change the roof and plaza was approved, although those changes were much larger than this request.

Board member Graetz cited Standard 4: "Changes to a property that have acquired historic significance in their own right will be retained and preserved." He said the name Apperson has been associated with this building for more than 70 years, and he finds the argument that changing it does not comply with Standard 4 to be compelling. Mr. Martorello reiterated that the actual name change is not of issue tonight. Points of reference do not disappear because of a name change, and Kearney now represents as much significance to the College of Engineering as Apperson did all those years ago.

Board member Weber referred to information in the application about significant architectural features and already-approved changes. She said she doesn't want to make assumptions about how architecture communicates, and acknowledged that the name plate is small as a percentage of the building facade, but she asked to what extent that change matters to people. Mr. Martorello stated that, when looking at the building, the most prominent visual impacts will be changes to the windows, roofline, and entrance. Mr. Cobb agreed the previously-approved changes will be much more prominent than the new nameplate.

F. Staff Report:

Associate Planner Richardson pointed out the HPAB's unanimous recommendation that the Director deny the application for the reasons outlined on pages 5 and 6 of the staff report. Richardson said the HPAB found the application to be inconsistent with Standards for Rehabilitation 1 through 5, and 9, and staff does not make any recommendation to the contrary. He reviewed the LDHB's options: uphold the Director's decision to deny the request; approve the application as proposed; or approve the application with conditions.

G. Public testimony in favor of the application:

Rolland Baxter, 6002 SW Grand Oaks Drive, said he is an OSU Graduate in Civil Engineering, and Apperson Hall was practically his home for more than four years. He supports the appeal and thinks the letter from OSU provides ample response to support their conclusion. He submitted and read a proposed alternative finding of fact for consideration by the LDHB (**Attachment A**). Mr. Baxter is not sure he supports other name changes that have been done on campus, but knows that is how the system works; a donor making a significant investment should be recognized. He said the City and the University need to collaborate and cooperate; the University is the largest economic business in town and should be allowed to do what is needed to sustain itself.

H. Public Testimony in opposition of the application:

BA Beierle submitted and read written testimony into the record (**Attachment B**), in which she cited the Secretary of the Interior's Standards for Rehabilitation 6, 8, and 10, which do

not apply to this application/appeal; then cited Standards 1 through 5, 7, and 9 and reasons that the request does not comply with each. She requested that the application be denied because it fails to meet seven of the ten Secretary of the Interior's Standards for Rehabilitation and because ample opportunities exist to honor the donor in the new plaza or apart from the structure.

In response to an inquiry from Board member York, Ms. Beierle affirmed that she considers the name change to be an elective action on the part of the applicant, because there are other alternatives for honoring a donor. For example, when the Austin family donated \$20 million for an entrepreneurial center, it became known as the Austin Entrepreneurial Center at Weatherford Hall, retaining the original name of Weatherford Hall.

Carol Chin, 219 NW 23rd Street, said she submitted written testimony to the HPAB before their last meeting. She said she is an HPAB member, but is not representing that body this evening. She agreed with comments from Ms. Beierle. Ms. Chin is concerned that drilling holes into the existing stonework, or applying any adhesive, will accelerate weathering and may be one of the most damaging alternatives that the applicant could choose to pursue.

Carolyn Ver Linden, 644 SW 5th Street, submitted written testimony this evening, which was read into the record by Associate Planner Richardson (**Attachment C**).

I. Neutral Testimony: None.

J. Questions of Staff:

Board member Graetz noted that the previous approval for this site lists the sign and name change as a Development Related Concern and asked why the two requests were presented separately. Associate Planner Richardson recalled that the name change was not part of the first application, but there was discussion about the issue at the HPAB meeting. The request was not presented separately at the request of staff.

K. Rebuttal:

Vincent Martorello believes the implication that this request is elective and, therefore, of less importance, is not fair. He said OSU considers the name change to be part of its strategic plan and mission to provide educational opportunities and to compete worldwide. He disagreed with testimony from BA Beierle, noting that the HPAB has previously approved changes to the roof and plaza which result in significant changes to the resource that impact its historic context. Mr. Martorello stated that it is not fair to benchmark this decision prior to the previously-approved decision. He noted that the applicant has proposed methods to deal with potential damage from drilling holes, such as applying a sealant to prevent moisture from collecting behind the sign.

Mr. Cobb referred to testimony about Standards 7 and 9. He thinks the intent of Standard 7 is for cleaning purposes. He referred to Standard 9 and said the proposal to drill anchors and apply a sealant is a method which has been used in the past and is less damaging than gluing to the original facade.

L. Sur-rebuttal:

Carol Chin addressed the issue of drilling into the stonework. She said drilling is a mechanical process that causes damage and any sealant will accelerate weathering. She

noted that another building on campus, Education Hall, has experienced accelerated weathering due to the application of a sealant.

M. Close the public hearing:

The applicant stated he wished to waive a 7-day period to submit additional written argument.

Motion: Board member York moved to close the public hearing. The motion was seconded by Board member Graetz and **passed** unanimously.

N. Discussion and Action by the Board:

Board member York stated that he finds the summary of the HPAB recommendation in the staff report to be compelling, and he hasn't heard anything tonight to change his mind. He said approval of the request would clearly result in permanent and, he believes, unnecessary damage to a significant feature of a historic resource. He thinks the strongest arguments against approval are the Secretary of the Interior's Standards 2, 3, 4, 5 and 9.

Motion: Board member York moved to deny the appeal, thereby affirming the Director's decision to deny the Historic Preservation Permit request (HPP05-00034), based on findings in the December 2, 2005, staff report to the HPAB; findings as expressed during the December 12, 2005, HPAB deliberations and recorded in the minutes of that meeting; findings in the January 18, 2006, staff memorandum to the LDHB; and findings as expressed and recorded in the minutes of this January 18, 2006, LDHB meeting. Board member Graetz seconded the motion.

Board member Graetz spoke in support of the motion. He said he struggled with this decision more than he had anticipated. He does not find all of the arguments presented to be compelling; however, he does find Secretary of the Interior's Standard 4 to be compelling. He believes scale has another dimension - what people think about when they hear a name that has been a part of the community for 86 years. The idea that this name change is needed for economic reasons seems to be shallow; protections for historic structures have been put in place so decisions are not based solely on economics. Mr. Graetz said it appears that the HPAB gave this proposal a thorough evaluation, and he believes Standard 4 is strong enough to support denial of the appeal.

Board member York clarified that he assumes OSU has the authority to change the name of the building and that there may be a fairly simple permit process which would allow for the addition of a monument sign. He said his motion is to deny the appeal, which requests a physical alteration to the resource.

The motion **passed** unanimously.

O. Appeal Period:

The Chair advised that any person may appeal this decision to the City Council within 12 days of the signing of the Notice of Disposition.

III. **Adjournment:**

The hearing was adjourned at 8:30 p.m.

ATTACHMENT A

**PROPOSED FINDINGS
OSU APPERSON HALL HISTORIC PRESERVATION PERMIT
HPP05-00034
(SIGN CHANGE)**



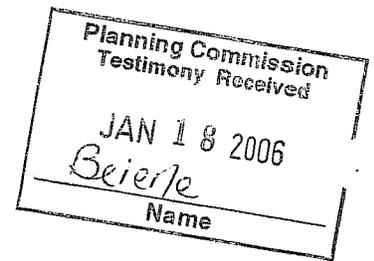
JANUARY 18, 2006

The sign alterations proposed comply with the Secretary of the Interior's Standards for Rehabilitation because the alterations will reasonably protect historical materials through adequate design and construction techniques. The sign alterations proposed will:

- provide for a minimum alteration
- preserve the historical character of the structure
- preserve a proper sense of historical development
- preserve the historical record and feature
- preserve craftsmanship by incorporating compatible materials and finishes
- use treatments that will protect and preserve historical features
- use treatments that preserve spatial relationships

ATTACHMENT B

City of Corvallis, Land Development Hearings Board
January 18, 2006
Testimony of BA Beierle



In reviewing this application, it is imperative for the LDHB to focus on the historic resource. Discussion of the civic merits or generosity of Mr. Apperson or Mr. Kearney are not germane to a historic preservation permit application nor appeal. It is equally important to focus only on the proposed change to an architectural feature that is under appeal, not other aspects of rehabilitation of the structure. The Historic Preservation Permit Application reviewed on December 12, 2005 addresses changes only to "changing building name by covering over existing carved stone bldg text with similar cast stone material with new name," and not changes to the historic form, character, or the use of the property. Consequently, discussion of these matters as stated in the applicant's letter of appeal is not relevant to the December 12, 2005 application, nor today's appeal.

Under current code, review criteria include the *Secretary of Interior's Standards for Rehabilitation*. Three Standards, 6, 8, and 10, do not apply to this application nor appeal. The proposed change to a significant historic feature fails to meet each of the remaining seven standards 1 - 5 inclusive, 7, and 9 upon which the HPAB unanimously determined their findings. The applicant's failure to meet these standards justifies denial of this appeal.

The standards that do not apply to this appeal are:

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The namestone "Apperson Hall" is neither missing nor deteriorated to the point where it requires either repair or replacement. Consequently, Standard 6 does not apply.

8. *Significant archaeological resources affected by a project will be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The proposed change does not impact archaeological resources; Standard 8 does not apply.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*

The namestone "Apperson Hall" is not a new building addition. Consequently the

reversibility test of Standard 10 does not apply.

The proposed change fails to meet each of the remaining seven standards 1 - 5 inclusive, 7, and 9 upon which the HPAB determined their findings:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, and spatial relations.*

X Since the proposed change to an architectural feature is entirely elective, it is unnecessary for the building's continued use. The proposed change to obscure the historic namestone with a new one, exceeds **minimal change to its distinctive features**, and consequently fails to meet Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property shall be avoided.*

X The proposed change alters a significant, defining feature of the dominant entrance on the primary facade of this structure, and as an elective change is completely avoidable. Standard 2 makes no reference whatsoever to percentages of change, but does say that **alteration of features that characterize the property will be avoided**. Consequently, the proposed change fails to meet Standard 2. Placing signs on the face of this building is like covering someone's eyes with 50 cent pieces. Percentage-wise it may not cover a significant area of the face, but it certainly substantially changes one's facial appearance.

Further, discussion of matters not under appeal is not germane.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

X Obscuring the name "Apperson Hall" distorts the physical record of the building. Moreover, the proposed change **creates a false sense of historicity** by suggesting the proposed new name, incised in similar letter to the 1919 ^{style} and in the same position, implies the new name carries the established tradition of the old. Consequently, the proposed change replaces the genuine record with a conjectural feature and fails to meet Standard 3.

4. *Changes to the property that have acquired historic significance in their own right will be retained and preserved.*

X The incised name "Apperson Hall" has been a defining characteristic of this historically significant resource for more than 86 years, and has thus **acquired historic significance**

in its own right. Consequently, the proposed change to obscure the namestone fails to respect this long-established building feature and fails to meet Standard 4.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

X Among other things, this building is characterized by its stone craftsmanship and distinctive incised stone features and details. Importantly, obscuring the name Apperson Hall fails to preserve this dominant, **distinctive feature**. The proposed change fails to meet Standard 5.

6. Not Applicable

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

X Since the proposed signage will require core holes to be drilled into the stone, the board must focus on the directive “if appropriate” in Standard 7. Since the proposed change is elective, and ample opportunities exist to honor the donor elsewhere where near the building, this proposed physical treatment is **not appropriate**. Consequently, the proposed change fails to meet Standard 7. Further, installation of signs – however conservative – damages historic stone work with fastening holes, and potentially damages the namestone with deterioration from water encroachment.

8. Not Applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.*

X This exterior alteration obscures an authentic historic materials feature. Further it does **not differentiate the old from the new**; on the contrary, the proposed change copies the old feature and presents a new sign as if it carried the tradition of the old namestone. Consequently, the proposed change fails to meet Standard 9.

10. Not applicable.

I respectfully request the application be denied, since it fails to meet seven of the ten *Secretary's of Interior's Standards for Rehabilitation* that are the review criteria for Chapter 2.9. Ample opportunities exist in the new plaza or apart from the structure to honor the donor.

The applicant suggests that OSU has established a precedent of changing the names of buildings on campus. While this is true regarding some resources, it is equally untrue for such historic campus icons as Weatherford Hall, Women's Building, Memorial Union, Waldo Hall, ~~Shepard Hall, Pharmacy Building,~~ and others. In these situations, the name on the building hasn't changed, and the historic name proudly remains in place and unobscured.

Thank you for your kind attention.

as an architectural feature

all outstanding rehabilitation.

*Austin Family donated \$20 million for
the Austin Entrepreneurial Center @
Weatherford*

ATTACHMENT C

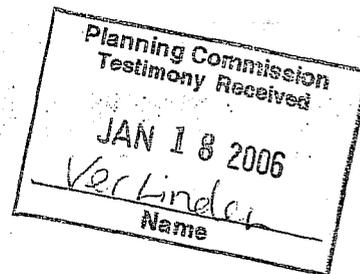
1/18/06

TO CITY OF CORVALLIS LAND DEVELOPMENT BOARD
FROM CAROLYN VER LINDEN

I SUPPORT THE HLAB DECISION TO REJECT THE IMPOSITION OF NEW NAME PANELS ON APPERSON HALL. AS NOTED IN THE TESTIMONY, IT VIOLATES MANY OF THE PROVISIONS OF THE SECRETARY'S STANDARDS OF REHABILITATION AS WELL AS DISHONORING THE HISTORIC CONTEXT OF THE BUILDING. NEW YORK CITY HAS DECIDED TO SELL ITSELF TO THE HIGHEST BIDDER BY CHANGING THE NAMES OF SUBSTANTIAL STRUCTURES TO THOSE CHOSEN BY LARGE DONORS — THIS IS A VERY DISTURBING TREND & I WOULD HOPE THAT CORVALLIS WOULD NOT FALL PREY TO SUCH "CHEAP" TACTICS. AN ALTERNATE SOLUTION HAS BEEN PROPOSED WHICH IS PERFECTLY ADEQUATE: ANOTHER SIGN W/ FRONT OF THE BUILDING WHICH NOTES THE DONOR'S CONTRIBUTION.

THANK YOU.

CAROLYN VER LINDEN
644 SW 5TH ST
CORVALLIS, OR
97333



**CITY OF CORVALLIS
MINUTES OF THE OPEN SPACE ADVISORY COMMISSION
JANUARY 10, 2006**

Attendance

Mary Buckman
Paul A. Hohenlohe
Janine Salwasser, Vice Chair
Philip B. Schary
Cary B. Stephens, Chair
Charlie Tomlinson, Council Liaison

Staff

Julee M. Conway, Director
Steve DeGhetto, Park Operations Supervisor
Terry Nix, Recorder

Visitors

Louise Marquering, 1640 NW Woodland

Absent

Margie Powell
Terri Valient

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for Further Review | Recommendations/Action |
|------------------------------|------------------|-------------------------|---|
| Call to Order | | | Called to order at 4:00 p.m. |
| Visitors' Propositions | X | | |
| Approval of Minutes | | | The December 13, 2005 meeting minutes were approved as corrected. |
| Staff Reports | X | | |
| Willamette Explorer Training | X | | |
| Outreach Strategy Discussion | | X | Postponed due to time constraints. |
| Adjournment | | | The meeting was adjourned at 5:25 p.m. |

CONTENT OF DISCUSSION

I. CALL TO ORDER

Chair Cary Stephens called the meeting to order at 4:00 p.m.

II. VISITORS' PROPOSITIONS

Louise Marquering, 1640 NW Woodland, referred to previous discussions regarding ways of communicating information about the Open Space Advisory Commission to the public. She said she recently attended a meeting of the Committee for Citizen Involvement (CCI), at which there was discussion about the possibility of including information about the City's Boards and Commissions in "The City" newsletter on a rotating basis. Director Conway advised that topics for the newsletter are submitted at least eight weeks in advance of publication. Submitted topics are reviewed and, depending on what is already scheduled for publication, may be scheduled for a future issue. Janine Salwasser suggested that an article about this Commission would be most effective if it is presented as part of a larger article about all of the Parks and Recreation Boards and Commissions. Chair Stephens noted that the Commission has an outreach strategy discussion pending.

III. APPROVAL OF MINUTES

December 13, 2005

Janine Salwasser requested two changes: 1) Page 3, the ninth paragraph, the first sentence, change *Corvallis Watershed Council* to *Mary's River Watershed Council*; and 2) the same paragraph, the second sentence, revise *watershed* so that it is not capitalized.

MOTION: Mary Buckman moved approval of the minutes as corrected. Paul Hohenlohe seconded the motion and it **passed** unanimously.

IV. STAFF REPORTS

Parks and Recreation Director Conway said she is pleased to officially welcome new Park Operations Supervisor Steve DeGhetto.

Conway advised that facilitator Cynthia Solie has completed her report on the boards and commissions process. The report has been reviewed by the Chairs and will be reviewed by the City Council on January 17 at 12:00 noon. The report will then be distributed to all boards and commissions members.

V. WILLAMETTE EXPLORER TRAINING

Janine Salwasser welcomed those present to the OSU Valley Library, Autzen Classroom. She said the Willamette Basin Conservation Project was a cooperative effort between Oregon State University, the Willamette Restoration Initiative, Defenders of Wildlife, and the University of Oregon, to make information on the Willamette Basin easily accessible through a digital library. She distributed "Willamette Basin Explorer Training Session" and said her intent is that, after the training, members will be able to navigate around the home page, make a custom map for an area of interest within the Willamette Basin, and generate a report on land use/land cover statistics

and conservation/restoration opportunities for an area of interest. She said Willamette Basin Explorer was created for use by the community; the web site is www.willametteexplorer.info.

Salwasser reviewed the background information, as outlined in her handout, and led a review of the information and links on the home page. She showed how to use the mapping tool wizard, search map wizard, advanced map tool, and statistics wizard, as well as how to add layers of information and data. Those present took several minutes to explore the website and create custom maps.

In response to inquiries, Salwasser stated that: 1) conservation and restoration data for some categories can be accessed through the search wizard; 2) several layers of information can be overlapped on the maps; 3) this is public information and the website addresses how the information may be used by others. She agreed to research and provide additional information regarding metadata.

VI. OUTREACH STRATEGY DISCUSSION

Discussion was postponed to the next meeting due to time constraints.

VII. ADJOURNMENT

The meeting was adjourned at 5:25 p.m.

CITY OF CORVALLIS
MINUTES OF THE PARKS AND RECREATION ADVISORY BOARD
JANUARY 19, 2006

Attendance

Kent Blumenthal
 Mary Buckman
 Kent Daniels, Chair
 Jerry Davis, Council Liaison
 Ellen Hooven
 Randy Keller
 Noel Mingo

Absent/Excused

Charles Fisher, Vice-Chair
 Allyson Sandago

Staff

Julee Conway, Director
 Steve DeGhetto, Parks Operations Supervisor
 Mark Lindgren, Recorder

Visitors

Greg Bostrom
 Rollie Bowers, 22214 Harris Rd, Philomath
 Gary Chapman, PO Box 1562
 Tom Penpraze, Public Works

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for Further Review | Recommendations |
|---|------------------|-------------------------|---|
| II. Review of Minutes | X | | |
| III. Visitors' Propositions | X | | |
| IV. Staff Reports | X | | |
| V. Board Member/ City Council Liaison Reports | X | | |
| VI. Corvallis to the Sea Trail Plan Update | | | Motion passed that the PRAB endorse the efforts of the Corvallis to the Sea Trail Partnership initiative and commend the volunteer C2Sea leadership for its vision, vigor and persistence in pursuing a C2Sea trail, following good stewardship practices, by which the citizens of the City of Corvallis and its surrounding communities will reap immeasurable recreation, leisure, education and personal health benefits for generations to come. The PRAB urges the City to give serious consideration to routes that may cross parts of the City of Corvallis/Rock Creek Watershed. The PRAB further recommends that the City of Corvallis provide whatever moral and legislative support, including a resolution of support that may be requested of it to assist in the development of a well-stewarded Corvallis to the Sea Trail. |
| VII. FY 06-07 Budget Discussion | X | | |
| VIII. Elections | | | Motion passed to elect Kent Daniels Chair and Charlie Fisher Vice-Chair. |
| IX. Adjournment | X | | The next Parks and Recreation Advisory Board meeting is 6:30 p.m., Feb. 16, 2006 at the main Corvallis Fire Station conference room. |

CONTENT OF DISCUSSION

- I. **CALL TO ORDER:** Chair Kent Daniels called the meeting to order at 6:36 P.M.
- II. **APPROVAL OF MINUTES.** Ellen Hooven moved and Kent Blumenthal seconded to approve December 15, 2005 minutes as presented; motion passed.
- III. **VISITORS' PROPOSITIONS.** None.
- IV. **STAFF REPORTS.** Director Conway reported that acting Parks Operations Supervisor Steve DeGhetto had successfully competed in being selected for the position. She highlighted a memo update to the mayor and the City Council regarding the Wildcat Park playground closure at Wilson School. The School District closed the facility about a week ago. The memo explains the background behind the closure and includes the assessment report done as an audit by an independent inspector hired by the district. There will likely be a number of newspaper articles on the closure in the coming months due to the impact on the community. The department is working closely with the district on the matter.

Another memo to the Council relates to discussions the Riverfront Commission has had with the Downtown Corvallis Association (DCA) Executive Director and board regarding the possibility of removing perimeter fencing at the Red, White and Blues Festival held annually at Riverfront Park. There have been a number of requests to remove that fencing; however, to do so would require the DCA to raise an additional \$12,000 to replace the gate admission revenue. In addition, the DCA typically raises about \$3,000 to \$4,000 in surplus revenue from the event that it uses as operating income.

The RFC suggested the DCA explore applying for an Economic Development Fund grant or other options to replace that gate admission revenue. The issue went to the City Council for direction; the Council last week sent the issue to the Human Services Committee for further discussion. The date to discuss this item has not been scheduled. There will probably be no change in the 2006 event unless the DCA is able to find additional sponsorship.

Director Conway clarified in response to Daniels' question that while there is no general fencing policy in parks, there is an administrative policy on fencing for Riverfront Park: Fencing is not permitted there (unless it relates to alcohol consumption). An exemption has been granted to the DCA for the event over the years to support the event financially. Daniels noted that a fair number of people have expressed concern to him about fencing off a significant part of the largest park in the center of the city on a national holiday. Director Conway suggested having mutual communication between the RFC and the PRAB first before any action is taken.

Director Conway reported that about 132 attended the second annual Polar Bear Swim at Osborn Aquatic Center, up from last year; there was a G-T article and photos of the successful event.

She highlighted the ongoing Parks System Development Charge (SDC) methodology update process, now about halfway through; Charley Fisher is representing the board, with Daniels as alternate. Further information will likely come to the board in February.

She distributed photos of storm flooding in different parks, including at Crystal Lakes Sports Field, the Mary's River/Dunawi Creek confluence, the Riverfront Park at Shawala Point, the north riverfront Aquathusiast boat launch area and the skate park area. She noted the photos show why there are no permanent structures at Crystal Lakes Sports Field.

The City Council heard a presentation and reviewed a report on the outcome of the Council's goal discussion. The Mayor will accept volunteers, one Councilor from each of the standing committees (the Urban Services, Human Services and Administrative Services Committees) to review the recommendations in the report and work with staff to see which ones should be implemented or need support to flesh them out.

Director Conway reported that board member Paul Harsono resigned, due to time commitment reasons; the mayor is seeking suggestions for a new member. She related that the mayor is appointing Greg Bostrom to the board; the Council will affirm him in several weeks. He is part of the Osborn Aquatic Center advocacy group and an advocate of parks citywide.

She highlighted a PowerPoint presentation in members' packets from the Oregon State Parks and Recreation Dept. to a group of statewide administrators and planners regarding the State Comprehensive Outdoor Recreation Plan (SCORP). Each agency contributed information that developed the plan, so it reflects the needs and desires of community agencies like Corvallis Parks and Rec throughout the state. The presentation is a synopsis of key points within the plan related to the specific topics of obesity, demographic analysis of future recreation needs and how minority populations use parks in Oregon.

Daniels pointed out that graphs on Oregon outdoor recreation show significant reductions in participation in several different outdoor activities, such as picnicking and camping, from 1975 to 2002. Kent Blumenthal added that a recent Oregonian article found that there are fewer hunters and fishers; there is concern for impacts on the habitat due to reductions in funding from those licenses.

Director Conway noted the next Ad Hoc meeting is scheduled for March. Because the usual meeting place at Burtons is no longer available, she suggested the board discuss in February what it would like to do in future for those meetings. For example, Elmer's is available for early dinner meetings (but not breakfast).

Kent Daniels asked for more information regarding the estimate in the December minutes of \$30,000 to \$40,000 being needed for improvements for the relocated community gardens at Starker Arts Park. Director Conway replied that that is a very preliminary estimate. The plan is being finalized with stakeholders; from that, staff will develop firmer estimates of what will be required for irrigation, bed development, etc. Also, it would be a build-out process, with areas, pathway systems, material storage areas (involving concrete or other hard surfacing), etc.

The department is working on the project collaboratively to find the resources to fund the new gardens, as the proposed garden is broader in scope than the former garden. She emphasized that the department agreed to help contribute to a portion of the relocation costs; the department can provide some in-kind services and seek some financial or in-kind support from stakeholders grants with stakeholders, who will themselves also have to come up with some resources. A written, formal agreement with the stakeholders would be developed. The new garden should be ready for planting in the next growing season.

Operations Supervisor Steve DeGhetto added that community gardeners have come up with a very well thought-out conceptual plan, including areas for accessible garden plots and an area for a small orchard. An existing water line can be relatively inexpensively tapped into and tilling and layout can be done in phases. The Youth Garden Project will probably be on the lower terrace, with permanent plants such as fruit trees planted to the east, transitioning well with the landscaping of the adjoining neighbors and that of Starker Arts Park.

DeGhetto reported that the Parks Division held a planning retreat last week. It looked at how the division was structured, at resources, who could do what and how important services could be delivered. Staff has developed a new structure focusing on the natural resources side and the buildings and facilities sectors in order to better deliver services, using a simplified budget process with a new accounting structure with a project link.

Staff is currently working with consultants on planning for the Sunset Park renovation, including removal of the north ball field and how to recycle equipment there, in keeping with the City sustainability goal. The department will pursue Salmon Safe certification for all parks in 2007-08 depending upon funding; the City ESA response plan, the integrated vegetation and pest management program and natural features study will form a good baseline for it.

Following stormy weather, staff is looking at preventative tree removals throughout the city and hazard tree problems that must be addressed. The Urban Forestry program is working on revisions to the Hazard Tree policy. The "Trees to Treasures" program offers wood from trees removed throughout the community for use by the Woodworkers Guild to make different products; it netted the Urban Forestry Fund about \$1,200 from holidays sales.

If a Recreational Trails grant proposal is successful, it would fund improvements to the Bald Hill trailhead parking lot at the Oak Creek Road.

- V. **BOARD MEMBER/CITY COUNCIL LIAISON REPORTS.** Kent Daniels introduced new board member Mary Buckman. She highlighted her experience on the City Council and Planning Commission; she is currently a member of the Open Space Commission and works as a biometrician and fish biologist at the Oregon Department of Fish and Wildlife.

City Council Liaison Jerry Davis highlighted a question in the Citizen Attitude Survey which found that 82% of respondents stated that they used parks, trails and open space; this was the highest use of any service, including the library. Another question focused on what respondents felt was valuable; parks and recreation registered 96.8%. He noted it is a very important function and people recognize that.

Davis reported that Benton County received a Habitat Conservation grant from U.S. Fish and Wildlife for \$568,000, which will be used to help locate and inventory habitat for endangered species identified in the grant. The species include Fender's blue butterfly, Taylor's checkerspot butterfly (a species of concern) and others. These species tend to be located in upland prairie; while there is less than 1% of this habitat remaining in the valley, about 12% of this is in Benton County.

Kent Daniels reported he attended the opening ceremony for the renamed Martin Luther King Park on Martin Luther King Day. The ceremony was set up by the Community Services Office at OSU and attended by thirty to forty.

The Land Development Hearing Board approved the proposed removal of the Planned Development (PD) overlay from Sunset and Starker Arts Parks.

- VI. CORVALLIS TO THE SEA TRAIL PLAN UPDATE.** Director Conway introduced Gary Chapman, Chair of the Corvallis to the Sea Partnership. He gave a PowerPoint presentation to the City Council at their Nov. 21, 2005 meeting. The Council asked him to take the proposal to the PRAB to develop a draft resolution regarding the project that could come back before the Council. Staff would like the board to send their intent or message on the project to the Council, who will craft it into something more formal.

Chapman gave a PowerPoint presentation to accompany the 27-page written description of the plan in the board's packets. He said the vision of the effort of the last three years is to establish a hiking, equestrian and mountain biking trail system that links Corvallis to the Pacific coast. It is rare in Western Oregon to have the opportunity to have a multi-day trip or to be in the Coast Range without having to drive there. He said that since organizing began in 2003, over 4,000 hours of volunteer effort have gone into the project.

Chapman noted that priorities in selecting routes included choosing public lands when feasible, minimizing new trail construction, maximizing use of discontinued roads and having alternate routes available for use during forest management activities. Potential routes have been extensively explored over three years.

He noted that the segment between Corvallis to Mary's Peak has proved the most difficult to find a route across; he described the two most viable routes. The south route of these includes an option for passing along the Old Peak Road, which was formerly public right-of-way until the 1980's.

Portions of the south route also pass along the boundary of the City Watershed, which has historically been a concern for the City of Corvallis, and remains an issue to be discussed and addressed. Chapman displayed the routes on an overhead map, highlighting details of the City Watershed. He noted that currently there are small segments of roads in the watershed as well as a number of Forest Service trails used by hiker, bikers and occasionally equestrians. He stated that if the Corvallis to the Sea Trail used the Old Peak Road as part of the route, the recreational trail would not actually be adding much impact to the water supply. There are now about 9.7 miles of recreational trail in the water supply drainage; the use of this route would only add 0.6 miles to that, which would be on a ridgeline.

He stated it was critical to get landowner approval to get from Corvallis to Mary's Peak. In the past, the City once took the position of denying use of a different route; subsequently, private landowners felt that if the City refused use of its land for a trail route, then they did not feel compelled to give permission to have their own land crossed. Chapman said the current proposed route is much more viable and Public Works will probably find it acceptable, given proper management.

The Corvallis to the Sea Partnership is proposing funding construction, all maintenance, signage and fundraising, so there should be minimal expenditure and effort required by public agencies. Liaison Jerry Davis noted the project has a broad, diverse working group of many individuals and organizations. Chapman said the core working group includes representatives from Oregon Equestrian Trails, Corvallis Trail Riders, a coast bicycle club, the Mary's Peak Chapter of the Sierra Club, the American Hiking Society, etc; each group has hundreds to thousands of members

in Western Oregon. Chapman added parts of the trail would also offer opportunities for people to drive out for day hikes and overnight use.

The group is looking at contractors to perform environmental assessments, which he estimated should take about two years. During that time, the group will further develop its management plan, including siting trailheads and camping locations and working out easement arrangements with private landowners.

Chapman stated that getting the approval of the City of Corvallis for the project is critical, especially given the history of the project. He added that such approval would appeal to landowner's civic pride. He added that the Oregon Recreational Trails Advisory Council and both Benton and Lincoln County Commissioners have passed resolutions endorsing the project. He clarified that the group does not yet have 501(c)(3) status, but is currently working with a group that does in order to have some of its activities funded tax-free. He estimated the group currently has about a \$1,000 bank balance.

Randy Keller stated that based on the presentation, the group has a very clear concept of concerns and issues, which builds confidence. He cited the example of the Florida Trails Association, which had a similar proposal, which instituted a membership system in order to facilitate crossings of private lands linking to public lands in order to ease concerns of private landowners. Chapman replied that he would prefer to avoid such arrangements, but easement agreements with private landowners would probably contain a way for landowners to opt out if there were problems. A more developed C2Sea website will contain information on trail closures; also, signage will differentiate between crossing public and private land.

Dr. Rollie Bowers, 22214 Harris Rd, Philomath, stated he was a hiker and a landowner along one of the proposed routes and was very much in favor of the project, which would be a real asset to the community. He stated that the proposed trail route was at the very highest perimeter of the Corvallis Watershed, far from any streams. There is no reason to deviate from that existing cleared gravel trail. Approval of the project by the City of Corvallis would give private landowners confidence that they should also be in favor of the project. Given the statistics cited earlier about reductions in camping and hiking, this would help give people a compelling reason to get out of the house.

Ellen Hooven stated that she approved the statement in the draft regarding rights of landowners, which should appeal to and reassure landowners. Bowers added that when discussing trails that cross private lands, these are usually trails that are already there, used for logging trucks and other egress. Bowers added that there is an advantage in having users monitor areas; also, hikers, bikers and equestrians generally tend to be wholesome and respectful of others' property. Chapman added that most crossings of private land are open roads, which tend to be little used currently, except for some driving pickups and drinking on weekends.

Tom Penpraze, Utilities Division Manager for the City of Corvallis, stated the Public Works Department is charged with managing the watershed property. It also has a Watershed Management Advisory Commission (WMAC), which addresses water management, water quality and forest health issues. The City owns 2,500 acres of the 10,000-acre Rock Creek Watershed; the Forest Service owns the rest, which is where the City currently operates water intakes (water intakes on City property are currently unused).

Penpraze related that a previous BLM-backed Corvallis to the Sea Trail proposal went through the middle of the watershed. After the Watershed Management Advisory Commission held several public meetings and had numerous discussions with federal and state agencies to get input, it recommended that the City Council deny the request for a trail through the Watershed, which the Council did, unanimously.

He noted Public Works has had several meetings with members representing the current effort. While staff is in general support of the Corvallis to the Sea Trail proposal, it has a few concerns and perspectives as land managers. Water quality is their primary concern. They are concerned about the destructive behavior of the occasional irresponsible individual, including the occasional aberrant bikers coming down from Forest Service property. Campfires have sometimes been found in the tinder-dry forest, along with beer cans and destroyed signs and gates and vandalism. The City portion of the watershed is currently closed; the Forest Service portion is described as restricted access watershed.

The Public Works Department currently has an RFP out for a watershed stewardship management plan and is currently evaluating proposals it has received. A consultant to help develop the plan should be hired by February 2006 and the plan should be completed by December 2006.

The WMAC, through its public process, helped develop a vision statement for the Corvallis Watershed: "The City-owned portion of the Rock Creek Municipal Watershed is a professionally managed, healthy ecosystem of diverse forest and productive habitat for all species in the Watershed". The WMAC and the community also developed a set of principles guiding the stewardship concept. These include: To be a good neighbor and integrated into the larger landscape and watershed, recognizing that the other property owners there are contiguous to the City-owned lands; a watershed resilient to fire, invasive species, insects and disease; access is controlled to minimize risks of fire, water contamination, and invasive species introduction; available for limited educational, recreational and research opportunities and dedicated to supporting high-quality production for the City of Corvallis".

Penpraze summarized that the proposed route of the trail is acceptable from a water quality and quantity standpoint. However, there are concerns regarding invasive species being brought in by horses, bicycles and pedestrians; erosion caused by users going off-trail as well as the possibility of horse feces being washed by rain down slope into streams. He suggested coordinating any plans for the site with the WMAC, particularly regarding details of supporting the trail concept.

Mary Buckman asked where the water from Rock Creek and the Willamette River were mixed together; it seemed to her that if the community were drinking from the Willamette anyway, the proposed impacts to Rock Creek would likely be minor. Penpraze stated that one could not tell the difference between the two from a water quality perspective after they have been treated. He added that the cost of treating Rock Creek water is about half the cost of treating Willamette water; the two get mixed around Bald Hill after treatment. The multibarrier approach of providing safe drinking water is that preventing any contaminants from getting into the water in the first place minimizes the extent and cost of treatment later.

Daniels observed that other water systems in the U.S. have experience with roads and heavy trail use in watersheds and adjacent to reservoirs. Penpraze replied that managers of such systems must do mitigation to deal with such use.

Buckman asked if there was a possibility that having a trail there in a more formal way could reduce some of the problems that Penpraze cited (i.e., fire and alcohol consumption), since there would be more eyes on the area; their presence could discourage bad behavior. Penpraze said there is no way to know.

Daniels noted horses use the Pacific Crest Trail heavily; he asked if there had been a concern for invasive species there.

Davis pointed out that it was the County's experience that if you get people out in areas (such as with the Willamette Canoe Trail), people develop an appreciation for the area and it engenders a feeling of wanting to protect it.

Dr. Bowers stated he appreciated the concerns expressed by Penpraze, but in his experience, hikers generally pick up trash. He added that it is a very windy area, so it has already been insulted by invasive plant species blown in, yet the forest there appears to be very healthy. Also, the relatively mature canopy does not encourage invasive species to get started. He noted that horse feces would generally contain local hay with local seeds. So, while Penpraze's stated concerns are valid issues, they are not significant ones in regard to this proposal.

Kent Blumenthal moved and Ellen Hooven seconded that the PRAB endorse the efforts of the Corvallis to the Sea Trail Partnership initiative and commend the volunteer C2Sea leadership for its vision, vigor and persistence in pursuing a C2Sea trail, following good stewardship practices, by which the citizens of the City of Corvallis and its surrounding communities will reap immeasurable recreation, leisure, education and personal health benefits for generations to come. The PRAB urges the City to give serious consideration to routes that may cross-parts of the City of Corvallis/Rock Creek Watershed. The PRAB further recommends that the City of Corvallis provide whatever moral and legislative support, including a resolution of support that may be requested of it to assist in the development of a well-stewarded Corvallis to the Sea Trail. Motion passed unanimously.

Daniels stated that he and Director Conway would put together a letter from him, as chair, to the City Council, with this language in it as a separate document.

- VII. FY 06-07 BUDGET DISCUSSION.** Director Conway reported the City Council would be meeting January 24 to get an introduction on the budget and to discuss the CIP. She will present the current and next year's department budget at the January 26 Council meeting. Each department's PowerPoint presentations on their budgets will be posted at the City website and broadcast on an ongoing basis on TV Channel 21.
- VIII. ELECTIONS.** Mary Buckman moved and Kent Blumenthal seconded to nominate Kent Daniel as Chair and Charlie Fisher as Vice-Chair; motion passed.
- IX. ADJOURNMENT.** Meeting adjourned at 8:37 P.M.

**CITY OF CORVALLIS
MINUTES OF THE RIVERFRONT COMMISSION
DECEMBER 8, 2005**

Attendance

Kent Buys
Ray Harris
Jeff Katz, Chair
Susan Lisser
David Livingston
Holly Peterson
Janet Ranzoni
Stephanie Wessell
Patricia Daniels, Council Liaison

Staff

Jon Katin, Public Works
Mark Lindgren, Recorder
Jackie Rochefort, Planner

Visitors

Joan Wessell, DCA Exec. Director

Absent/Excused

Laura Johnson
Katie McLellan

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for Further Review | Recommendations |
|---|------------------|-------------------------|---|
| II. Visitors' Propositions | X | | |
| III. New Member Welcome | X | | |
| IV. Review of Minutes | X | | |
| V. Staff Reports | X | | |
| VI. Airport Mitigation Site Selection | X | | Motion passed to endorse the airport mitigation site selection proposal. |
| VII. Red, White and Blues Festival-Fence Staging Discussion | | | Motion passed to disallow fences as of January 1, 2007. Motion passed that the RFC file for intent to apply for Economic Development Funds by Jan. 30. |
| VIII. Committee Reports | X | | |
| IX. Adjournment | X | | The next Riverfront Commission meeting will be at 4 p.m. March 9, 2006, at the Parks & Rec conference room. |

CONTENT OF DISCUSSION

- I. **CALL TO ORDER:** Chair Jeff Katz called the meeting to order at 4:05 p.m.
- II. **VISITORS' PROPOSITIONS.** None.
- III. **NEW MEMBER WELCOME.** Chair Jeff Katz reported that Ronald Naasko had resigned, relating that Naasko felt his efforts could be more effective in other areas.
- IV. **REVIEW OF MINUTES:** Dave Livingston moved and Janet Ranzoni seconded to approve September 8, 2005 minutes as presented; motion passed.
- V. **STAFF REPORTS.** Planner Jackie Rochefort distributed a memo from Finance Director Nancy Brewer regarding the budget planning process. She gave an update on the SDC methodology process.

Rochefort reported a consultant has been selected to assist in the Willamette Greenway permit process and North Riverfront design. Stakeholders will be identified to participate in a stakeholder group; Dave Livingston volunteered to represent the commission. She noted there is already a master plan for Willamette Park, so little design work would be needed there.

Design work is ongoing on Sunset Park. The department is proposing removing the Planned Development (PD) overlay zone at Sunset and Starker Arts Parks, leaving them zoned single-family residential. (All parks have been zoned single-family residential since the 1960's, unless they have a PD). The proposed change avoids a time-consuming, expensive duplication of the public process required for improvements to those two parks.

Kent Buys had to leave in order to respond to an urgent business matter.

Katz related that letters of intent to apply for Economic Development Fund grants are due January 30, 2005; the full request is due in February. He suggested the matter be discussed at the next subcommittee meeting. Funding suggestions included planting bulbs; benches and picnic tables. Rochefort recalled that previous commission discussion had suggested that adding picnic tables and benches near the Jackson Plaza fountain was a low cost safety fix; however, it was not now in the budget.

There was a suggestion for additional lighting for the multimodal path in the southern end of Riverfront Park, by Shawala Point. Rochefort noted that such funding was not in the CIP; she added that there had been a Shawala Point Advisory Committee, but it has not met for several years. Livingston noted such lighting would be controversial, since some citizens do not want the area to be lit. Daniels observed that without lighting, women couldn't safely use the path there. Stephanie Wessell added that several women have told her that they feel the lack of lighting there makes that section of path unusable to them. Rochefort stated that CIP projects must be over \$10,000 in value (if there is no electricity there, the project could be well over \$10,000); smaller projects can sometimes be funded from operations funds.

Ray Harris noted there is an active horseshoe association; perhaps horseshoe courts could be placed under the bridge in south Riverfront.

Janet Ranzoni suggested applying for funding to rebuild the viewing platform down the bank from Madison Plaza. She noted restoring it would actually be safer, since many are now scrambling down the bank to reach the remaining concrete foundation; Livingston added that that scrambling was destroying the bank. He noted the platform may have been removed because of possible risk associated with it, it may not have met ADA specifications or there may have been Greenway issues. Daniels suggested contacting Public Works to find documentation on the structure.

Susan Lisser suggested applying for funding that would allow removal of the fence at the Red, White and Blues Festival. Liaison Patricia Daniels added that festivals often apply for such funding. Livingston suggested applying jointly with DCA for funding to replace gate receipts to increase the chances of approval; replacing the gate makes it a riverfront issue.

VI. AIRPORT MITIGATION SITE SELECTION. Jon Katin of the Public Works Department stated the effort is to try to get on the governor's "Shovel Ready" program for the airport industrial park. The airport is City property; the City is seeking to make it possible for additional industrial businesses to come. The major challenge there is the wetlands. Following a delineation, it turned out that a conceptual mitigation plan also had to be done. As part of this mitigation, the City must physically identify exactly what it is going to do. He emphasized that while the industrial park was City-owned, it receives no general fund or property tax funds; all expenditures there are based on revenues earned at the airport.

Following evaluations, it appears that the most viable mitigation sites are at the Berg Park or the former MLK Park. He contended that the mitigation was a win-win proposition, because growth at the industrial park would occur in an area truly zoned industrial and mitigation funds would improve wetlands at a mitigation site. Katin noted the Parks and Rec Advisory Board passed a motion endorsing the mitigation and stated he would like a similar supporting motion from the Riverfront Commission.

Lisser asked whether mitigation would prevent a long-planned loop trail in the proposed mitigation area. Katin replied that the intent was to allow for that to occur as well as to look for other improvements that would allow the public to see healthy wetlands. He clarified that it is not likely that a trail could go *through* the wetland; going *around* it was more likely. Rochefort added that a boardwalk through it would work, though. Katin added that one of the conditions of the DSL on the wetland mitigations is that applicants must maintain it for at least five years to show that it stays healthy and viable. Rochefort noted that a viewing area and trails are included in the area's master plan, so the mitigation proposal is in keeping with what had been envisioned for the site.

Livingston asked whether a bike path would still be possible with a mitigation. Further study of maps found the group concluding that a bike path could not cut across the area east to west (unless it was on a boardwalk).

Katin stated the intent was to get most if not all of the mitigation credits from Berg Park, not the former MLK Park.

Livingston moved and Lisser seconded to endorse the airport mitigation site selection proposal; motion passed unanimously.

VII. RED, WHITE AND BLUES FESTIVAL- FENCE STAGING DISCUSSION. Joan Wessell, Downtown Corvallis Association Executive Director, related that the DCA committee for the event recently concluded that they did not have enough momentum at this point to do the necessary fundraising or enough sponsorship (that would be needed to replace a gate charge). Therefore, the committee is considering alternative locations, including Central Park. Rochefort noted that Parks and Rec must stagger major events there during the summer in order to allow the turf to recover; however, last year, DaVinci Days did not use the park. She added that DaVinci Days does fence off the park, leaving open the pathway area and the children's playground area. Rochefort noted that one possibility would be to defer a decision for another year to allow more time to come up with a decision.

Wessell noted that the Red, White and Blues Festival is about two weeks earlier than the DaVinci Days Festival. A move from the riverfront would probably hurt the festival, especially being further removed from the fireworks. She related that major sponsors for the event have not been found. She stated the DCA wanted to keep the event close to downtown. There is not adequate electricity or running water at an alternate site near the skate park.

Katz explained that earlier in the meeting, the commission had discussed partnering with the DCA to apply for Economic Development Fund funding (to replace gate receipts). Wessell stated that that was a good idea; the DCA receives around \$12,000 to \$15,000 each year from the EDF; however, there is no guarantee from year to year. Katz noted that that funding source was not reflected in the revenue section of the event budget that Wessell had given the commission. Katz asked if there was an additional offsetting expense; if not, then the event was much more profitable than the commission originally thought. It should have been taken into consideration when the commission was trying to replace the profit because it is part of the operating expenses for the year. Wessell stated that she could bring in a complete report from the bookkeeper's financials. Katz replied that he had hoped to give the DCA direction today.

Katz stated the commission was at a point where it had to make recommendations on how to replace the gate or do something different. Lisser stated the predominant feeling of the commission was that it would like to not have a fence. If the RFC and the DCA co-applied for EDF funding, that is a way that the RFC could support the festival. Katz added the request could demonstrate that this is economic development for downtown and the riverfront and that there is no other way of the event succeeding without getting more funding for it.

Daniels cautioned that the RFC should get an opinion on the proposal from the City attorney, since it is an official city entity joining with a private entity to apply for City funds. The idea is attractive if it is legal. She added that the funding is a gamble though; the EDF may well not fund the proposal. Livingston suggested co-applying for the 2007 event; however, it may not fit the EDF spending timeline.

Lisser suggested applying for funding for an element of event infrastructure, such as staging.

Katz stated that if the DCA is thinking of moving the event away from the riverfront, then the city is in danger of losing one of the really great things about the riverfront; the commission needs to do what it can. Wessell noted the DCA would not apply for EDF funds, if it is not allowed to put up a fence at the riverfront, in order to ensure adequate funding.

Daniels asked if the DCA had considered closing off one block of an east-west street that runs into 1st Street; sidewalks could remain open. Wessell replied there was an electricity issue. Katz noted that the non-business complaints have been regarding the fence in the park.

Katz asked if Wessell had enough volunteers or staff to contact all merchants from 1st to 4th Streets to explain that because of financing, the event may need to be moved and ask them what they would be willing to contribute in order to keep it there. Wessell responded that she would have to do it herself (she only has a half-time assistant).

Lisser stated she did not want to leave the DCA with the issue hanging over their heads for another year. Ranzoni noted that the concept has been circulating for a year; the commission was in this same position last year and this is just prolonging the agony. There are many complaints regarding the fence and it is against policy. Wessell noted that most of the complaints were regarding fencing off the fountain, which they did not do at the 2005 festival.

Livingston stated he was pleased to hear that the backup location was Central Park, as that is still downtown. Harris noted the riverfront fountain was a much higher attraction for kids than the play equipment at Central Park. The viability of the riverfront depends on the viability of downtown businesses.

Planner Rochefort departed.

Harris made a motion to remove the fence, if adequate funding is found to replace the gate; if it can't be found, then the fencing should remain for another year while other options are found; no second, motion failed. Lisser noted the RFC is not a fundraising body. Stephanie Wessell suggested the DCA document its efforts to generate funding to underwrite the event.

Dave Livingston moved and Ray Harris seconded to disallow fences as of January 1, 2007; motion passed unanimously. Katz added that this should give the DCA's appeals to merchants or other sponsors more urgency.

Katz will discuss the co-application to the EDF with City Attorney Scott Fewel.

Susan Lisser moved and Dave Livingston seconded that the RFC file for intent to apply for Economic Development Funds by January 30; motion passed unanimously.

VIII. COMMITTEE REPORTS. Harris reported he has completed planting bulbs from the north side of riverfront south to the post office, on the city side; these are all small stature daffodils, crocuses, etc. He reported he received a DCA grant for \$1,000 to plant bulbs. He toured the north riverfront with Forester Becky Merja to discuss adding color in that area, including the parking area. He proposed planting daylilies or fall-flowering asters along an orphan strip along the bridge bulkhead; they should help control weeds until ivy is established there. Katz observed that Ray was recently the recipient of the DCA Design Award for this work. Ray added that those small bulbs would also go into the bulbed intersections along Madison Avenue.

Livingston distributed handouts regarding the ODOT Van Buren Street Bridge stakeholders meeting; the group next meets in January 2006 and working on item #3.

Katz gave an update regarding the possibility of public parking being built under the Benton County Historical Society building site on 2nd Street. He related the City Council did not seem very interested in the project, largely due to the short timeline for financing it, as well as the presence of other expensive proposed projects on their docket. However, he heard inaccurate data regarding the costs of parking used during the Council discussion and the costs of building surface vs. non-surface lots. He related he realized the Council is still using information from outdated parking studies from six years ago. At that time, parking was not at the crisis level that is now being quickly approached. Further, the funding timeline was misstated to the Council; the Council will probably be soon getting new information from the BCHS.

The Council was originally told it had three months to come up with financing; however, there's a good chance that that timeline is closer to two years, since the BCHS is less than 30% completed on fundraising for their project (it has to be over 60% before construction proceeds).

Only the design work has a short timeline. He related the architect told him there are not major differences between designing with or without the underground parking. He added the Parking Commission's study and in-depth discussions to cure long-term parking issues show that this is one of the best spots for a parking structure, as well as it being a free piece of land. He related that he has written a letter to the Council on behalf of the Parking Commission stating the commission had unanimously decided the Council should consider the proposal. The Parking Commission will try to get the Council newer information on the cost of building different structures and to convince them that this is a higher priority. Katz stated he is convinced Corvallis needs a new parking study.

Daniels noted it is a Council goal to match major projects with funding strategies; the BCHS parking proposal would probably require bonding. There are other projects, including the Senior Center, that are already in the queue. There is considerable political capital involved, since there are a limited number of times that bond measures can go forward. She suggested getting the project into the CIP. The project is worthy of being weighed against other projects.

Katz noted that neither incremental financing nor floating a bond would be popular. He related that the Cascade West Council on Governments would immediately loan the project \$500,000. Katz estimated the parking project cost would total \$2.5 to \$3 million. He added that the Parking Commission has found that other possible sites are further and further away from the downtown core and so be less likely to be used. Harris added that underground parking is aesthetically superior. Livingston stated the proposal is a great opportunity. Daniels added the architect's assessment is good news. Katz cautioned that some BCHS board members would not want to wait.

Livingston reported the Van Buren Street Bridge was presented to the State Historical Preservation Office Nominating Committee in October. It was accepted and passed on to the National Park Service with a recommendation that it be listed on the National Register.

IX. ADJOURNMENT. Meeting adjourned at 6:30 P.M.

MEMORANDUM

To: City Council Members
From: Mayor Helen M. Berg 
Date: February 3, 2006
Subject: Appointments to Board and Commission

I am appointing the following persons to the indicated advisory board and commission for the terms of office shown:

Parks and Recreation Advisory Board

Tracy Noel
1915 Debord Street
Corvallis, OR 97333
Telephone: 231-1071 (H)
753-9211 (W)
Term expires: June 30, 2008

Tracy Noel is the director of the Corvallis Environmental Center and the program manager for the Youth Garden Project. She has lived in Corvallis for 13 years.

Public Art Selection Commission

Sara Krainik
1021 NW 32nd Street
Corvallis, OR 97330
Telephone: 754-2565 (H)
753-8546 (W)
Term expires: June 30, 2006

Sara Krainik is the Creative Director of brass/MEDIA. She was until recently with Fusion Design, of which she was one of the founders. A fiber artist as well, she will fill the position on the Commission for a member of the ArtCentric Board.

I will ask for confirmation of these appointments at our next Council meeting, March 6, 2006.

MEMORANDUM

To: City Council Members
From: Mayor Helen M. Berg *Helen*
Date: February 13, 2006
Subject: Appointment to Committee for Citizen Involvement

I am appointing the following person to the Committee for Citizen Involvement for the term of office shown:

Chris Nordyke
988 NW Sequoia Avenue
Corvallis, OR 97330
Telephone: 990-8050 (home)
Term expires: June 30, 2008

Chris Nordyke is a Health Specialist with State Farm Insurance. This year he is Vice President of the Downtown Corvallis Association.

I will ask for confirmation of these appointments at our next Council meeting, March 6, 2006.

MEMORANDUM

To: City Council Members

From: Helen M. Berg, Mayor *Helen*

Date: February 13, 2006

Subject: Vacancy on Downtown Parking Commission

I am declaring vacant the Downtown Parking Commission position previously filled by Todd Marsh, as Mr. Marsh has relocated out of the Corvallis area. Mr. Marsh's term expires June 30, 2008.

I would appreciate your nominations of citizens to fill this vacancy.

1012



MEMORANDUM

DATE: February 16, 2006

TO: Mayor and City Council

FROM: Ken Gibb, Community Development Director 

SUBJECT: Schedule Special Public Hearing to consider a potential appeal of a Zoning District Change and Tentative Subdivision (Satinwood District Change and Subdivision; ZDC05-00009/SUB05-00005)

Staff requests that the City Council tentatively schedule a public hearing on March 20, 2006, to consider a potential appeal of the Planning Commission's decision to approve the case noted above on February 15, 2006. The applicant requested approval of: (1) a District Change to remove a Planned Development Overlay from a vacant 10.12-acre property that is currently zoned Low Density Residential with a Planned Development Overlay (PD(RS-3.5)); and (2) a Tentative Subdivision Plat that would create 57 lots and associated tracts from the 10.12-acre parcel combined with an additional 5.89-acre parcel currently zoned RS-3.5.

Please note that this request is made prior to the expiration of the appeal period of the Planning Commission's decision, and therefore, the need for the City Council to hear the appeal may not occur. Additionally, until it is received, Staff will not know if the District Change request, the Tentative Subdivision proposal, or both components of the application have been appealed.

MEMORANDUM

TO: Mayor and City Council

FROM: Steve Rogers, Public Works Director 

DATE: January 30, 2006

SUBJECT: Permit to Occupy the Public Right of Way

ISSUE:

The agent for the Highland Medical Center project requests an Occupancy Permit (attached) to install a private storm water discharge pipe in the public right of way.

DISCUSSION:

T. Gerding Construction, acting as agent for Highland Medical Center, is requesting authorization to install a 15-inch storm water discharge pipe at the Highland Medical Center project on Highland Drive. The discharge pipe will occupy 44 feet of public right of way and will be privately owned and maintained. Storm water will be discharged through the pipe that relies on hydrostatic pressure for discharge in lieu of the desired gravity flow. Construction of a typical discharge pipe was not possible in this case due to a fiber optic duct bank encased in concrete in the proposed pathway. The Public Works Department approved this design as an alternate solution provided ownership and maintenance of the discharge pipe remains private. The property owner is required to adhere to City Municipal Code 3.02, Utility Regulations (Addendum A) and register the underground discharge pipe for future locates.

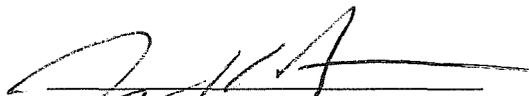
Approval of the Occupancy Permit is conditioned upon receipt of a \$100 application fee (received) and a pro-rated 2006 annual payment as of the effective date. The full annual fee of \$621.72 is indexed to the rate of inflation with each subsequent annual payment due by the last day of January.

RECOMMENDATION:

Staff requests Mayor and City Council authorize the City Manager to approve a Permit to Occupy the Public Right of Way as proposed.

Review and Concur:


Jon S. Nelson, City Manager


James K. Brewer, City Attorney

Permit to Occupy Public Right-of-Way

This permit is granted by the City of Corvallis, an Oregon municipal corporation, hereinafter referred to as "City", to Tandem Real Estate L.L.C. (Highland Medical Center), hereinafter referred to as "Permittee".

Section 1 Authority

1. The Permittee shall be subject to applicable Municipal Codes and Ordinances of the City including but not limited to those guidelines detailed in Corvallis Municipal Code chapter 3.02, relating to utilities, unless otherwise noted herein. Code chapter 3.02 is attached as Addendum "A".
2. Unless otherwise specified in this permit, any action authorized or required to be taken by the City may be taken by the Council or by an official or agent designated by the Council.

Section 2 Rights Granted

Subject to the provisions and restrictions of this permit and the Municipal Codes and Ordinances of the City, the City grants to Permittee the non-exclusive privilege to use 44 feet of the public right-of-way to extend one 15-inch storm water discharge pipe and manhole (Addendum "B") from the Permittee's Highland Medical Center project located at the intersection of Highland and Circle Boulevard.

This permit is granted subject to the City Manager's authority to prescribe which public right-of-ways will be used and the location within the public right-of-way. Permittee's use shall comply with the standard specifications of the City, and all other applicable Federal, State, and local laws and regulations. No work affecting the public right-of-way shall be performed by the Permittee without the express written consent of the City. Permittee shall register the private utility with the Oregon Utility Notification Center and shall keep the registration current for as long as the utility occupies the public right-of-way.

Section 3 Compensation

In consideration of the privileges and permit granted, Permittee shall pay to the City a one-time initial fee of \$100. In addition, Permittee shall pay to the City annually, Fourteen Dollars and thirteen cents (\$14.13) per lineal foot of public right-of-way accessed (44 feet). The total amount of the annual fee specified herein shall increase each year by a percentage equal to the change in the Consumer Price Index for urban wage earners and clerical workers for the Portland, Oregon metropolitan region for the prior year, published semi-annually, unadjusted for seasonal variations, as determined by the Bureau of Labor Statistics of the Department of Labor. Permittee shall make annual payments to the City on or before the last day of January for the calendar year immediately preceding. Within thirty (30) days of the termination of this permit, Permittee shall pay a pro-rata fee for the period from the end of the prior calendar year to the date of termination. With each annual fee payment, Permittee shall furnish a sworn statement setting forth the amount and calculation of the payment. The payment of the permit fee shall not be credited toward the payment of property taxes or payments in lieu thereof, nor any sales or income tax adopted by the City, nor credited toward any permit fees exclusive of this agreement. In the event the payment due under the provisions of this permit, that shall not be paid, or is underpaid, within thirty (30) days of due date, shall pay in addition to the payment, or sum due, interest at a rate equal to 9% per annum calculated from the date the payment was originally due until the date the City receives the payment.

Section 4 Term of Permit

This permit shall continue and be in force for a period of fifteen (15) years from and after the date this permit becomes effective, provided, however, that the City does not acquire ownership of the facilities subject to this permit and either the City or Permittee may, upon at least thirty (30) days written notice to the other prior to the expiration of each three (3) year period from the effective date, open this agreement to negotiate provisions therein including the per lineal foot rate. Otherwise, this agreement remains in effect.

Section 5 Hold Harmless Clause

Permittee shall indemnify, protect, defend, and hold the City of Corvallis and its officers, agents, and employees harmless against any claim for injury or damage and all loss, liability, cost, or expense, including court costs and attorney's fees, growing out of, or resulting directly or indirectly from any use by the Permittee of the public right-of-way.

Section 6 Notices

Whenever this permit calls for the providing of written notices to the parties, it shall be sufficient for notice to be sent by regular mail or delivered personally to the following locations:

For the Permittee: Tandem Real Estate L.L.C.
Highland Medical Center
Attention: Sammi Molvi
956 NW Circle Blvd.
Corvallis, OR 97330-1410

For the City: City of Corvallis
Public Works Department
Attention: Franchise Utility Specialist
PO Box 1083
Corvallis, OR 97339-1083

Section 7 Effective Date

This permit shall take effect _____.

The signatures below indicate the full acceptance of all of the terms and conditions provided herein.

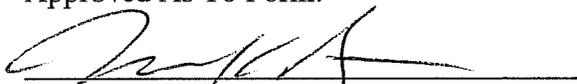
Permittee Representative and Title

Date

Jon S. Nelson, City Manager
City of Corvallis

Date

Approved As To Form:



James K. Brewer, Deputy City Attorney

Corvallis Municipal Code

Chapter 3.02

Utility Regulations

Sections:

- 3.02.010 Definitions.
- 3.02.020 Use of bridges and public places.
- 3.02.030 Existing facilities.
- 3.02.040 Public works and improvements not affected by franchise.
- 3.02.050 Safety standards and work specifications.
- 3.02.060 Control of construction.
- 3.02.070 Street excavations and restorations.
- 3.02.080 Location and relocation of facilities.
- 3.02.090 Rearrangement of facilities to permit moving of buildings and other objects.
- 3.02.100 Joint use.
- 3.02.110 Pruning of trees in easements.
- 3.02.120 Use of facilities by City.
- 3.02.130 Supplying maps upon request.
- 3.02.140 Indemnification; defense of suits against the City.
- 3.02.150 Termination of utility's use.
- 3.02.160 Removal of facilities.
- 3.02.170 Permit and inspection fees.
- 3.02.180 Penalty.

Section 3.02.010 Definitions.

- 1) Bridge - A structure erected within the City to facilitate the crossing of a river, stream, ditch, ravine, or other place, but does not include a culvert.
- 2) Facilities - As used herein, all privately-owned facilities located on, over, or under any street, bridge, or public place within the city.
- 3) Municipal purposes - All municipal purposes except telephone communications service to the public; includes, but is not limited to, the use of structures and installations for:
 - a) Municipal fire, police, and water department wires and equipment;
 - b) Municipal interdepartmental telephone, telegraph, and traffic signal systems;
 - c) Municipal fire alarm and police and traffic signals, signs, and equipment.
- 4) Person - Any individual, sole proprietorship, partnership, association, cooperative, corporation or any other form of entity or organization.
- 5) Public place - Any City-owned park, place, or grounds within the City that is open to the public but does not include a street or bridge.
- 6) Public rights-of-way - Include, but are not limited to, streets, roads, highways, bridges, alleys, sidewalks, trails, paths, park strips, public utility easements on private property, and all other public ways or areas, including subsurface and air space over these areas excluding public places.
- 7) Street - As used herein, a street, alley, avenue, road, boulevard, thoroughfare, or public highway within the City, but does not include a bridge.
- 8) Utility - As used herein, every public utility operating for a period of 30 days within the City without a franchise from the City and actually using the streets, bridges, and public places of the City. (Ord. 2003-17 § 1, 05/19/2003; Ord. 87-08 § 1, 1987; Ord. 82-77 § 100.01, 1982; Ord. 70-98 § 1, 1970)

Section 3.02.020 Use of bridges and public places.

No utility may use or occupy any bridge or public place unless it has first obtained the permission of

the City for that use or occupation and unless the utility complies with any special conditions the City desires to impose on such use or occupation.

(Ord. 70-98 § 2, 1970)

Section 3.02.030 Existing facilities.

All facilities maintained by a utility within the City on September 8, 1970, shall be deemed to be permitted and consented to by the City, and the location of those facilities is approved, all subject to the rights of the City as provided herein.

(Ord. 70-98 § 3, 1970)

Section 3.02.040 Public works and improvements not affected by franchise.

The City reserves the right to:

- 1) Construct, install, maintain, and operate any public improvement, work, or facility.
- 2) Do any work that the City may find desirable on, over, or under any street, bridge, or public place.
- 3) Vacate, alter, or close any street, bridge, or public place.

(Ord. 70-98 § 4, 1970)

Section 3.02.050 Safety standards and work specifications.

1) All facilities of a utility shall at all times be maintained in a safe, substantial, and workerlike manner.

2) The location, construction, extension, installation, maintenance, removal, and relocation of the facilities of the utility shall conform to:

a) The requirements of State and Federal statutes, and regulations adopted pursuant thereto, in force at the time of such work;

b) Such reasonable specifications, in force at the time of such work, as the City may from time to time adopt to supplement State and Federal statutes and regulations and which are consistent therewith.

c) All applicable performance tests and technical standards as referenced in 47 CFR, Part 76.601 and 76.605 as amended at 65 FR 53616, Sept. 5, 2000 and at a minimum, meet or exceed the cumulative leakage index test requirements as referenced in 47 CFR, Part 76.611 as amended at 58 FR 44952, Aug. 25, 1993 if such utility provides cable television services.

3) For the purpose of carrying out Subsections 1) and 2) of this Section, the City may provide such specifications relating thereto as may be necessary or convenient for public safety or the orderly development of the City. The City may amend and add to such specifications from time to time.

(Ord. 2003-13 § 1, 04/21/2003; Ord. 70-98 § 5, 1970)

Section 3.02.060 Control of construction.

1) The City reserves the right to reasonably determine the location of any construction, extension, or relocation of any of the service facilities of the utility, and the utility shall not continue with any construction, extension, or relocation of any of its service facilities upon notification by resolution of Council that the City disapproves of the location.

2) If required by Council, the utility shall file maps with the City showing the location of any construction, extension or relocation of any of the service facilities of the utility and shall obtain approval from the City of the location and plans prior to commencement of the work. The City may require the utility to obtain the City's consent before commencing the construction, extension, or relocation of any of its service facilities.

(Ord. 70-98 § 6, 1970)

Section 3.02.070 Street excavations and restorations.

1) Subject to the provisions herein, the utility may make necessary excavations for the purpose of installing, maintaining, and operating its facilities. Except in emergencies, prior to making an excavation in the traveled portion of any street, bridge, or public place, and when required by the City, in any untraveled portion of any street, bridge, or any public place, the utility shall obtain from the City approval of the excavation and of its location.

2) Except as provided in subsection 3) of this Section, when any excavation is made by the utility, the utility shall promptly restore the affected portion of the street, bridge, or public place to the same condition in which it was prior to the excavation. The restoration shall be done in strict compliance with City specifications, requirements, and regulations in effect at the time of such restoration. If the utility fails to restore promptly the affected portion of a street, bridge, or public place to the same condition in which it was prior to the excavation, the City may make the restoration, and the cost of making the restoration, including the cost of inspection, supervision, and administration, shall be paid by the utility.

3) The City may require that any excavation made by the utility on any street, bridge or public place be filled and the surface replaced by the City, and that the reasonable cost thereof, including the cost of inspection, supervision, and administration, shall be paid the utility.

(Ord. 70-98 § 7, 1970)

Section 3.02.080 Location and relocation of facilities.

1) All facilities of the utility shall be placed so that they do not interfere unreasonably with the use by the City and the public of the streets, bridges, and public places and in accordance with any specifications adopted by the City governing the location of facilities.

2) Council may by resolution require the utility to move or relocate any of its facilities whenever:

a) The movement or relocation is for the public convenience or necessity.

b) Council finds the movement or relocation necessary for the construction, installation, or maintenance of any public work or improvement, including works and improvements by State and other public agencies. Public work of improvement as used herein shall not include utility facilities to be owned, constructed, installed, or maintained by any public body or agency for retail distribution.

3) The utility shall bear the expense of any movement or relocation of its facilities required pursuant to this Section. If the utility fails to comply with any requirement of Council made pursuant to this Section, within a reasonable time designated by Council, the City may remove or relocate the facilities at the expense of the utility.

(Ord. 70-98 § 8, 1970)

Section 3.02.090 Rearrangement of facilities to permit moving of buildings and other objects.

1) Upon fifteen days' notice in writing from any person desiring to move a building or other object, the utility shall temporarily raise, lower, or remove its facilities upon any street, bridge, or public place within the City when necessary to permit the person to move the building or other object across or along the street, bridge, or public place. The raising, lowering, or removal of the facilities of the utility shall be in accordance with the Code and all applicable ordinances and regulations of the City.

2) The notice required by Subsection 1) above shall bear the approval of such official as Council shall designate, shall detail the route of movement of the building or other object and shall provide that the actual expense incurred by the utility in making the temporary rearrangement of its facilities, including the cost of the utility of any interruption of service to its customers caused thereby, will be borne by the person giving the notice.

3) The utility, before making the temporary rearrangement of its facilities, may require the person

desiring the temporary rearrangement to deposit cash or adequate security, at the option of the person, to secure payment of the costs of rearrangement as estimated by the utility. If the amount of the deposit based on the estimated cost of rearrangement is disrupted, it shall be determined by such officials as Council shall designate.

(Ord. 70-98 § 9, 1970)

Section 3.02.100 Joint use.

1) If, in the judgement of Council, it is impractical or undesirable to permit erection of aerial supports or construction of underground conduit systems by any other utility which has the authority at the time to construct or maintain aerial supports to conduit systems on, over, or under the streets, bridges, or public places, Council may require the utility to afford to such other utility the right to use such facilities of the utility, in common with the utility, as Council finds reasonably available and practicable.

2) If, in the judgement of Council, it is impracticable or undesirable to permit erection of aerial supports or construction of underground conduit systems by the utility where another utility has authority at the time to construct or maintain aerial supports or conduit systems on, over, or under the streets, bridges, or public places, Council may require the utility to use such facilities of the other utility, in common with the other utility, as Council finds practicable and consistent with the legal rights of the other utility.

3) The utility and the other utility shall use such facilities in common under such terms and conditions as they may agree upon, including terms and conditions relating to the sharing of costs incident to the common use. If the utility and the other utility fail to agree upon terms and conditions within a reasonable time, the facilities shall be used in common under such terms and conditions as Council determines to be just and reasonable. In fixing such terms and conditions, Council may require each use to install and maintain standards, devices, and equipment reasonably necessary to protect the equipment of the other users from damage and the public from injury arising from such joint use.

4) In the event a pole owner vacates or abandons a pole, the owner shall provide written notification at least ten business days prior to vacation or abandonment of pole to the City and other utilities sharing the pole through a joint-use agreement. Affected utilities shall be provided a grace period of thirty (30) business days following the date of actual pole vacation or abandonment in which to remove their facilities. Failure to remove facilities within the thirty-day grace period may subject the owner of such facilities to penalties as prescribed under this chapter and the City may remove or relocate the facilities at the owner's expense.

5) Joint use shall not be required hereunder if it will result in any substantial detriment to the service to be rendered by the owner or other users, or if it can be had only under conditions that violate the safety requirements of State or Federal law, or regulations adopted pursuant thereto, or applicable safety codes which the utilities are required by law to follow.

(Ord. 2003-13 § 2, 04/21/2003; Ord. 70-98 § 10, 1970)

Section 3.02.110 Pruning of trees in easements.

1) A utility may, at its own expense, prune trees within easements, public rights-of-way, or public places in the manner and to the extent necessary to provide adequate clearance and safety for its facilities, provided such tree pruning be supervised or performed by a certified arborist. Tree pruning shall be governed by principles of modern arboriculture pursuant to the standards of ANSI A300 (1995), International Society of Arboriculture Tree Pruning Standards (1995), and Pruning Trees near Electric Utility Lines (Shigo-1990) or as amended and carried on in strict conformity with any regulations heretofore or hereafter established by the City. All pruning shall be allowed only after the utility obtains a written permit from the City

2) Utilities shall provide a written notice to the property owner and resident at least ten (10) business

Corvallis Municipal Code

days prior to any pruning to be done on the property. The City recognizes that a ten (10) day notice may not be possible in emergency situations; however, the City does encourage utilities to provide as much advance notice to property owners and residents as is reasonably possible under such emergency circumstances.

3) Council may require that any tree pruning necessary to provide adequate clearance and safety for the facilities of the utility be performed by the City, with qualified line-clearance tree pruners, supervised by a certified arborist, and that the cost thereof, including the cost of inspection, supervision, and administration shall be paid by the utility.

(Ord. 98-38 § 1, 10/19/1998; Ord. 70-98 § 11, 1970)

(98-38, Amended, 10/19/1998)

Section 3.02.120 Use of facilities by City.

1) The City shall have the free right and privilege to install or affix and maintain wires and equipment for municipal purposes upon the structures and installations, including underground conduits, of the utility.

2) The City shall install, affix, maintain, and operate its wires and equipment at its own expense in accordance with the requirements of State and Federal law, and regulations adopted pursuant thereto, and in accordance with good engineering practice and safety standards. The wires and equipment of the City shall be subject to interference by the utility only when necessary for the maintenance, operation, or repair of the facilities of the utility.

3) The City shall install, affix, maintain, and operate its wires and equipment in such a manner as not to impose any undue additional expense upon the utility, or unduly interfere with the safe and convenient use and maintenance by the utility of its structures and installations.

(Ord. 70-98 § 12, 1970)

Section 3.02.130 Supplying maps upon request.

The utility shall maintain on file, at an office in Oregon, maps and operational data pertaining to its operations in the City. The City may inspect the maps and data at any time during business hours. If requested so to do, the utility shall furnish to the City, without charge and within a reasonable time, maps showing the location of the service facilities of the utility in specified areas of the City.

(Ord. 70-98 § 14, 1970)

Section 3.02.140 Indemnification; defense of suits against the City.

1) A utility shall indemnify, protect, and save the City, its officers, employees, and agents harmless against any claim for injury or damage and all loss, liability, cost or expense, including court costs and attorney's fees, growing out of or resulting, directly or indirectly, from the occupation or use of the streets, bridges and public places by the utility under this Chapter, regardless of any actual or claimed concurring, contributing, or joint negligence of the City or its officers, employees or agents. However, if the claim, loss, liability, cost, or expense is the result of the sole negligence of the City, the utility not being guilty of concurring, contributing, or joint negligence, this subsection shall not require the utility to indemnify, protect, and save the City or its officers, employees, and agents harmless.

2) If any action is brought against the City for any claim or loss growing out of or resulting, directly or indirectly, from the occupation and use of the streets, bridges, and public places by the utility, the City may notify the utility and require it to appear and defend the action alone or with the City. If the utility is required to appear and defend the action and fails so to do, the City may permit judgment to be entered by default or confess judgment against the City without trial, and the utility shall fully indemnify the City or satisfy the judgment promptly. The liability of the City and the amount of the damages shall not be

questioned by the utility when called upon to indemnify the City or satisfy the judgment.

3) Subsection 1) above does not apply where the utility has been required to surrender control over an excavation in a street, bridge, or public place, and the City has assumed the responsibility of restoring the excavation and has taken over control thereof, unless the utility is guilty of concurring, contributing, or joint negligence.

(Ord. 70-98 § 15, 1970)

Section 3.02.150 Termination of utility's use.

Upon the willful failure of a utility, after 30 days' notice and demand in writing to perform promptly and completely each and every term, condition, or obligation imposed upon the utility hereunder, Council may, at its option and in its sole discretion, by ordinance or resolution, terminate the utility's use of part or all of the streets, bridges, and public places of the City.

(Ord. 70-98 § 16, 1970)

Section 3.02.160 Removal of facilities.

Within 90 days of an order, by ordinance or resolution, that a utility shall remove part or all of its facilities, or such further time as may be allowed by Council, a utility shall remove from the specified streets, bridges, and public places all of its property and equipment and forthwith shall replace and restore the streets, bridges, and public places to their former condition. If a utility removes its property and equipment but fails to replace and restore the streets, bridges, and public places to their former condition, the City may do so at the expense of the utility. If a utility fails to remove all of its property and equipment within the required time:

1) The City may remove the property and equipment and replace and restore the streets, bridges, and public places to their former condition, all at the expense of the utility; or

2) Council may elect by ordinance to take title to or interest in the property and equipment or portions thereof and title thereto shall thenceforth be vested in the City and thereafter the utility shall not remove the property or equipment or exercise domain over it, except that the portion, if any, of the property and equipment to which the City has not elected to take title may be removed by the City, and the streets, bridges, and public places replaced and restored to their former condition, all at the expense of the utility. The costs of any suit, action, or proceeding instituted or required by action of the utility to test the title of the City to such property shall be borne by the utility if the City is the prevailing party in the suit, action, or proceeding and such costs shall include court costs, statutory attorney fee allowances, and all the actual costs incurred by the City including a reasonable allowance for attorney's fees in addition to the statutory allowance.

(Ord. 70-98 § 17, 1970)

Section 3.02.170 Permit and inspection fees.

1) No work affecting the public rights-of-way shall take place without first obtaining a permit from the City.

2) All work performed under permit obtained as required by this chapter shall be done in conformity with:

- a) The provisions of this chapter;
- b) Existing franchise agreements or occupancy permits if applicable;
- c) The City of Corvallis Standard Construction Specifications;
- d) The terms and conditions of the permit as determined by the City.

3) The City Council shall by resolution adopt a permit fee schedule for work performed in the public rights-of-way.

Corvallis Municipal Code

4) Nothing herein shall be construed to limit the right of the City to require any person or utility to pay charges imposed by the City in connection with the issuing of a permit, making of an inspection, or performing any other service for or in connection with work affecting the public rights-of-way, whether pursuant to this chapter or any other ordinance or resolution now in effect or hereafter adopted by the City.

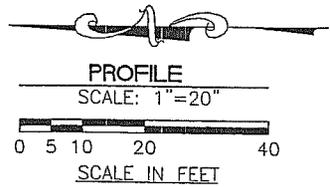
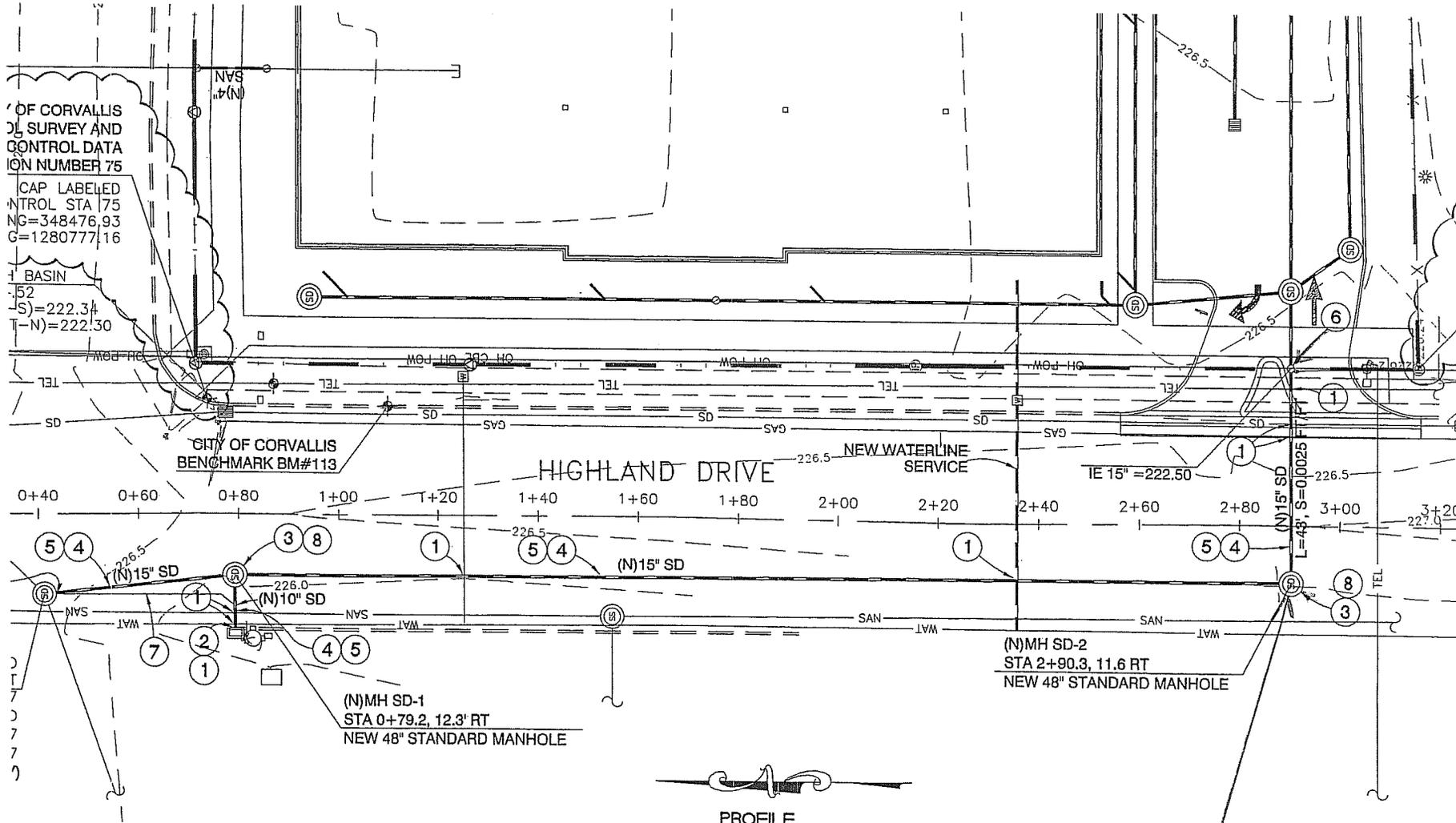
(Ord. 2003-17 § 2, 05/19/2003; Ord. 70-98 § 18, 1970)

Section 3.02.180 Penalty.

Wilful violation of any provision of this chapter by a utility shall be punished, upon conviction, by a fine not to exceed \$500.00.

(Ord. 70-98 § 19, 1970)

CIRCLE BLVD.



ROW SECTION STARTS AT #6 AND ENDS AT #3

* * * MEMORANDUM * * *

FEBRUARY 8, 2006

TO: MAYOR AND CITY COUNCIL

FROM: JON S. NELSON, CITY MANAGER 

SUBJECT: FEBRUARY 8, 2006, CITY LEGISLATIVE COMMITTEE WORKING NOTES

1. Call to Order

Mayor Berg called the meeting to order at 7:30 am, with Councilors Brauner, Daniels, and Grosch in attendance. Staff in attendance included City Manager Nelson.

Mayor Berg explained the composition and nature of the Committee to the audience.

2. Resolution Calling for the Withdrawal of All United States Military Troops from Iraq

Mayor Berg provided background information regarding the Council's previous action in relation to the United States' involvement with the war in Iraq.

Councilor Daniels stated that, in addition to the proposed resolution, Councilors have also talked with each other regarding what they would and would not support in a potential resolution. So Committee and Council discussions and direction may not coincide with what citizens present today.

Bob Baird, 215 SW Fourth Street, urged citizens to respectfully interact with each other regarding the issue before the Committee.

Ted Langton, Sr., 2908 NW 29th Street, said the City Council should not adopt as the opinion of the entire community the opinions of the 800 people who signed the petition presented to the Council. He urged citizens to petition their Federal legislators.

Leopold DeVogel, 277 NE Conifer Boulevard, said the 800 citizens who signed the petition wanted their "voices" heard, and he noted the significance of "grass roots" efforts.

Leah Bolger, 3740 SW Western Boulevard, asserted that the war in Iraq has affected every level of government, with Federal funding being diverted from local social services to the war effort, making the withdrawal of military troops an issue of interest for the City Council, as the Oregon National Guard is needed for emergency responses within the area. She submitted written testimony (Attachment A)

Roberta Hall, 620 NW Witham Drive, read a prepared statement (Attachment B), urging the Council to respond to the views of Corvallis residents and reiterating that Federal funding for local social services has been reduced because of the war.

Ed Epley, 3053 NW Harrison Boulevard, said he observed more signs asserting blame for the war in Iraq, noted that returning veterans are affected by many issues as a result of war, and urged withdrawal of military troops before their involvement in the war polarizes the community.

Jeanne Raymond, 3430 NW Elmwood Drive, supports withdrawing military troops from Iraq and spoke regarding the impact on the community of military recruitment within local high schools.

James Emanuel, 4485 NW Queen Avenue, read a prepared statement (Attachment C) and said the war in Iraq affects every American community, citing the number of Corvallis, American, and Iraqi citizens killed and injured during the war; questioning how the money spent on the war could have helped American and Iraqi communities; and noting post-war conditions veterans may have.

Adele Kubein, P. O. Box 754, Corvallis, said her daughter has nightmares as a result of serving in the war in Iraq, and Adele knows parents whose children have died while serving in the military in Iraq.

Ron Freborg, 1446 SW Birdie Drive, questioned the extent of issues the Council should address in resolutions and urged the Council not to take a position regarding withdrawing military troops from Iraq but to urge citizens to communicate their views to their Federal legislators.

Robert Wess, 510 NW 13th Street, read a prepared statement (Attachment D) and said viewing the war in terms of its effects on the community narrows the issue, rather than considering why the American military becomes involved in foreign issues.

Joseph Magner, 1335 NW 23rd Street, said several of his friends were killed or negatively affected by military service in Viet Nam, urged that military troops be utilized honorably, cited the accomplishments of "grass roots" efforts regarding the civil rights movement, questioned the achievements of the war in Iraq, and urged the community to take a position regarding withdrawing military troops from Iraq. He submitted additional information to the record (Attachment E).

Robin Brown, 3077 NW Thistle Place, submitted a written statement from the Benton County Republican Central Committee (Attachment F), spoke of her experience serving in the military in Iraq and members of her military unit who were killed in the war, and urged the Council to represent the community.

Christina Calkins, 505 NW Third Street, read a prepared statement (Attachment G) and encouraged the Committee to support a resolution regarding withdrawal of military troops from Iraq, citing the war's continuing drain on local finances.

Marguerite Haas, 628 NW 13th Street, expressed support for a resolution regarding withdrawing military troops from Iraq.

Leo Quirk, 5475 SW Helen Avenue, expressed support for a resolution regarding withdrawing military troops from Iraq, opined that there was a lack of justification for the war, and urged not sending more military troops to the war.

Irene Cerklewski, 1010 NW Cleveland Avenue, submitted written testimony (Attachment H) and urged the Council to not adopt a resolution regarding withdrawing military troops from Iraq and to address local issues, noting that no Corvallis residents have been briefed regarding the war situation and observing that United States military troops are serving honorably in Iraq.

Marge Stevens, 1428 NW Highland Drive, expressed support for a resolution regarding withdrawing military troops from Iraq and submitted written testimony (Attachment I).

Valerie White, 2709 NW Glenwood Place, submitted written testimony (Attachment J).

Committee members thanked citizens for speaking to the Committee. Councilor Brauner explained the difference between representative democracy and "town hall" democracy. He acknowledged that citizens have the right to petition the Council regarding any issue and the Council's responsibility to listen to citizens and respond.

Councilor Grosch said he submitted a resolution regarding withdrawing military troops from Iraq, which he expects will be amended by the Council. He opined that the citizens' petition asked the Council to take a position on the issue.

Councilor Grosch moved that the Committee recommend that the Council adopt the resolution he prepared, which was based upon resolutions adopted by other American communities. Councilor Daniels seconded the motion.

Councilor Brauner referenced the Council's 2003 resolution regarding the United States becoming involved in a war with Iraq, noting that it was extensively edited before adoption and opposed a unilateral military strike on Iraq. He does not have enough information regarding the war to know the appropriate timing for the United States to withdraw military troops from Iraq. The withdrawal resolution proposed by citizens contained opinions; however, Councilor Grosch's draft resolution contains facts, which is more appropriate for the Council to adopt. He is uncertain whether

he will support adopting a resolution. He anticipates consequences of withdrawing United States military troops from Iraq.

Councilor Daniels referenced the diverse views within the community regarding United States military involvement in Iraq and questioned whether the United States should "walk away" from a situation it partially created when it removed Saddam Hussein from power. She would support a resolution urging Federal officials to begin immediately planning near-term withdrawal of military troops and development of an assistance plan to rebuild Iraq and ensure its independence. She will suggest some amendments to the resolution Councilor Grosch drafted.

Mayor Berg said she will forward her personal views, in writing, to her Federal legislators; however, she does not want to submit a statement on behalf of a community that is very divided over an issue.

Committee members discussed amendments to the resolution Councilor Grosch drafted.

Councilor Grosch moved to amend the proposed resolution as follows:

- First "Resolved" paragraph – amend to read, "Hereby urges the United States government to commence planning an orderly, rapid, and comprehensive withdrawal of United States military personnel from Iraq; and"
- Fourth "Resolved" paragraph – amend to read, "Hereby urges the United States government to establish a plan for the ongoing transition of responsibility for internal security activities to the military forces of the Iraqi government; and"

Councilor Daniels seconded the motion. The motion passed unanimously.

Councilor Grosch moved to amend the proposed resolution as follows:

- Third "Whereas" paragraph – amend to read, "Whereas, the 138,000 men and women of our Armed Forces in Iraq are the sons and daughters of our community, and we are concerned for their well being and safety; and"
- Fourth "Whereas" paragraph – strike the paragraph entirely.

Councilor Daniels seconded the motion. The motion passed unanimously.

Councilor Brauner said he will consider a potential amendment to present to the Council regarding the financial costs of the war in Iraq.

Councilor Grosch moved to amend the proposed resolution as follows:

- Sixth "Whereas" paragraph – amend to read in part, "Whereas, the war in Iraq, approaching its third year, has caused: . . . "
- Sixth "Whereas" paragraph – insert following this paragraph a new paragraph, to read, "Whereas, important work in rebuilding Iraq's infrastructure, economy, and

society cannot progress due to dangerous and unstable public security conditions;
and"

Councilor Daniels seconded the motion. The motion passed unanimously.

Councilor Brauner moved to amend the final paragraph to direct the President of the City Council to forward the resolution to Federal legislators, rather than the Mayor taking this action. Councilor Grosch seconded the motion. The motion passed unanimously.

Councilor Daniels reviewed the amendments.

Councilor Brauner expressed opposition to the main motion and suggested forwarding the draft resolution to the Council without a Committee recommendation.

Councilor Grosch voted for the main motion.

Councilor Daniels voted for the main motion, understanding that the resolution will be discussed and possibly amended.

Mayor Berg voted against the main motion.

Councilor Brauner voted against the main motion.

The motion failed due to a tie vote.

Councilor Brauner moved to forward the amended resolution to the Council for consideration without a Committee recommendation. Councilor Grosch seconded the motion. The motion passed unanimously.

The audience was informed that Council would consider the resolution during the noon meeting on Tuesday, February 21, 2006. The Committee also asked that the draft resolution be placed on the City's Website.

3. Future Meeting Dates

The Committee will meet on an on-call basis, or be briefed via telephone, as legislative issues come forward.

4. Adjournment

The meeting adjourned at 10:15 am.

Good morning. My name is Leah Bolger. I would like to thank you for taking the time to hold this public hearing today.

The main argument I have heard in opposition to the "Troops Home" resolution, is that it is not under the purview of the Corvallis City Council to consider such a resolution—that their time and energies would be better spent addressing local issues. I would argue that the Iraq War has affected every American, and every level of government.

Federal funding for Medicare, Medicaid and education has been sharply cut so that we may continue to pour hundreds of billions of dollars into the war with Iraq—and yet there are people in Corvallis who are homeless, people in Corvallis who are hungry, and people in Corvallis who don't have adequate health care. The federal budget affects the Oregon budget which affects the Corvallis budget. Surely that is the business of the City Council.

Approximately 40% of the deployed troops in Iraq and Afghanistan are members of the National Guard and Reserves. The deployment of Oregon National Guard units (including Blackhawk helicopters) has diminished the ability of the Guard to protect the people and property of this state, especially in the area of Search and Rescue (SAR).

Just a few days ago the 41st Brigade was mobilized and will be sent to Afghanistan for a year-long deployment. The 41st Brigade contains 25 soldiers from Benton and Linn counties, including eight from Corvallis. The deployment of the Oregon National Guard directly affects the residents of Corvallis, and that makes it the business of the City Council.

Yesterday I watched 51 minutes of a 1-hour CNN news broadcast before Wolf Blitzer mentioned the deaths of four more American servicemen. Every day a few more--and now the announcement of new fatalities has become mundane—it's hardly even news. The count is now 2,260. None of these people needed to die. As one individual citizen, I am trying to do everything I can to get our troops home, and I most strongly urge the Corvallis City Council to use their voice to do the same.

Leah Bolger

3740 SW Western Blvd., Corvallis, OR 97333, 401-862-0592

To the Corvallis City Council, its Legislative Committee, and fellow Corvallis citizens:

From: Roberta Hall, 620 NW Witham Dr. Corvallis 97330; rolchall@yahoo.com

Feb. 8, 2006

When the war against Iraq started, Oregon's Governor was all for it, even though many people in our community were appalled. As he told *The Oregonian's* editors just a few weeks ago, the Governor now has ~~many~~ misgivings about how the war is being run and he has grave concerns about how it has affected Oregon. These include the deaths of Guard and other soldiers, absence of many members of the National Guard who are needed to respond to Oregon crises, loss of equipment, and the loss of federal funding for the state's many needs. Yet in the last legislative session, when Oregonians such as myself and others in Corvallis were called by Military Families Speak Out and Gold Star Families for Peace to go to the Capital to ask state leaders to do everything they could to bring the Guard home, the response from the Governor's aides was NOT favorable. When will our elected representatives wake up, and represent the interests of their own constituents?

As we have been doing for three years, we in the local peace movement will continue to petition our congressional representatives to end this desperately unsuccessful, murderous war. Although the public at large now supports this view, our national leaders are intent on pursuing their own ends and those of the corporations they represent. How can we make our voices heard?

Many of us believe we can still be heard in our local governments, and thus we are here. Please do not disappoint us in this belief. I must very briefly mention a few ways in which the war hurts Corvallis.

1. The budget just passed by Congress cuts social services. These cuts affect many people in this community directly through loss of medical care and other services, and will affect other folks indirectly, for instance, through higher medical insurance and hospital costs, as the burden that hospitals assume for impoverished patients grows and is passed to others.

2. That same budget cut billions of dollars from student loan programs. As a faculty person, I know that many students are dependent on these, and may thus have to leave school. This will affect them, their families, OSU employees, and businesses. Oregon students attending state community colleges and universities already pay much higher tuition than students in almost every other state. Can anyone claim that the loss of loans and other educational funding, due to the enormous military budget, does NOT affect us?

3. Corvallis residents pay a lot of money in federal income taxes, and much of this money goes into the military budget— at least 48% of the Fiscal 2006 budget.* The graft that has accompanied this war adds to the waste. Others will talk about the loss of funds for maintaining the infrastructure in our community, so I close by asking you to think about how you want the government to spend your taxes and our human and natural resources.

*Figures from tables in the *Budget of the United States Government Fiscal 2006*. 48%=30% for current military expenses and 18% for past expenses including interest on military spending.

February 7, 2006

Resolution to Withdraw Troops from Iraq: Corvallis and the War on Iraq

At a previous council meeting to consider the resolution to withdraw troops from Iraq, two questions were raised, how does The War on Iraq affect Corvallis and do the majority of Corvallis voters favor the resolution to withdraw the troops?

First, the War on Iraq affects Corvallis and every other city and town in America, no matter how big, no matter how small. Here are just a few examples.

The daughter of at least one Corvallis resident has been seriously wounded serving in Iraq. Over ten thousand Americans have been wounded in Iraq. We can only ask ourselves, how many Iraqis have been maimed?

To date, two Corvallis residents have died serving in Iraq. Over two thousand Americans have died in Iraq. How many Iraqis have died? George Bush tells us thirty thousand, more or less. The Lancet article estimates between eighty and one hundred fifty thousand. The Lancet article is now almost a year old and the killing continues apace.

To date the War on Iraq has cost American taxpayers over two hundred billion dollars, with no end in sight. How many hungry or homeless families and individuals are there in the Corvallis area? How many of our fellow Corvallis residents could Corvallis's share of that two hundred billion dollars have helped? How many victims of hurricane Katrina could two hundred billion dollars have helped? How many levees, how many gulf coast homes could two hundred billion dollars have rebuilt? Meanwhile in Iraq, two hundred billion dollars later, there is no reliable municipal water supply, electricity, sewage disposal, garbage disposal or police protection.

Dozens of our fellow Corvallis citizens, members of the guard and reserve, serve, have served and may serve again in Iraq. The Bush administration, by waging an unprovoked war of aggression on Iraq, has placed our fellow citizens in an untenable situation. They do not speak Arabic, most Iraqis do not speak English, yet our troops rules of engagement require them to fire on unarmed women and children if they fail to follow traffic commands in English. How many of these members of the guard and reserve will be at risk for PTSD (post traumatic stress syndrome). This country has not done a good job of caring for its Viet Nam era veterans suffering from PTSD, yet the Bush administration pursues a course of action which places thousands of future veterans at risk for PTSD. In the future, will the Federal government care for these veterans, will state and local governments have the resources to care for these veterans? Surely this will affect Corvallis and every other city and town in America.

The second question previously raised before the council with respect to the resolution to withdraw the troops was, do the majority of Corvallis voters favor the resolution? For approximately the last three years I have participated in the anti-war vigil in front of the

county court house between five and six pm. While all the drivers passing the court house between five and six pm are not Corvallis voters, it is a safe assumption that most of them are. While opposition to the war against Iraq and favoring the resolution for troop withdraw are not identical, the intersection of these two positions is significant. Passing drivers express their support for, or disapproval of the war on Iraq in various ways. In spite of the fact that none of the vigil's sings suggest that drivers sound their horns to oppose the war, many do sound their horns. Others who oppose the war shout encouragement, flash their lights, wave, give a thumbs up or peace sign. Those who disapprove of the vigil and approve of the war, may give a thumbs down, shout their disapproval, make obscene gestures, shout obscene suggestions and on occasion throw beer cans. As an informal and unscientific survey at the court house vigil on Saturday, February 4th, I kept a pro and anti war tally based on the classifications described. A significant number of drivers were talking on cell phones or did not acknowledge the vigil in any way. These drivers were not included in the tally. Seventy drivers were anti war, six drivers disapproved of the vigil. Of these six, three drivers made obscene gestures.

The council is faced with a difficult political choice, to endorse or not, the resolution to withdraw American troops from Iraq. Clearly the War on Iraq affects Corvallis. Do the majority of Corvallis voters favor the resolution to withdraw troops from Iraq? Short of a city wide ballot, the available evidence is anecdotal. Council members have a duty not only to represent their constituents but to take a position of leadership in the community. Some have suggested that the United States Congress is the proper forum for this resolution. I have repeatedly petitioned my United States representative and senators for redress regarding the War on Iraq. Regrettably, one of my senators has failed to acknowledge my letters. When my United Senator fails to acknowledge my right to petition for redress of grievances, I have no option but to petition my state and local representatives. I urge the council to adopt a position which encourages peace, civil, social, economic, political and environmental justice for the people of Corvallis, all Americans and the people of Iraq. If the national government will not speak out for peace and justice then Corvallis and cities and towns across America must. The first step is the withdrawal of the American army of occupation from Iraq.

James Emanuel
4485 NW Queens Ave.
Corvallis, Oregon

Robert Wess
510 NW 13th St.
Corvallis
2/8/06

~~Saying no to empire begins at home.~~

While I understand why some may wish to view this Iraq issue through a local lens, I fear that doing that may narrow our view precisely when we most need to broaden it.

We need to ask questions not just about this current war in Iraq but about why the US uses its military in foreign lands so often. The first war I remember personally is the Korean war. Since then the US has taken or sponsored military action abroad so often that I lost count long ago.

Going into these actions, our Presidents always tell us we're the guys in white hats who have to straighten things out. Sometimes that is the case, but sometimes it's not. In retrospect things often look different.

Our Presidents also tell that we need to do these things for the sake of peace. But instead we got 9/11. We're less secure today than ever before. ~~We've created~~ ^{we're in} a situation in which any of us may be attacked, even here in Corvallis, at any time of day or night. We may not think of Corvallis as a likely target but who knows if the next target will be on the list of likely targets. ^{ones} If you really want to spread fear throughout the US, Corvallis is a great target. If a small town known by few gets hit, then no one can feel safe.

soft target

In the process, we've invested money and brain power at astronomical levels to build our military. Other countries we compete with economically either have been doing this at a much lower level or haven't been doing it at all. We're beginning to see the full extent of the price we're going to have to pay for this expenditure of dollars and talent. The US standard of living is in decline. The assault on pensions is currently the most visible sign of this, but it's far from the only one. Politicians no longer talk about improving our standard of living, only about the quantity (not quality) of the jobs produced.

We've become an empire. We can debate if we're like empires of the past, but we can't deny that we are a military empire in the sense that we have military forces around the world on a permanent basis and that we use military power in foreign countries regularly.

This empire is a bad bargain. It's making us more insecure in every way.

We need to say no to this empire, and saying no begins at home.

FORBES

<http://www.forbes.com/home/feeds/ap/2006/02/04/ap2500470.html>

Associated Press

Update 3: Sunni Chiefs Raise Warnings of Civil War
By ROBERT H. REID , 02.04.2006, 05:10 PM

Sunni politicians warned of civil war Saturday after the bullet-riddled bodies of 14 Sunni Arab men were found in Baghdad - apparently the latest victims of sectarian death squads.

One person was killed and 12 injured when a mortar shell exploded near a Shiite mosque north of the capital.

Sunni leaders claimed the 14 men were seized last week by Shiite-led security forces. There was no confirmation from the Shiite-led Interior Ministry that government troops were responsible.

A top ministry official, Maj. Gen. Hussein Ali Kamal, said the bodies were shot multiple times and dumped in the back of a truck in northern Baghdad late Friday. He denounced the killings as a "criminal" act and said "we have nothing so far" to indicate government forces were to blame.

Leaders of several major Sunni Arab political organizations insisted the Interior Ministry was responsible for the killings.

Khalaf al-Ilyan, head of the National Dialogue Council, said the men were arrested by Interior Ministry troops at a Sunni mosque in Baghdad and killed in an unknown location.

"The government is pushing hard toward a civil war," al-Ilyan told reporters.

Dr. Salman al-Jumaili, a senior member of the Iraqi Islamic Party, part of the largest Sunni bloc in the new parliament, threatened to carry through with a threat by his party's leader Wednesday to launch a "civil disobedience" campaign if attacks against Sunnis do not stop.

"There is an escalation in organized assassinations by parties belonging to government security forces," al-Jumaili said. "There is an organized and well-trained force at the Interior Ministry conducting this sectarian cleansing against us."

The 14 bodies were taken to a morgue to be collected by their families, the Association of Muslim Scholars, a Sunni clerical group, said in a statement. The bodies of a father and son were taken to the headquarters of the National Dialogue Council, another Sunni political group, and displayed to reporters.

Shiites, an estimated 60 percent of Iraq's 27 million people, also have been the victims of sectarian killings and often have been targeted in suicide bombings.

Long oppressed under Saddam Hussein, Shiites insist they must maintain control of the security forces to defend themselves and to prevent the return of Saddam-style dictatorship.

Late Saturday, a mortar shell exploded a few yards from a Shiite shrine in Samarra, 60 miles north of Baghdad. One person was killed and 12 injured, including three children, police Capt. Layth Mohammed said.

Top Sunni political leaders have demanded that Interior Minister Bayan Jabr, a member of the biggest Shiite party, be dismissed and that the post in the new government go to someone without close ties to Shiite religious parties.

U.S. and United Nations diplomats have also called for control of the key security ministries to be taken out of the hands of sectarian groups. The issue is expected to hinder quick agreement on a new government when talks among Iraq's parties begin in earnest this month.

Voters chose a new parliament in elections Dec. 15 but no government has been formed because major parties have been awaiting final certification of results, expected in the coming week.

Shiite religious parties, who dominate the outgoing government, won the biggest number of seats - 128 out of 275 - in the new parliament. That's not enough to govern without partners, and U.S. officials have been pressing hard for a major role for Sunni Arabs as well as Kurds.

Sunni Arab parties won 55 seats, a threefold increase over representation in the outgoing parliament. The U.S. hopes

that an inclusive government will encourage many Sunni insurgents to lay down their arms and join the political process. Mainstream Sunni politicians warn that killings of Sunni civilians will undermine that goal.

Elsewhere, gunmen killed a former official of Saddam's Baath Party as he left his home in the northern city of Mosul on Friday, police Capt. Ahmed Khalil said.

U.S. troops also found a large weapons cache west of Fallujah, the 11th such discovery in 13 days, the military said Saturday.

Also Saturday, protests continued in Iraq against caricatures of the prophet Muhammad that were originally published in a Danish newspaper.

Associated Press correspondents Paul Garwood, Bushra Juhi and Sinan Salaheddin contributed to this report.

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The Kansa City Star

<http://www.kansascity.com/mld/kansascity/news/13794213.htm>

Posted on Sun, Feb. 05, 2006

Sunni leaders warn of civil war
Sectarian violence thought responsible for deaths of 14 men

The Associated Press

BAGHDAD, Iraq — Sunni politicians warned Saturday of civil war after the bullet-riddled bodies of 14 Sunni men were found in Baghdad, apparently the latest victims of sectarian death squads.

Also Saturday, one person was killed and 12 were injured when a mortar shell exploded near a Shiite mosque north of the capital.

Sunni leaders said that the 14 men were seized last week by Shiite-led security forces. There was no confirmation from the Shiite-led Interior Ministry that government troops were responsible.

A top ministry official, Maj. Gen. Hussein Ali Kamal, said the bodies were shot multiple times and dumped in the back of a truck in northern Baghdad late Friday.

Leaders of several major Sunni political organizations insisted that the Interior Ministry was responsible for the killings.

Khalaf al-Ilyan, head of the National Dialogue Council, said the men were arrested by Interior Ministry troops at a Sunni mosque in Baghdad and were killed in an unknown location.

"The government is pushing hard toward a civil war," al-Ilyan told reporters.

Salman al-Jumaili, a senior member of the Iraqi Islamic Party, part of the largest Sunni bloc in the new parliament, threatened to carry through with a threat by his party's leader Wednesday to launch a civil disobedience campaign if attacks against Sunnis do not stop.

Shiites, an estimated 60 percent of Iraq's 27 million people, also have been the victims of sectarian killings and often have been targeted in suicide bombings.

Long oppressed under Saddam Hussein, Shiites insist that they must maintain control of the security forces to defend themselves and to prevent the return of Hussein-style dictatorship.

On the Web

■ Go to KansasCity.com for more on the Iraq war.

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<http://www.kansascity.com>



Iraq unemployment

One of the casualties of the war in Iraq which needs to be put right somehow in 2004, is the Iraqi economy.

In fact after Saddam Hussein's wars against Iran and twice against the United States and its allies, plus a decade or so of sanctions, the supposedly oil-rich economy of Iraq has become a basket case.

High unemployment is not just a waste of Iraq's enormous human resources, it also leads to trouble, with hundreds of thousands of young discontented Iraqi men finding they have not much to do - except perhaps confront coalition forces.

Paul Wood reported.

Watch the report

PAUL WOOD:

A typical day in Baghdad. An equally typical suicide bomb. This is what economists call "risk premium." Who'd invest here when your profits could literally be blown to smithereens? Normality, prosperity all depend on the security which has so far proved elusive in Iraq. Not good news if you're looking for work. They wait here from 5.00am every morning. Some of the two out of every three Iraqis without a job. They're hoping for a day's labour. It would bring them the equivalent of £2, about 20p an hour.

WOOD:

Do you think things are worse or better for you now than before the war?

MUHLAS HALAD:

We used to buy cooking gas for 250 dinars. Now it's 4,000.

WOOD:

He's struggling to support eight children. A worker can't pay 4,000 dinars for cooking gas, he complains. How many days have people been without work? Do you get work most times, or most times you do not get work? Everyone says they work just one day in ten. Raled Hussein (Unchecked) moved here from Nasiriyah to find a job. "Prices are rising" he says. "Please, all we're asking for are jobs".

Dr AII ALLAWI:

(Iraqi Trade Minister)

We have a dire unemployment situation now. Unemployment, underemployment is up to 50 or 60% of the total labour force, and there are no serious investment programmes currently being undertaken apart from those that are related to emergency reconstruction.

WOOD:

What do you say to the men we met yesterday morning at Teran Square (Unchecked)? They're desperate for work now, desperate for help now. What do you say to them?

ALLAWI:

I say you have to understand that the public finances of this country were left in very, very dire straits by Saddam. The flow of funds will not be forthcoming until the early part of next year, and when that happens, there should be a dramatic improvement in terms of quality, jobs available and employment available. I would ask them to be patient.

WOOD:

If you have to weigh your currency rather than count it, the economy is in pretty bad shape. But more money is flowing down through Iraq, much of it coming from the Americans. The money changes in Baghdad's Paradise Square have never been so busy. The mosque in Paradise Square was one of the most famous in the world for the few weeks of the war because it formed the backdrop for everybody's life shots. We're also used to the sound of this mosque, because every time the bombing started, so did a thunderous call to prayer. It was a kind of act of defiance. Today, this mosque coexists perfectly peacefully with the Americans, and one reason for that is that in the old days under Saddam, the Imam, who was making that call to pray, would get just \$2 a month. Today, under the Americans, he gets \$60 a month. Those \$60 wouldn't go far in this store. Luxury goods piled high on the pavements are one of the emblems of the new Iraq. Microwave ovens and televisions would cost several months' salary for the average Iraqi. Imported goods also threaten to crush Iraq's fragile domestic industry. The Al-Najah water heater factory looks busy enough. But there are only 25 workers here. Before the war, it was 160. The factory's manager gave me a dismally frank assessment of what had gone wrong since the coalition's arrival.

ABED AL-SALAM:**(Manager, Al-Najah Factory)**

The electricity is always off. The raw materials don't get through from the border, and our markets were protected under the old regime. Now heaters are imported from outside the country from Syria and Iran. Theirs are better and cheaper.

WOOD:

So these machines work at only a fraction of their capacity. The factory tried to diversify. They thought, water heater covers can't be that different from, say, satellite dishes. It wasn't a success. "Too small". The manager shows me all the rejected dishes. The problem: they didn't know the mathematical formula for the focal point of a dish. Theirs were too shallow. They didn't work, and they didn't sell. The factory was plunged into the free market overnight. It's gone through post-Soviet style economic shock therapy. Shock therapy is the doctrine favoured by the coalition for the state sector as well. Some think that would be a terrible mistake.

Dr FAREED YASEEN:**(Advisor to Governing Council)**

If you were in an environment that had social networks, that had social blankets that would protect people who are laid off. You don't have that in Iraq. I mean, it was pretty disruptive in Eastern Europe. These measures were made by governments that were popularly elected and, therefore, the legitimacy of these decisions was unimpeachable. But in Iraq that's not the case. The CPA is still an occupying authority. It doesn't have a popular mandate. Ideology should at the very least be contextualised. These people are specialists who have no idea of the specific conditions of the patient they are in. so they don't know what his allergies would be, and in fact what would kill him and what would save him.

WOOD:

Short (Unchecked) is a tough neighbourhood where people make tough decisions to survive. It is conservative, traditional. So women like Azhjan dress modestly, covering themselves in the black attire. Azhjan is 22 now and has been a prostitute since she was 14. She earns about \$20 from each Iraqi man she sees. That's almost a week's wages for a labourer. At first she is embarrassed to talk about this. She is encouraged by her aunt and mother, also both prostitutes. Her mother was shot in the hand by a neighbour, angry about the family profession. But they all say that, in these hard times, many more women are turning to prostitution. "She knows what she is doing but she said she doesn't want..." First a little adjustment for the camera Azhjan wants to look her best.

AZHJAN:**(Prostitute)**

A lot of women are selling themselves now. Families take their daughters to the hotels to be enjoyed by the Americans. This is the only way, and the easy way, to get money.

WOOD:

Another emblem of today's Baghdad, the petrol queue. This leads to another way to make money:

the black market. Hiding away in a quiet side street, Suhai (Unchecked) makes \$15 a day illegally reselling petrol he buys at the pumps. Getting this fuel can take him a day or even two days of waiting. The black market exists because most people can't afford this investment of time.

**Dr AHMED OHMERI:
(Dentist)**

I am intending to put a day off in my clinic because I don't have petrol to go. My clinic is in Mansour, which is on the other side of the city. I spend too much petrol to reach there. And I have money, but I can't buy petrol. I don't have four or five hours from my time to stay in the queue for the petrol, so I have to shut the clinic off for at least two days.

WOOD:

After all that waiting, it's pretty bad-tempered. No more jerry cans, the security guard has said, trying to limit people to 30 litres each. Then a furious row breaks out over queue-jumping. There is, though, a deeper reason for this anger:

Iraq sits on a lake of oil. People can't understand how nine months into the occupation things are still so bad. Iraq's economy was broken down before the coalition got here. Operation Iraqi Prosperity calls for rebuilding it on free market principles. That means things are going to get worse before they get better. The Iraqi economy will have to spend a little while longer spluttering, struggling and crawling up the slow lane.

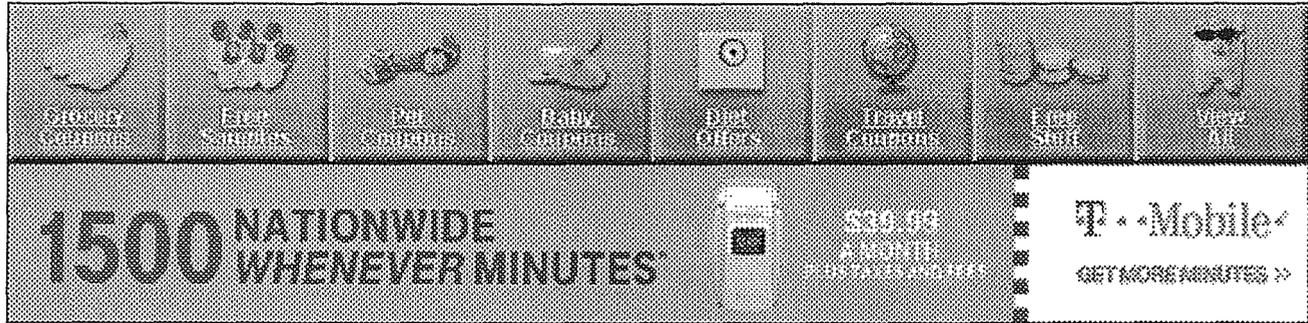
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About

Iraq War Made Simple - Results & Statistics as of January 2006

From Deborah White, Your Guide to Liberal Politics: U.S..
Jan 25 2006

2,237 US Soldiers Killed, 16,472 Seriously Wounded

For your clear and quick reading, I listed key statistics taken from data analyzed by various think tanks, including The Brookings Institution. Most info is presented as of January 22, 2006, except as indicated.

Spent & approved to spend in Iraq \$350 billion of US taxpayers' money

Lost & Unaccounted for in Iraq \$9 billion of US taxpayers' money and \$549.7 million in spare parts shipped in 2004 to US contractors

Halliburton Overcharges and Questioned Costs Publicly Known to be Hidden by the Pentagon from Auditors \$212 million

Troops Total 183,000, including 162,000 from the US, 8,000 from the UK, and 13,000 from all other nations (other than Iraq)

US Troop Casualties 2,237 US troops; 98% male. 89% non-officers; 75% active duty, 15% National Guard; 74% white, 10% African-American, 11% Latino. 22% killed by non-hostile causes. 52% of US casualties were under 25 years old. 69% were from the US Army.

Non-US Troop Casualties Total 201, with 98 from the UK.

US Troops Wounded 16,472, 20% of which are serious brain or spinal injuries (total excludes psychological injuries)

US Troops with Serious Mental Health Problems 30% of US troops develop serious mental health problems within 3 to 4 months of returning home

Iraqi Military and Police Casualties 4,013

Iraqi Civilians Killed, Estimated 39,200 to 79,400

Iraqi Insurgents Killed, Roughly Estimated 53,470

Non-Iraqi Contractors and Civilian Workers Killed 361

Non-Iraqi Kidnapped 266, including 44 killed, 135 released, 3 escaped, 3 rescued and 81 status unknown.

US Military Helicopters Downed in Iraq 47

Estimated insurgents, June 2003 5,000

Estimated insurgents, December 2005 15,000 - 20,000

Daily insurgent attacks, Feb 2004 14

Daily insurgent attacks, July 2005 70

Daily insurgent attacks, December 2005 75

Trained Iraqi Troops Needed by July 2006 272,566

Trained Iraqi Troops, Per General Richard Meyers in March 2005 40,000

Trained Iraqi Troops, Per US Senator Joseph Biden in March 2005 4,000

Trained Iraqi Troops, Per US Ambassador to Iraq Zalmay Khalilzad in August 2005 "Not very large."

Iraqi Unemployment Rate 25 to 60%

Average Daily Hours Iraqi Homes Have Electricity 10.0

Average Daily Hours Baghdad Homes Have Electricity 3.0

Percentage of Iraqi Home with Access to Piped Water 78%

Length of Gasoline Lines 1 mile

Hepatitis Outbreaks 2002, 100; 2003, 170; 2004, 200.

Car Traffic Change 500% from July 2003 to Jan 2005

Registered Cars Pre-war, 1.5 million; October 2005, 3.1 million

Inflation in 2005 20%

Children Enrolled in Primary School 2000, 3.6 million; 2004, 4.3 million

Telephone Subscribers pre-war, 833,000; September 2005, 4.6 million

World Bank Estimate of Iraq Reconstruction Costs \$55.3 billion

Results of Poll Taken in Iraq in August 2005 by the British Ministry of Defense (Source: Brookings Institute)

Iraqis "strongly opposed to presence of coalition troops - 82%

Iraqis who believe Coalition forces are responsible for any improvement in security - less than 1%

Iraqis who feel less secure because of the occupation - 67%

Iraqis who do not have confidence in multi-national forces - 72%

Iraqis who rarely have safe, clean water - 71%

Iraqis who never have enough electricity - 47%

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One in five Iraqis 'live in poverty'

From correspondents in Baghdad

25jan06

THE number of Iraqis living below the poverty line has increased since the fall of the regime of Saddam Hussein in 2003 to one-fifth of the population, according to figures released today.

"A study conducted by the (Labour) ministry in coordination with the International Monetary Fund and the United Nations Development Program shows that 20 per cent of the population is affected by poverty," Leila Kazem, director general of the department of social affairs at the Labour Ministry said.

"Some two million Iraqi families live under the poverty line, as defined by international criteria, which is fixed at one dollar per day per person."

The decline in living standards is caused by "the rise in unemployment, violence, and the decline in public sector and civil service jobs," she said.

"The number of people requiring social assistance by our minister is dwarfed by the large number of people in need," she said, adding that "actually, only 171,000 families across the entire country receive social assistance," compared to the two million needing it.

This paltry amount of aid, which runs between 40,000 to 50,000 dinars (A39 to \$46) a month, according to the families, will be increased by a new amendment to a social security law dating from 1980.

According to the amendment, aid will be set between 70,000 dinars (\$66) minimum for a family of two and 120,000 dinars (\$113) for families with six or more.

The aid will also be extended to groups not covered by the former regime of Saddam Hussein, including the unemployed, the infirm, the elderly and low income groups.

The ministry official said a comprehensive reevaluation of the entire welfare system will take place over the next six months, with an eye towards adjusting the aid to take into account inflation.

Good Morning,

My name is Joe Magner, I reside at 1335 NW 23rd St in Corvallis and work on Staff for OSU as a Development Engineer.

I am here to support a good Resolution to Bring the Troops Home from Iraq, which you have been charge with considering by the Council and Mayor of our City. I gather from the Email this has been a HOT Experience.

I consider myself a Patriot of this country, I love this Country of my birth, but I also know that my country has sometimes acted very badly and grew out of a time of World Strife, in a time of Empire. We rebeled against the British Empire and the Corporations that were using America to support profits and control land, fighting against Frence and Spanish interests, all of whom used the Native of the continent in the battles for control by the European powers. I want the best for our country and want our country to be the best it can be, to Be All It Can Be. I know that this is a constant fight against those who would take our country back the times of old. I know that it has been a long fight to reach this point in History.

Please pardon me if I talk a bit about my past.

For the past 1,584 days I have been a very frequent participant in the Hourly Peace Vigil on 4th Street in Front of the Benton County Court House.

I arrived here in the Great Northwest in 1999, moving to Oregon to be closer to my mother and brother

I lived for one and one half years previous in the Columbia, South Carolina area working as an Electronic Engineer. During the Elections of 1998, South Carolina just barely voted to take off the books, a law against Miscegenation or mixed racial marrages, a law that had been made ineffective by the U.S. Supreme Court ruling in 1967 on a 1965 case Loving v. Virginia.

The Court had previously upheld States Rights in a 1883 case where the court upheld a case Pace v. Alabama.

In 1965, Virginia trial court judge Leon Bazile sentenced to jail an interethnic couple who got married in Washington, D.C., writing:

Almighty God created the races white, black, yellow, malay and red (sic), and he placed them on separate continents. The fact that he separated the races shows that he did not intend for the races to mix (sic)

This decision was eventually overturned in 1967, 84 years after Pace v. Alabama, when the U.S. Supreme Court ruled unanimously in Loving v. Virginia that

Marriage is one of the 'basic civil rights of man,' fundamental to our very existence and survival.... To deny this fundamental freedom on so unsupportable a basis as the racial classifications embodied in these statutes, classifications so directly subversive of the principle of equality at the heart of the Fourteenth Amendment, is surely to deprive all the State's citizens of liberty without due process of law. "

I am 60 years old, a father of a 20 year old young woman who lives in Tennessee with her mother. I lived there in the middle of the Bible Belt for 13 and 1/2 years, moving there to work for the large Defense Company Raytheon until I started my own Business and ran it until I left Upper East.

Before I moved to Upper East, from Tucson, Arizona; I was employed by Hughes Aircraft, another Defense Corporation, ran my own company for one year and worked for the University of Arizona at the Steward Observatory.

I grew up as a strong Conservative and a Republican. As a 19 year old in the Air Force in 1964, I would have voted for Barry Goldwater if 19 year olds could have voted in those turbulent years. I was stationed at McClelland AFB in Sacramento California for three years of my four year service to this great country, just up the road a piece from San Francisco during the Hay Day of the Hippy Revolution

and the growth of the Free Speech Movement taking place at the University of California in Berkeley. I remember being appalled by Mario Savio, against the Free Speech Movement and intrigued by the Hippy Movement though I thought of them as

I grew up as a religious, spiritual, Episcopalian; serving as an altar boy for all of my High School years. During my time in the Air Force I began reading books on Religion and began a Journey from Conservative Christian to Buddhist leaning to Agnostic to Atheist to an Atheist for Jesus.

I learned from History that

February 3, 2006

Authorization is hereby given to Robin Brown to present this resolution to the Corvallis City Council on February 8, 2006

RESOLUTION

Be it resolved that the Benton County Republican Central Committee opposes the resolution the Corvallis City Council is considering which demands that the United States rapidly pull its troops out of Iraq. It is the feeling of this body that it is not the business of city government to attempt to direct the Foreign Policy of the United States of America.

If Council members wish to express their personal views on foreign policy, they are certainly not prohibited from doing so. However, it seems most inappropriate for the Council to presume to speak for all Corvallis residents on an obviously divided issue such as this.

Respectfully,



John F. Bell, Chair
Benton Country Republican Central Committee

February 7, 2006

City Councilors,

I encourage you to endorse a city resolution in support of the withdrawal of troops from Iraq.

With no disrespect intended for the service men and women, I am convinced that the war in Iraq is unjustified, and will be a drain on our financial resources for a very long time to come.

This resolution is important as it creates a unified voice for the people of our city to send to our state and national representatives.

Thank you for your consideration,

Christina Calkins
505 NW 3rd
Corvallis, OR

To: ward6@council.ci.corvallis.or.us
Subject: Iraq troop resolution
Date sent: Sun, 05 Feb 2006 17:36:59 -0800

Dear ms Hagen,
I'm writing to inform you that you DO NOT have my permission to speak on my behalf on the issue of troop deployment. You are a city council person and your powers are limited to city issues. Please feel free to work diligently on city funding, etc. but know the limits of your power. Stay out of issues that you are under informed about. A little ignorance can do a lot of harm.


Irene Cerklewski
ward 6 resident

Stevens, Marge

From: Marge Stevens [margestevens1@comcast.net]
Sent: Monday, February 06, 2006 8:51 AM
To: Marge Stevens
Cc: Marge.Stevens@orst.edu
Subject: Resolution

Dear Mayor Berg and City Council,

I am writing in support of the resolution to bring the troops home from Iraq, as submitted by Bart and Leah Bolger.

I am the daughter of a World War II Veteran. My father, Elmer Boice, is a Pearl Harbor survivor. I am a member of the First United Methodist Church of Corvallis, the Active for Peace and Justice Group.

I would address two topics: 1) Should the troops be brought home and the war ended? 2) Should the official governing body of the City of Corvallis be involved in such a resolution?

1) The 'war' in Iraq was begun on false pretenses; there were no weapons of mass destruction, there were no 9/11 hijackers from Iraq, Iraq posed no threat to the United States. Injustice is being done daily to the people of Iraq, and injury to the volunteer members of the US Military. War is not the answer. All of this has been said more eloquently by many others, including former president Jimmy Carter and evangelical leader Jim Wallis. It is time to turn the engagement in Iraq over to the United Nations and an international recovery process. Dennis Kucinich, Congressman from Ohio, has a very good plan for this disengagement.

2) I have always been disturbed by what happened in Germany in World War II. I wondered why the German people allowed Adolph Hitler to do what he did. There are many other examples throughout history of evil perpetrated because no one stood up to challenge it. I translate that sentiment to my own time in history. As an individual, as a citizen of the City of Corvallis, Benton County, the State of Oregon, the United States of America ... at all those levels, a responsibility exists to speak out against injustice. I can do that speaking as an individual, and my voice becomes amplified by my representative government.

Please pass this resolution, and I encourage you to join the individual and collective voices across America in ending this unjust and ill advised engagement in Iraq.

Thank you.
Marge Stevens
1428 NW Highland Drive
Corvallis OR 97330

City Resolution to bring Troops Home

What is the good that the war in Iraq has brought to our local community? We have lost youthful community members, and we may continue to lose financial resources that are essential to our regional government infrastructure. My children have both felt the local effects of diminishing financial resources at their public schools. I personally do not feel any safer or more secure with a Homeland Security Department that cannot secure our International Borders or plainly assist in times of natural disaster, let alone a military attack within our borders. I have a hard time finding any good things, except that many of us have come together as new friends in a yearning for a peaceful non-conflict resolution to stop an internationally criminal and illegal war. AND those of us who feel this war is wrong and does affect our everyday local lives will try any way we can possibly think of to convince federal, state, regional and even local representatives to consider our call to withdraw military forces from Iraq.

In fact, those of us who have signed this petition to the city are people who have in many times and ways petitioned George W. Bush, our senators and representatives, and our state governor to please begin withdrawal of troops, in particular the National Guard who would be our respondents in time of a local emergency. Here at the Corvallis United Methodist Church 45 local people have signed the Bishops Call to Repentance and Peace with Justice which also includes a resolution to request that Bush immediately withdraw U.S. forces from Iraq. Over 6,000 Methodists have signed this nationally so far. The organization Code Pink also has a petition statement called "Women Say No to War" that 33,144 global citizens have signed on to, including President Hugo Chavez. No, you don't need to be female to sign this petition. In my own household, three out of four of us have signed this local petition. The fourth person, not yet a voter, has written an imaginative little news article for your thoughtful consideration of his viewpoint:

BUSH DECLARES WAR ON GOD

After a press conference yesterday, I stood as shocked as anyone there. It turns out that with the disasters of Hurricane Katrina and Rita, God's wrath possesses a threat to National Security. In this new threat George W. Bush has decided to wage a full out war on God ending in his unconditional surrender.

When Bush was asked how we were supposed to combat God he said "I have top military researchers working on it. We even have our first captives." What Bush meant by that was that he had had all chaplains in the military under arrest for treason.

*Valerie White
309 NW Glenwood Pl.
Corvallis, OR 97330*

RESOLUTION 2006-

Resolution Calling for the Withdrawal of all US Troops from Iraq

Minutes of the February 21, 2006, Corvallis City Council meeting, continued.

A resolution submitted by Councilor _____.

WHEREAS, the citizens of the City of Corvallis, Oregon, and their local elected officials have the constitutional right to petition the national government on any matter of grave concern to our city, the nation, and the world community; and

WHEREAS, the Corvallis City Council and the citizens of Corvallis respect and honor the men and women serving in the United States Armed Forces in Iraq and recognize the sacrifices that each of them is making; and

WHEREAS, the 138,000 men and women of our Armed Forces in Iraq are the sons and daughters of our community, and we are concerned for their well being and safety; and

WHEREAS, the Corvallis City Council passed a resolution on January 21, 2003, opposing a unilateral preemptive military action against Iraq; and

WHEREAS, the war in Iraq, approaching its third year, has caused: 1) the deaths of more than 2,300 American soldiers and 120,000 Iraqis, b) the physical and psychological wounding and disabling of more than 16,000 American soldiers and of tens of thousands of Iraqis, and c) the destruction of the homes, communities, and livelihoods of hundreds of thousands of Iraqis; and

WHEREAS, important work in rebuilding Iraq's infrastructure, economy, and society cannot progress due to dangerous and unstable public security conditions; and

WHEREAS, more than 300 billion dollars has been appropriated by Congress to fund military operations and reconstruction in Iraq; and

WHEREAS, the cost of the Iraq war has diverted federal funds from programs and services in urban areas such as Corvallis, including education, housing, social services, infrastructure improvements, and homeland security; and

WHEREAS, Oregonians have joined the National Guard thinking they would be serving their neighbors by helping with Oregon-based emergencies, unless there was a danger to the United States requiring transfer to active duty; and,

WHEREAS, many members of the Armed Forces are entering their second and third deployment to Iraq; and

WHEREAS, the federalization and deployment of Oregon National Guard members to the war in Iraq threatens the safety and well being of the citizens of Corvallis because the Oregon National Guard is being diverted from its legally assigned duties to respond to local emergencies, including fires, floods, and earthquakes; now,

THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CORVALLIS

1. HEREBY urges the United States government to commence planning an orderly, rapid, and comprehensive withdrawal of United States military personnel from Iraq; and
2. HEREBY calls upon the President and the Congress of the United States to support our troops by ensuring that returning veterans receive compensation and care, including full mental and physical health, education, disability, and rehabilitation benefits; and
3. HEREBY urges the United States government to provide the people of Iraq with appropriate non-military aid as shall be necessary for the security of Iraq's citizens and for the rebuilding of Iraq; and
4. HEREBY urges the United States government to establish a plan for the ongoing transition of responsibility for internal security activities to the military forces of the Iraqi Government; and
5. HEREBY urges the United States government to pursue security and stability in Iraq through diplomacy; and
6. HEREBY directs the President of the City Council of Corvallis to forward this resolution immediately to United States President George W. Bush, Representative Darlene Hooley, Representative Peter DeFazio, United States Senators Ron Wyden and Gordon Smith, Governor Ted Kulongoski, State Representative Sara Gelser, State Senator Frank Morse and the Benton County Board of Commissioners.

Councilor

Upon motion duly made and seconded, the foregoing resolution was adopted, and the Mayor thereupon declared said resolution to be adopted.

City Legislative Committee
Meeting Packet
– February 8, 2006 –



**CITY OF CORVALLIS
CITY LEGISLATIVE COMMITTEE**

**FEBRUARY 8, 2006
7:30 am**

**Library Main Meeting Room
645 NW Monroe**

-
1. Call to Order
 2. Resolution Calling for the Withdrawal of All US Troops from Iraq
 3. Adjournment

1/30 Resolution from Councilor Grosch. Katz

Resolution Calling for the Withdrawal of All US Troops from Iraq

DRAFT

WHEREAS, the citizens of the City of Corvallis Oregon and their local elected officials have the constitutional right to petition the national government on any matter of grave concern to our city, the nation, and the world community; and,

WHEREAS, the Corvallis City council and the citizens of Corvallis respect and honor the men and women serving in the United States Armed Forces in Iraq and recognize the sacrifices that each of them is making; and

WHEREAS, the men and women of our Armed Forces are the sons and daughters of our community and we are concerned for their well-being and safety; and,

WHEREAS, the United States of America carried out the invasion of Iraq based upon the claim that Iraq possessed weapons of mass destruction, and therefore posed an immediate threat to the security of the United States and as of today, no evidence has been found that Iraq possessed such weapons or the capability to deploy them; and,

WHEREAS, the Corvallis City Council passed a resolution on January 21, 2003 opposing a unilateral, preemptive military action against Iraq; and,

WHEREAS, the war in Iraq has caused: a) the deaths of more than 2300 American soldiers and 120,000 Iraqis; b) the physical and psychological wounding and disabling of more than 16,000 American soldiers and of tens of thousands of Iraqis; and c) the destruction of the homes, communities, and livelihoods of hundreds of thousands of Iraqis; and

WHEREAS, more than 300 billion dollars has been appropriated by Congress to fund military operations and reconstruction in Iraq; and,

WHEREAS, the cost of the Iraq war has diverted federal funds from programs and services in urban areas such as Corvallis, including education, housing, social services, infrastructure improvements, and homeland security; and,

WHEREAS, the cost of call-up of members of the Armed Forces for deployment in Iraq has been significant, as determined by the loss of lives, combat injuries, psychological trauma, disruption of family life, financial hardship for individual families, and businesses, interruption of civilian careers, and damage to the fabric of civic life in our community; and,

WHEREAS, Oregonians have joined the National Guard thinking they would be serving their neighbors by helping with Oregon-based emergencies, unless there was a danger to the United States requiring transfer to active duty; and,

WHEREAS, many members of the Armed Forces are entering their second and third deployment to Iraq; and,

WHEREAS, the federalization and deployment of the Oregon National Guard members to the war in Iraq threatens the safety and well being of the citizens of Corvallis because the Oregon National Guard is being diverted from it's legally assigned duties to respond to local emergencies including fires, floods, and earthquakes; now,

THEREFORE BE IT RESOLVED THAT the City Council the City of Corvallis:

- 1) HEREBY urges the United States government to commence an orderly, rapid and comprehensive withdrawal of United States military personnel from Iraq; and
- 2) HEREBY calls upon the President and the Congress of the United States to support our troops by ensuring that returning veterans receive compensation and care including full mental and physical health, education, disability, and rehabilitation benefits; and,
- 3) HEREBY urges the United States government to provide the people of Iraq with appropriate non-military aid as shall be necessary for the security of Iraq's citizens and for the rebuilding of Iraq;, and
- 4) HEREBY urges the United States government to establish a plan for the immediate transition of responsibility for internal security activities to the military forces of the Iraqi Government; and,
- 5) HEREBY urges the United States government to pursue security and stability in Iraq through diplomacy; and
- 6) HEREBY directs the Mayor of Corvallis to forward this resolution immediately to President George W. Bush, Representative Darlene Hooley, Representative Peter DeFazio, U.S. Senators Ron Wyden and Gordon Smith, Governor Ted Kulongoski, State Representative Sara Gelsler, and State Senator Frank Morse and the Benton County Board of Commissioners.

1/17 - Resolution from Bart and Leah Bolger
Kathryn

A RESOLUTION TO BRING THE TROOPS HOME

WHEREAS, the Bush Administration, using false intelligence estimates, misled the country into an unnecessary and unwise invasion and occupation of Iraq, a country that had neither attacked nor posed an immediate threat to the United States, and

WHEREAS, our occupation of Iraq has spawned an insurgency whose principal goal is to expel outside influences, has deepened the divide between factions competing for control of Iraq, and has created a training ground for international terrorists, and

WHEREAS, elections have been held in Iraq, and the Iraqi people deserve an opportunity to resolve their own problems and establish their own government free of outside coercion, and

WHEREAS, the actions of the United States in Iraq is perceived by many to indicate that the U.S. wishes to establish a permanent presence in Iraq, including the establishment of a number of military bases, and

WHEREAS, our active duty military, Reserves and National Guard are being drained of their capability to respond to other emergencies both at home and abroad, and

WHEREAS, over 2200 U.S. military personnel have lost their lives in Iraq, thousands of U.S. soldiers have been wounded, untold thousands of Iraqi citizens have been killed or injured, and vast amounts of Iraqi personal property and national infrastructure have been destroyed, and

WHEREAS, the U.S. House Committee on International Relations is considering and the House "Out of Iraq" Caucus supports various legislation requiring the President to develop and implement a plan for the withdrawal of the U.S. Armed Forces from Iraq:

NOW, THEREFORE, THE CORVALLIS CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. We support our troops, oppose the continued military occupation of Iraq, and urge the United States Government to plan immediately for the near-term withdrawal of its military forces from Iraq, consistent with the mandate of international humanitarian law.

Section 2. Withdrawal should begin immediately to signal our good intentions and should give priority to returning National Guard troops to fulfill their home state obligations.

Section 3. The President should announce that the United States Government has no plans for a long-term presence in Iraq, except for that associated with normal diplomatic, economic, and peaceful military relations between countries.

Section 4. Oregon's United States Senators and Representatives should support House Joint Resolution 55 (H. J. Res. 55) and this resolution.

ADOPTED by the Corvallis (Oregon) City Council on the _____ day of January, 2006.

RESOLUTION 2003 - 03

Minutes of the January 21, 2003, Corvallis City Council meeting, continued.

A resolution submitted by Councilor Reach.

WHEREAS, citizens of Corvallis have petitioned their City Council to take a position on a preemptive, unilateral attack on Iraq by the United States; and

WHEREAS, a wide range of civic and religious leaders have declared that such an attack would be unjust, unneeded and in contravention of international laws; and

WHEREAS, the Corvallis City Council and its citizens are strongly committed to democratic process and open government with full respect for international law; and

WHEREAS, we believe that a preemptive United States military attack would violate international law and our commitments under the U.N. Charter and further isolate the United States from the rest of the world; and

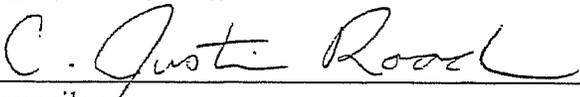
WHEREAS, international security depends not only on the judicious use of military power, but on all people of all nations working cooperatively to eliminate the poverty, injustice, inequality and environmental degradation that breed war and terrorism; and

WHEREAS, we believe that the City of Corvallis and its citizens will suffer directly and indirectly from any unilateral act of war by the United States.

NOW, THEREFORE, BE IT RESOLVED that we, the members of the City Council of the City of Corvallis, oppose any preemptive unilateral attack by the United States against the nation and people of Iraq; and

BE IT FURTHER RESOLVED that we give our unconditional support to United States military personnel serving at home and abroad, and if military action does become necessary, we pledge our unyielding support to all the men and women serving in our nation's military at home and abroad; and

BE IT FURTHER RESOLVED that a copy of this resolution is forwarded to the Oregon Congressional delegation and the President of the United States.



Councilor

Upon motion duly made and seconded, the foregoing resolution was adopted, and the Mayor thereupon declared said resolution to be adopted.

Chicago debates Bring the Troops Home resolution

The City Council Committee on Human Relations will hold a hearing on the Resolution calling for an immediate orderly withdrawal of U.S. military forces from Iraq. The hearing is scheduled for Monday, September 12th at 1:00 p.m. at City Hall, 121 N. LaSalle, in the City Council Chambers, 2nd Floor. The resolution was introduced into the City Council last July and currently has 40 co-sponsors.

The lead City Council sponsors hope to have the committee vote to approve the resolution on that day. The resolution would then be referred to the full City Council for a vote on Wednesday, September 14th. Please make every effort to attend this important committee hearing.

The text of the resolution is below:

RESOLUTION URGING CESSATION OF COMBAT OPERATIONS IN IRAQ AND THE RETURN OF U.S. TROOPS

WHEREAS, The Authorization for Use of Military Force Against Iraq Resolution of 2002 was passed by the U.S. Congress on October 11, 2002, and that Public Law 107-243 cited Iraq's possession of weapons of mass destruction as a primary reason for the use of United States Armed Forces against Iraq; and

WHEREAS, On January 12, 2005, President Bush officially declared an end to the search for weapons of mass destruction in Iraq; and

WHEREAS, The United States initiated combat operations in Iraq on March 19, 2003; and

WHEREAS, Hundreds of thousands of members of the United States Armed Forces have served with honor and distinction in Iraq; and

WHEREAS, More than 1,700 members of the United States Armed Forces have been killed and more than 12,000 members of the Armed Forces have been wounded in substantially accomplishing the stated purpose of the United States of giving the people of Iraq a reasonable opportunity to decide their own future; and

WHEREAS, The United States military occupation of Iraq has placed significant strains on the capacity of the United States Armed Forces, both active duty and reserve and the National Guard.

WHEREAS, The armed forces of Iraq number more than 76,000 troops as of June 8, 2005, and are growing in number and capability daily; and

WHEREAS, The forces of the Iraqi Interior Ministry number more than 92,000 personnel as of June 8, 2005, and are growing in number and capability daily; and

WHEREAS, More than \$200 billion has been appropriated by Congress to fund military operations and reconstruction in Iraq, and Chicago residents' share now exceeds \$2.1 billion; and

WHEREAS, The funds spent by Chicago taxpayers on the war and occupation in Iraq could have provided Head Start for one year for 238,056 children; or medical insurance for one year for 1,076,242 children; or 31,147 public school teachers for one year; or 16,183 additional housing units, according to the National Priorities Project; and

WHEREAS, The war and continued occupation have resulted in the devastation of Iraq's physical and social infrastructure and led to widespread and continuous resistance to U.S. occupation that threatens the lives of Iraqi civilians and the men and women who compose the ranks of U.S. and other occupying forces; and

WHEREAS, The presence of United States forces in Iraq and the alleged torture of prisoners at Abu Ghraib, Guantanamo Bay, Cuba, and other facilities have inflamed anti-American passions in the Muslim world and increased the terrorist threat to United States citizens, both at home and abroad; and

WHEREAS, Polls show that less than half of the American people support the war; and

WHEREAS, Illinois Congresspersons Rush, Lipinski, Emanuel, Davis, Schakowsky, Jackson, Gutierrez, and Costello joined more than 100 other Congresspersons in voting for a House resolution on an Iraq exit strategy; and

WHEREAS, On January 2003, the Chicago City Council passed a resolution 47-1 opposing the war in Iraq prior to its commencing in March 2003; now, therefore,

BE IT RESOLVED, That the City Council of the City of Chicago, on behalf of the citizens of Chicago, urges the United States government to immediately commence an orderly and rapid withdrawal of United States military personnel from Iraq; and

BE IT FURTHER RESOLVED, That the City Council of Chicago, recognizing that the stability of Iraq is crucial to the security of the citizens of Chicago and to all Americans, urges the United States government to provide the people of Iraq with all necessary non-military material aid as shall be necessary for the security of Iraq's citizens and for the rebuilding of Iraq; and

of America's great urban centers and the most vulnerable portions of our population, including health, education, and homeland security; and

BE IT FURTHER RESOLVED, That a suitable copy of this resolution shall be sent to George W. Bush, President of the United States, and the members of the Illinois Congressional delegation.

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Iraqi troop resolution

- *To:* <mayor@council.ci.corvallis.or.us>
- *Subject:* Iraqi troop resolution
- *From:* "John Allen" <falsedawn2@comcast.net>
- *Date:* Wed, 1 Feb 2006 11:41:09 -0800
- *Importance:* Normal

I am extremely opposed to the Corvallis city council even considering this troop resolution. The resolution do NOT speak for me NOR can they speak for Corvallis residents. Your jobs are to not waste your time on meaningless petitions which should have been directed at congressional re officials.

John Allen
607 SW 49th St. #23
Corvallis, OR 97333

-
- *Prev by Date:* [<web>I support bringing the troops home](#)
 - *Next by Date:* [\[SPAM\] \\$\\$\\$1> glad Al IExperts](#)
 - *Previous by thread:* [<web>I support bringing the troops home](#)
 - *Next by thread:* [\[SPAM\] \\$\\$\\$1> glad Al IExperts](#)
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<web>I support bringing the troops home

To: mayor@council.ci.corvallis.or.us

Subject: <web>I support bringing the troops home

From: mike volpe <Volpemr@msn.com>

Date: Wed, 1 Feb 2006 11:29:06 -0800

Reply-to: <Volpemr@msn.com>

This is an enquiry e-mail via %s from: mike volpe (Volpemr@msn.com)
I feel strongly that the best way to support our troops is to bring them home to rejoin their families and contribute to their communities. I do not feel that further engagement of our military troops in Iraq will help the citizens of that country. Please support the Bring the Troops home initiative.

Prev by Date: [Troop Resolution](#)

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Troop Resolution

- *To:* mayor@council.ci.corvallis.or.us
- *Subject:* Troop Resolution
- *From:* Becky Bennink <BBennink@comcast.net>
- *Date:* Wed, 01 Feb 2006 10:45:00 -0800
- *User-agent:* Mozilla/5.0 (Windows; U; Windows NT 5.0; en-US; rv:1.4) Gecko/20030624 Netscape/7.1 (ax)

Corvallis residents should send petitions to the appropriate government officials. Local government leaders should address local issues. Decisions regarding federal troops are decided by the US Commander in Chief, Defense Department Secretary, Military Leaders and advisors, and authorized by our US House and Senate representatives. Citizens representing their views or those of an organized group should use the open channels of communication directly to those officials who determine the use and assignment of military troops. We the citizens have a responsibility to not waste government resources. This petition regarding federal troops does not involve local government, should have been on it's way to the appropriate officials long ago, and should not be diverting Corvallis city government officials from their important work.

Becca Bennink

-
- Prev by Date: [<web>Earth Charter Endorsement](#)
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 - Previous by thread: **TROOP RESOLUTION**
 - Next by thread: [<web>Thank you for your comment re: ...\"not everyone in the city of Corvallis agrees with you!\"](#)
 - Index(es):
 - [Date](#)
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-----Original Message-----

1. From: William R. Ford [<mailto:bford@usa.net>]
Sent: Wednesday, February 01, 2006 4:55 AM
To: Webmaster
Subject: <web>War protest petition support for
Importance: Low

This is an enquiry e-mail via %s from: William R. Ford (bford@usa.net)

1/19/2006

To whom it may concern:

Three years ago to the day, I wrote the following letter:

"I am opposed to the action that our President is taking toward Iraq. With the deployment of more troops to this area of the world he is making the situation more volatile and explosive. His actions as Commander in Chief are bringing us ever closer to war. The pretext is to rid the world of Iraq's weapons of mass destruction and to stop Saddam Hussein before he has the opportunity to further develop and use his weapons. President Bush has not made his case for this war. The weapons inspectors need to be given more time. The UN and the International Community must speak. Unilateral action by the United States should be unthinkable. It is a failed strategy.

I am not a pacifist or conscientious objector. I am a retired U.S Marine. I served our country for over 20 years on active duty commanding troops at every rank from 2nd Lieutenant through Lieutenant Colonel. In Vietnam I commanded a Combat Engineer Company of over 350 men. I know from which I speak. I was not opposed to the war in Vietnam, perhaps I should have been. I was younger then. At 23, I had a great deal of respect for our elected leaders and followed without question their commands. At 59, I refuse to do so. Perhaps if more people would have questioned our national leadership in 1964 more than two Senators, Wayne Morse of Oregon and Earnest Gruening of Alaska, would have voted against the Gulf of Tonkin resolution that got us in that mess and caused the deaths of over 58,000 young men and women, including my tent mate Jerry Woodall.

War can and should be used only as a tool of last resort. Such is not the case we are currently witnessing in Iraq. President Bush seems to be looking for any excuse to justify the commitment of troops he has ordered to the area. It is too late to prevent war once it has started. Our city should take a stand, as the war will affect our quality of life both emotionally and economically. War with Iraq will detract from our sense of security and is not in our best interests either nationally or locally. There are many more important and pressing issues, as well as problems to solve with constructive solutions, than going half way around the world to dispose of one more dictator and tyrant. We cannot be the policemen for the world. We can be partners for peace and progress."

Did this letter do any good? Did it change US policy? Did it stop our rush to war and the deployment of our troops? Did it prevent the death of over 2,000 young men and women in our Armed Forces? Did it keep the USA from spending billions of dollars in the Middle East? No!

Did the letter speak from my heart and experience? Did it express my values learned from a life of service and dedication to our country? Did it provide our elected officials one more opinion and input upon which to form a basis of vote and decision? Did it satisfy my desire to do something constructive rather than destructive? Did I feel better for having expressed an opinion that could be shared, discussed, debated and then either be accepted or rejected? Yes?

I reported that I believed the war in Iraq was a failed strategy. Now, tactically it is time to bring the troops home.

We live in a wonderful community and while one person's opinion or one community's petition may not change the world, it is a start. I believe our local elected officials should take a stand and express the community's view on the war in Iraq. They should tell our national elected representatives that the citizens want and need to be heard. "At the least, it's a display of ego. At worst, it's needlessly divisive and could distract the council from its pressing local business." is the way the editorial in the Gazette Times 1/19/06 read. I happen to disagree. This is a reasoned petition submitted by very conscientious and thoughtful citizens attempting to participate in the democratic process. A process the troops have been erroneously sent to help install and defend. Bring the troops home, immediately. Councilors do your job. Speak for me!

William R. Ford, Lt. Col. USMC (Retired)
1863 NW Lester Ave.
Corvallis, Or. 97330

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JAN 31 2006

CITY MANAGERS
OFFICE

5475 S.W. Helen Ave.
Corvallis, OR 97333
(541) 758-2067

January 28, 2006

Corvallis City Council
P.O. Box 1083
Corvallis, OR 97339
ATTN: Legislative Committee

Dear Council Members:

I write in support of "A Resolution to Bring the Troops Home." Incidentally, I did not participate in any way in drafting it.

I believe the resolution is well written, reasonable, and moderate. The veracity of the clause in the second WHEREAS ("...occupation...has deepened the divide...") is questionable, but that is my only reservation concerning plausibility. If you, the Council, decide to adopt a resolution similar to this one but with altered wording, I hope you will retain the spirit and the content of the original.

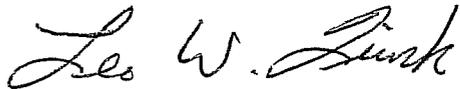
Every recent poll I have seen indicates that the Iraq war is the most important national and international issue to Americans. Since Corvallis voters elect Democrats to office and generally prefer liberal public policies, I believe you will be well-representing the majority of your constituents by adopting a resolution for the withdrawal of U.S. troops from Iraq.

Some will argue that you, the Council, should wear blinders and concern yourselves only with zoning laws, local business activities, street maintenance, etc. But we are all aware that the Iraq war has undesirable consequences for most American communities, including Corvallis. Troops from Corvallis have already served in Iraq; I am not knowledgeable about any casualties among them. When I first moved here fifteen months ago I was soon informed that, despite all the advantages Corvallis offers, its public school class sizes were generally too large. Certainly, some of the hundreds of billions of dollars going to Iraq could instead benefit public schools across America. You are aware of the litany of public services, including health care, that could be greatly improved with those same monies.

Consider this. Think of all the military adversaries of the United States going back to World War II. Imagine a city council in one of those countries adopting a resolution calling for the withdrawal of its military forces from a foreign land, e.g., Kosovo or the Philippines. Would not the vast majority of Americans view that as a salutary, heroic, and praiseworthy declaration?

I believe that, if you, the City Council, adopt this resolution, most Americans and certainly most Oregonians will judge your decision as a courageous one. More importantly, in view of the myriad negative aspects of this war from its earliest conception to the present, you, who are among the leaders of this community, will have done the right thing as American citizens in the year 2006.

Sincerely,

A handwritten signature in cursive script that reads "Leo W. Quirk". The signature is written in dark ink and is positioned above the typed name and military service information.

Leo W. Quirk
U.S. Army veteran, 1958-60
U.S. Army Reserve, 1960-1964

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<web>City Council Troop Withdrawal Resolution

To: ward3@council.ci.corvallis.or.us

Subject: <web>City Council Troop Withdrawal Resolution

From: Chris Foulke <cfoulke@peak.org>

Date: Sat, 28 Jan 2006 05:29:36 -0800

Reply-to: <cfoulke@peak.org>

This is an enquiry e-mail via %s from: Chris Foulke (cfoulke@peak.org)
Jan. 28, 2006

George Grosch
Ward 3 City Councilor
Corvallis City Council
Corvallis OR

Dear George:

It has been stated (disingenously, I believe) that the City Council should not weigh in on matters such as the War in Iraq, since the city does not represent the opinions of all its citizens. However, the same could be said of the federal government which has gone awry totally of late in its policies of corruption, greed, and aggression. Whereas a majority of Americans now oppose the wrong-headed war there yet the stubborn Commander-in-Thief remains in denial about the nature of events in Iraq and is imposing his minority extremist view on the innocent people of that country and by extension, the rest of the World, including the people of this country who must also foot the bill for this highly dubious venture. It is impingent on all political jurisdictions that can have a say on this crucial issue where right is going so terribly off course to have a say until such time as there can be accountability and sanity and morality at the national policy level in this matter. I!

n a true democracy, which is supposedly the ideal for our governmental system, policies should be determined collectivley from opinions of citizens of the country, and the local level is a great place to start, especially when the federal government is not listening to the majority of its citizens in an important policy matter affecting us all. According to the website www.costofwar.com, the War in Iraq has cost the taxpayers of the City of Corvallis \$23,965,580 as of about 5AM on Jan. 28th of 2006. This money could have gone to hiring 35 public school teachers for 3 years, providing an additional 580 four-year university scholarships at OSU (or the equivalent at LBCC), and building an additional 54 housing units for low-income or homeless Corvallis residents. This is just one example of how such moneys that have been squandered in the invasion and occupation of Iraq could have been spent

here locally to help build and improve our community. This is a local issue. Please vote in favor of the original Troop Withdrawal Resolution with only minor changes if necessary to achieve a broader consensus among committee members, but do not water down the resolution, as I believe it is fairly and appropriately worded. Thanks for your time and energy as City Councilor. Have a Good Day, George.
Yours Truly,

Chris Foulke
2450 SE Micah Pl.
Corvallis OR 97333
(541) 754-3611

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Troops Home Resolution

- *To:* Helen Berg <helen.berg@ci.corvallis.or.us>, Rob Gandara <ward5@council.ci.corvallis.or.us>
- *Subject:* Troops Home Resolution
- *From:* Mike Beilstein <mikebeilstein@yahoo.com>
- *Date:* Fri, 27 Jan 2006 22:56:57 -0800 (PST)
- *Domainkey-signature:* a=rsa-sha1; q=dns; c=noaws; s=s1024; d=yahoo.com; h=Message-ID:Received:Date:From:Subject:To:MIME-Version:Content-Type:Content-Transfer-Encoding; b=3A5c/PZxa+7YdxliOKT2kgRSp+QutznlrJa5UcJKrDHvNJJiNXDDuuVbJ6wJaZr3nJ2O/mCC5pXSyCNg5UF

Hello Mayor Berg and Councilor Gandara-

Below is an article from the Sacramento Bee about the City's resolution requesting rapid return of troops from Iraq. I trust that the Corvallis City Council will show the same courage in speaking out for what is right.

Mike Beilstein
1214 NW 12th St
Corvallis, OR 97330
541 754 1858

http://www.sacbee.com/content/politics/local_government/story/13802602p-1644069c.html
Sacramento Bee
November 2, 2005

Council: Bring troops home

by Phillip Reese -- Bee Staff Writer

The Sacramento City Council called Tuesday night for the "rapid and comprehensive withdrawal of United States military personnel and bases from Iraq," citing the financial and human costs of the war on local resources.

The resolution, sponsored by council members Lauren Hammond and Ray Tretheway, puts Sacramento on a short list of cities nationwide pressing for a quick withdrawal. Chicago's council recently approved

a similar measure. San Francisco made the same call a year ago. And dozens of towns in Vermont have called for a withdrawal.

When enough Congress members see there are enough cities throughout the United States saying it's time

to bring our troops home, they will come up with a good exit strategy," Hammond said.

Councilman Robbie Waters, on the other hand, said the City Council had little business taking an official stance on an issue largely beyond its control.

"This is a matter best left to our elected officials in Washington, D.C.," Waters said.

The resolution, which passed 8-1 with Waters opposed, cited a number of reasons the United States should leave Iraq soon, including:

- * The deaths of more than 2,000 U.S. troops.
- * The billions of dollars spent on the war, including an estimated \$300 million from Sacramento alone.
- * The government's failure to find weapons of mass destruction in Iraq, one of the reasons cited for undertaking the war.
- * The "grave harm to the people of Sacramento, especially its low-income residents and communities of color."

More than 100 people attended Tuesday's hearing, most of them opponents of the war. Sacramento anti-war activists praised the council's actions.

"We're not Berkeley or San Francisco," said Cres Vellucci, who is with the Sacramento Coalition to End the War. "If our city does something like this, it sends a message up and down the state."

It has been more than two years since the United States toppled the regime of Saddam Hussein. Since then, hundreds of soldiers and thousands of Iraqi civilians have died. At the same time, however, Iraq has moved toward a democracy, recently adopting a draft constitution.

Public support for the administration's handling of the war has waned: More than half of Americans now believe it was a mistake to send troops to Iraq, according to the latest USA Today/CNN/Gallup Poll.

The nation is divided about when all troops should come home. In a poll last month taken by the Scripps Survey Research Center at Ohio University, about 48 percent of Americans said they wanted a rapid withdrawal from Iraq, while 46 percent favored staying until Iraq is more secure.

Even some who opposed the war aren't in favor of immediate withdrawal. Erik Gustafson, executive director of the Washington-based Education for Peace in Iraq Center, said the war in Iraq was a bad idea, but leaving tomorrow would create a number of problems.

"You have insurgents who are determined to use violence to overthrow Iraq's elected government, to derail the political process, to see the clock set back and return to an authoritarian regime," he said, contending that immediate troop withdrawal would allow such groups to operate more freely. "That serves nobody's interests."

While saying he neither supported nor opposed the city's resolution and noting that anything that stimulates discussion of Iraq is a good thing, Gustafson said he has problems with parts of the measure's language. The resolution doesn't do enough, he said, to note America's responsibilities to Iraq.

"This is what is now at stake: Iraq's fledgling democracy, the violent partitioning of Iraq, abandoning the Iraq people once again," said Gustafson, a veteran of the first Gulf War.

On the other hand, others who opposed the war think it's time for America to leave. Michael Schwartz, a professor of sociology at the State University of New York at Stony Brook who has written against the war for several left-leaning publications, argues that the presence of American troops in Iraq is stimulating the violent insurgency.

It is in reaction to this brutality of this American occupation that most of the violent acts of the insurgency take place," Schwartz said in an interview Tuesday.

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JAN 24 2006

CITY MANAGERS
OFFICE

January 21, 2006

Beulah Crall
112 NE Conifer Blvd. Apt. 8
Corvallis, OR 97330

Mayor of Corvallis and City Council
c/o City Manager
P.O. Box 1083
Corvallis, Oregon 97339

Dear Mayor Berg and Council:

I'm writing to you as a concerned American citizen. I want to encourage you to adopt the resolution to bring our troops home. We are a peaceful community and the majority of us do not agree with the Bush administration's Iraq policies.

Our city is known as innovative, unique, and we are defined by our dedication to progress. We need to stand up to oppose evil done in the name of our country.

Thank you for your time and consideration.

Sincerely,



Beulah Crall

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JAN 26 2006

CITY MANAGERS
OFFICE

January 23, 2006

Mayor Helen Berg
City Hall
501 SW Madison
Corvallis, OR. 97333

Mayor Helen Berg and Corvallis City Councilors,

Although I no longer live in Corvallis, I am writing to encourage the Corvallis City Council to pass the Corvallis Resolution to Bring the Troops Home.

I now live in Waldport and, as I talk to community members here, there are very strong feelings that this is an immoral war...a war that can not be won by our military might. This war is having devastating affects on American Families both economically and emotionally.

I have just returned from three months in China, India and Thailand and was constantly confronted by individuals who asked why Americans have allowed this administration to continue it's frightening assault on the people of Iraq. "Mr. Bush is a dangerous man" is a quote I heard a number of times. I was continuously telling people that the majority of American people did not believe in this war.

We have lost respect in the global arena and it is time for the people to speak out as individuals and communities. The passage of the Corvallis Resolution to Bring the Troops Home will set a positive example.

We in Newport and Waldport hope to present a similar resolution locally. Your official stance on "bringing home the troops" will provide a meaningful example for our coastal cities.

Sincerely,



Ginger Gouveia
PO Box 755
Waldport, Or. 97394

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<web>Military withdrawal from Iraq

To: mayor@council.ci.corvallis.or.us

Subject: <web>Military withdrawal from Iraq

From: Paul & Joanne Harding <pjharding2220@yahoo.com>

Date: Tue, 24 Jan 2006 23:10:05 -0800

Reply-to: <pjharding2220@yahoo.com>

This is an enquiry e-mail via %s from: Paul & Joanne Harding
(pjharding2220@yahoo.com)

Dear Mayor Berg,
Please see that all members of the City Council get a copy of this email.

We feel that the Council is out of line in passing resolutions such as Military withdrawal from Iraq, particularly, when so many of us who are residents of this fine city are opposed to such resolutions. We feel that the Council has no business in this area and should better concentrate it's efforts on the problems of the city leaving foreign policy matters to the federal govt. where it can rightly be debated.

Thank you for considering our point of view.

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<web>resolution on Iraq war

To: ward1@council.ci.corvallis.or.us

Subject: <web>resolution on Iraq war

From: "Robert L.Stebbins" <stebbinr@peak.org>

Date: Mon, 23 Jan 2006 21:20:47 -0800

Reply-to: <stebbinr@peak.org>

This is an enquiry e-mail via %s from: Robert L.Stebbins (stebbinr@peak.org)

That a great many residents of Corvallis want our national government to cease making war in Iraq is a fact that should be communicated by our city council because that would give voice to one of our deepest concerns.

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<web>Bring Home the Troops Resolution: Bart & Leah Bolger\'s resolution

To: ward4@council.ci.corvallis.or.us

Subject: <web>Bring Home the Troops Resolution: Bart & Leah Bolger\'s resolution

From: gail wolcott <gailwolcott@mail.com>

Date: Sat, 21 Jan 2006 15:36:55 -0800

Reply-to: <gailwolcott@mail.com>

This is an enquiry e-mail via %s from: gail wolcott (gailwolcott@mail.com)

Hi Charlie,

Just want you to know that I really support this resolution and hope you will too. Only by standing up for our beliefs and values will we be able to return to the free country we were before this current Bush administration. The things they have done in our name (U.S. of America) are frightening. We must take a stand and each city has this responsibility. Thanks for your consideration; I do know you study each issue long and hard.

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<web>recent meeting, resolution on war

To: ward7@council.ci.corvallis.or.us

Subject: <web>recent meeting, resolution on war

From: Roberta Hall <rolohall@yahoo.com>

Date: Sat, 21 Jan 2006 13:23:04 -0800

Reply-to: <rolohall@yahoo.com>

This is an enquiry e-mail via %s from: Roberta Hall (rolohall@yahoo.com)

Scott---I just wanted you to know that I and my husband, Don Hall, who live on Witham, favor passing of the resolution to put Corvallis in favor of U.S. withdrawal from Iraq. I believe this expresses the sentiment of our community and most people in the state as well. The war hurts us all economically, and personally, and does not put our community in a good light to the rest of the world. It seems that the only way to end this is for small political units such as cities to speak up and join. (Of course large cities such as Chicago already have, so we will have MUCH company!)

thanks for working for our city!

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troop withdrawal resolution

- *To:* <ward9@council.ci.corvallis.or.us>
 - *Subject:* troop withdrawal resolution
 - *From:* Josh_Hough@lblesd.k12.or.us
 - *Date:* Mon, 23 Jan 2006 08:35:29 -0800
 - *Importance:*
 - *Sensitivity:*
-

lal,
I am your Ward 9 constituent at 3118 NE Powderhorn Pl. I would like you to know that I support the proposed troop withdrawal resolution. Thank you for your consideration.
Josh

Joshua Hough
Web Communications
Benton Lincoln ESD
(541) 812-2622

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<web>Troop resolution

To: ward7@council.ci.corvallis.or.us

Subject: <web>Troop resolution

From: Paul Woods <paul_woods@ieee.org>

Date: Wed, 18 Jan 2006 14:51:46 -0800

Reply-to: <paul_woods@ieee.org>

This is an enquiry e-mail via %s from: Paul Woods (paul_woods@ieee.org)

I resent the sponsors of this resolution attempting to amplify their 800 signatures into something supposedly representing the whole city. It does NOT represent my opinion. Further, I believe it's a huge waste of the Council's time to consider something so out of scope for a city government. Please vote against it.

Sincerely,

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<web>Resolution on withdrawal from Iraq

To: ward1@council.ci.corvallis.or.us

Subject: <web>Resolution on withdrawal from Iraq

From: James Rainey <loomisld@hotmail.com>

Date: Wed, 18 Jan 2006 05:36:40 -0800

Reply-to: <loomisld@hotmail.com>

This is an enquiry e-mail via %s from: James Rainey (loomisld@hotmail.com)

Have read in the online edition of the GT that the City Council is debating a resolution on withdrawal of US forces from Iraq.

I urge you to vote no against such a resolution.

It is not the role of a city council to pass comment on national policy.

The proper venue of for individuals wishing to make their voices heard is through the people elected to represent the state in the Federal Government.

If the city wants to make a resolution, it should be placed on a ballot and submitted to the voters of Corvallis.

James Rainey
Camp Anaconda
Balad, Iraq

TROOP RESOLUTION

- *To:* <Mayor@council.ci.corvallis.or.us>
- *Subject:* TROOP RESOLUTION
- *From:* "Ted Langton" <tedl@thta.org>
- *Date:* Wed, 18 Jan 2006 10:30:54 -0800
- *Reply-to:* "Ted Langton" <tedl@thta.org>

Mayor Berg and Council

I am absolutely opposed to the resolution as printed in the Gazette Times and cannot understand how the council can give any time to such a thing when it is very clearly not the opinion of the total town. 800-1000 signers DO NOT represent all of us. How many of the council are willing to personally sign such a document and what impact on anything will it have. Some study of Arcata, California should be undertaken and how the action of an "out of touch" city council has impacted that city. They have adopted a similar resolution and it has caused a serious backlash. This would not be out of the realm of possibility if such action is taken here. The only proper way for such action to be taken could only be through a city wide vote. All too often "public opinion" is the result of loud input from a vociferous few and does not reflect the majority. Please give this resolution the attention it deserves - NONE. Ted Langton Sr. - 2908 NW 29th St. City 97330 - 754-2549

-
- Prev by Date: **[Small Business Management Program](#)**
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<web>Troop Withdrawal petition

To: ward1@council.ci.corvallis.or.us

Subject: <web>Troop Withdrawal petition

From: Yvonne McCallister <ymccallister@comcast.net>

Date: Thu, 19 Jan 2006 13:53:42 -0800

Reply-to: <ymccallister@comcast.net>

This is an enquiry e-mail via %s from: Yvonne McCallister
(ymccallister@comcast.net)

I urge you to refrain from passing any petition about the war in Iraq. This petition (while I may agree with it) does not represent the voters in Corvallis nor is it within the province of the City Council to pass such a petition.

The City Council's job is to run the City and represent the voters in local matters. I resent the City Council's attempt to represent my opinion in national matters.

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<web>Troop Resolution

To: mayor@council.ci.corvallis.or.us

Subject: <web>Troop Resolution

From: Dave Hudson <daveh222@comcast.net>

Date: Wed, 18 Jan 2006 22:35:48 -0800

Reply-to: <daveh222@comcast.net>

This is an enquiry e-mail via %s from: Dave Hudson (daveh222@comcast.net)

I applaud the efforts of the group of citizens who are attempting to make a statement for peace and humanity that will be heard in Washington. Corvallis is a community with a history of standing up for social, political and environmental justice. By voicing our support for the withdrawal of troops from Iraq, we can help save the lives of both soldiers and innocent civilians.

Dave Hudson
Corvallis

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<web>Troop resolution

To: mayor@cityofcorvallis.org

Subject: <web>Troop resolution

From: Robert Rose <rose@cafwap.net>

Date: Wed, 18 Jan 2006 22:57:44 -0800

Reply-to: <rose@cafwap.net>

This is an enquiry e-mail via %s from: Robert Rose (rose@cafwap.net)

As a former Corvallis resident of over 15 years, I'm concerned about the city's interest in passing a resolution pertaining to troops in Iraq. Regardless of one's views on the current war (or any war for that matter), concerns of war should be expressed at the federal level. It is not the place of a city, county or state to concern itself with war.

I'm personally against the war in Iraq, and I express my views to our elected representatives in Congress. These citizens that are wasting the limited resources of the Corvallis city government should do the same.

Robert Rose
(Now a Bend resident, but I still love my home town) :-)

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<web>Corvallis City Council Resolution to Ask for Troop Withdrawal

To: mayor@council.ci.corvallis.or.us

Subject: <web>Corvallis City Council Resolution to Ask for Troop Withdrawal

From: Mark Nicholson <red-hawk@comcast.net>

Date: Wed, 18 Jan 2006 18:47:24 -0800

Reply-to: <red-hawk@comcast.net>

This is an enquiry e-mail via %s from: Mark Nicholson (red-hawk@comcast.net)

Dear Mayor,

The following is an e-mail I wrote to Rebecca Barrett concerning the issue of the Corvallis City Council backing a resolution to bring home our troops. In addition, I'd like to add that 800 people signing a petition is hardly statistical representation of Corvallis residents.

I have had enough and cannot take it any more. Please pass onto the Bolger's that they do not speak for me or my wife in regards to withdrawing troops from Iraq. Regardless of the pretense President Bush used to invade Iraq he did so believing he was protecting the security of the United States of America. After the devastating attacks of 09/11/01, I expect my commander-in-chief to protect the US by whatever means necessary. Intelligence may not have been perfect, but I feel that Saddam Hussein posed a threat not only to the US, but to his own people. Maybe Saddam did not have a direct link to 9/11, but can we be absolutely sure? Maybe we did not find weapons of mass destruction, but I would rather have a President who takes a proactive approach then sit back and wait for something bad to happen. And let us not forget Saddam was in violation of UN resolutions.

The Iraqi citizens may not be in a perfect situation, however, I feel they are far better off than they were before the war. They are free from a blood thirsty dictator, they have far more freedom, and democracy is taking root. The press, and anti-war activities rarely celebrate the success we have had in Iraq. I think there is far more positive coming out of the Iraq then what we are being told. The number of troops killed in Iraq is not to be taken lightly, yet it is nothing compared to what happened in any of our past wars. Life is precious, but so is freedom.

The bottom line is that the Corvallis City Council has no business interfering in foreign affairs. We need to allow the Federal Government the latitude to take care of business pertaining to foreign policy. To put things into

perspective Oregon won a landmark decision today when the Supreme Court upheld the Assisted Suicide Law. In other words, the court found the Federal Government was overstepping its boundary condition by trying to thwart our voter approved law. The Corvallis City Council would be wasting time, and funds that could be better used to solve local issues.

Once again I ask you tell the Bolger's they don't speak for all Corvallis residents.

Mark Nicholson
Native Oregonian - Corvallis Resident

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<web>resolution to withdraw troops from Iraq

To: mayor@council.ci.corvallis.or.us

Subject: <web>resolution to withdraw troops from Iraq

From: Jon Boone <drgroovejb@msn.com>

Date: Wed, 18 Jan 2006 14:51:28 -0800

Reply-to: <drgroovejb@msn.com>

This is an enquiry e-mail via %s from: Jon Boone (drgroovejb@msn.com)

I truly hope that the city council rejects the formal adoption of this foolish document. You have no right to represent the entire population of Corvallis with 1000 signatures. This "resolution" should be considered treason.

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<web>Thank you for your comment re: ...\\"not everyone in the city of Corvallis agrees with you\"

To: mayor@council.ci.corvallis.or.us

Subject: <web>Thank you for your comment re: ...\"not everyone in the city of Corvallis agrees with you\"

From: Sherry Sorby <Sorbys@aol.com>

Date: Wed, 18 Jan 2006 12:35:51 -0800

Reply-to: <Sorbys@aol.com>

This is an enquiry e-mail via %s from: Sherry Sorby (Sorbys@aol.com)

Dear Mayor Helen Berg,

I really appreciated your comment regarding the petition/resolution presented recently at the City Council meeting regarding a withdrawal of troops from Iraq. You said "What you are talking about is representing the city of Corvallis. Not everyone in the city of Corvallis agrees with you." Well said!

800 people on a petition does not represent a community of over 40,000 people. Directing people to directly address their congressmen and women was so very appropriate.

If the city council wants to make a statement regarding withdrawal of troops, they should be willing to fund the cost of a "public vote" before representing the city of Corvallis regarding this topic.

I am not in favor of prematurely withdrawing troops. I don't think any thinking person in America wants our men and women over in the Middle East one more second than necessary. But I believe that withdrawing prematurely, before Iraq is more stabilized, would be a heinous act of betrayal creating more loss of life and instability in the region. Thank you for making your statement and also taking time in your busy schedule to receive my e-mail.

Kind regards and appreciation for your dedication and hard work on behalf of the City of Corvallis,

Sherry Sorby

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<web>Troop withdrawal from Iraq

To: ward1@council.ci.corvallis.or.us

Subject: <web>Troop withdrawal from Iraq

From: Tim Nam <tkn317071@yahoo.com>

Date: Fri, 13 Jan 2006 21:03:56 -0800

Reply-to: <tkn317071@yahoo.com>

This is an enquiry e-mail via %s from: Tim Nam (tkn317071@yahoo.com)

Hello Councilor,

I hope this email finds you well.

I'm writing in regards to a resolution calling for the withdrawal of our troops from Iraq.

Though the fact that "all email sent to...[the city]...is considered public record" is sobering in the civic climate of the time, I'll go on the record as supporting this resolution because based on the information I've allowed myself to receive (NPR, PBS, ABC, yahoo!, Eugene Weekly primarily), our troops should never have gone to Iraq in the first place.

In addition to the contents of the resolution, I'd like to express the question of what is happening to Iraq's economy? That is to say, should the U.S. be "privatizing" Iraqi utilities and services (much to the benefit of American corporations)? Is such behavior just? ethical?

These are just some questions I have.

Thank you for your time.

P.S. I'm also against so called "useable nuu-clear weapons" and in case you're wondering that means "useable nuclear weapons".

P.P.S. For any government surveillance that intercepts and monitors this message, I'm not a terrorist! I love America, Freedom, Liberty and, indeed, Justice for All. It's just that my definition of All is all the people of the world, not just all the rich people and corporations who can afford lobbyists and media outlets and churches.

I don't believe Operation Iraqi Freedom has made me any safer.

*****MEMORANDUM*****

FEBRUARY 7, 2006

TO: CITY LEGISLATIVE COMMITTEE

FROM: KATHY LOUIE, ASSISTANT TO CITY MANAGER/CITY RECORDER

SUBJECT: ADDITIONAL COMMENTS RECEIVED

Attached please find additional comments received by our office from February 2nd through the 7th. Councilor Patricia Daniels' proposed resolution is also attached.

Attachment

2/7 - Received from Committee Details.

Kirby

Whereas the United States' war in Iraq is approaching its third year, and

Whereas our troops have toppled a brutal dictator; helped the Iraqi people establish key institutions of a new state including a constitution, a parliament, and free and fair elections; and provided military and police training for over 200,000 Iraqis, and

Whereas important work in rebuilding Iraq's infrastructure, economy, and society can no longer progress due to dangerous and unstable public security conditions, and

Whereas the costs of continued U.S. involvement in Iraq have reached levels that demand serious reconsideration of its merit, including

- human costs totalling 2,240 American troops dead, nearly 16,000 wounded, and countless thousands of Iraqi civilian deaths;
- financial costs totalling over \$300 billion so far, depriving us of the resources needed to fund crucial homeland security measures, disaster preparedness and relief efforts, and basic human needs for millions of our most vulnerable citizens while plunging us further into unsustainable levels of debt;
- national security costs in the form of grave and continuing strain on our armed forces—insufficient training and equipment, staffing levels so low that many soldiers must serve extended or multiple tours of duty, sorely inadequate benefits for returning veterans and their families—that is already affecting our ability to recruit and keep quality leadership in the services and may do so for years to come;
- international and national security costs in the deteriorating stature of the US throughout the region and the Muslim world, most alarmingly in countries that previously have been our allies but who turn more fully against us with every day we remain in Iraq; and

Whereas the shift in federal priorities to fund the war has direct consequences for Corvallis, in the form of sharp cuts in programs that serve our most needy citizens including low-income children, the frail elderly, and those with disabilities; fewer federal dollars for important OSU research that greatly benefits human and community health and economic well-being; elimination of programs that have directly funded local law enforcement and transportation needs; abolition of meaningful oversight functions in federal environmental protection programs intended to protect us all; and severe underfunding of education, and

Whereas our continued presence in Iraq no longer helps, but hinders the country's recovery and makes both our troops and innocent Iraqi civilians daily targets for the fury of a violent, homegrown insurgency, with a recent poll revealing that over 80 percent of Iraqis strongly oppose our continued occupation of their country, and

Whereas Secretary of State Donald Rumsfeld has stated that recent U.S. troop reductions "are the recognition of the Iraqi people's progress in assuming added responsibility for their country," and that once the Iraqi people have their own government, "a government they elected under a new constitution, our troops will be able to come home with the honor they have earned,"

Therefore,

Be it resolved that we, the members of the Corvallis City Council, agree with the Secretary of Defense and believe it is time for Iraqi leaders to take control of the future of their country, and

Be it further resolved that our troops have willingly risked their lives in answering their Commander-in-Chief's call to serve, that they have done what was asked of them, often with honor and valor, serving well past their original commitment, and that they have earned the right to return to their homes, jobs, and families and at long last be relieved of their obligation, and

Be it further resolved that we urge our Congressional delegation to work with appropriate Congressional committees, Secretary Rumsfeld and General George Casey, and key members of the Bush Administration to begin immediately to plan for

- the near-term withdrawal of our 138,000 troops from Iraq,
- diplomatic strategies for Iraq's security and stability, and
- consideration of an assistance program, similar to the post-World War II Marshall Plan, to help rebuild Iraq and hasten its long-term future as a fully independent member of the family of nations.



This War is Wrong



Bring Home the Troops



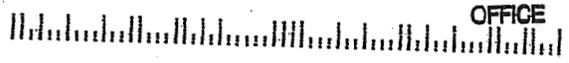
This war is wrong.
We all know it.
It's way past time
to bring them home.
*I endorse your petition
against the war in Iraq.*
Kerry McFall
1219 NW 19th
Corvallis, OR 97330

Kerry McFall

Corvallis City Council
501 SW Madison
P.O. Box 1083
Corvallis, OR 97339-1083
RECEIVED

FEB 07 2006

CITY MANAGERS
OFFICE



Corvallis Gazette Times, 2/6/06

Council anti-war petition a drama

It is interesting to note that some people's idea of democracy and political debate entails having the city council of a town of over 50,000 people pass a resolution based upon 1,000 signatures.

It seems that Leah and Bart Bolger believe that any policy debate in this country can only come about if they can hijack whole city population's opinions as their own as a starting point.

Because if we have had these policy discussions as a nation for the past three years and people still don't see things their way, it's best to point out to those who disagree with them that the city government of Chicago, or (more impressive still, Strafford, Vt.) have passed similar resolutions and at least one of those towns has a huge population, regardless of how many people in those towns, like ours, might have actually felt about the issue; a false argument from assumed popularity.

Mayor Helen Berg seemed to understand this when she suggested a City Council resolution concerning a national security matter may not be the best way to go. But noting the council's proclivity for passing other frivolous "feel-good" pet agendas at the behest of any couple of hundred people calling themselves "progressive," leads me to believe this was only to provide a little drama to what otherwise would have seemed a dull and perfunctory errand.

Then again, rubber-stamping ceremonies usually are.

Harry Mallory

Corvallis

Corvallis Gazette Times, 2/6/06

Council should sign troop petition

John Stanley may be correct when he claims the Corvallis City Council doesn't speak for him, he may have voted in the minority (Letters, Jan. 26, "Council doesn't speak for all").

It is reasonable to expect that the Corvallis City Council speaks for the majority since that's the way each member attained their office.

If there are procedures for limiting the business that may be addressed by the council, then cite those when objecting to the business the council permits on it's agenda.

As Horace Mann, called the father of public education, once wrote: "It may be an easy thing to make a Republic; but it is a very laborious thing to make Republicans; and woe to the republic that rests upon no better foundations than ignorance, selfishness, and passion." Let's not seek anymore woe.

Robert G. Gourley

IRAQ

- *To:* mayor@council.ci.corvallis.or.us
- *Subject:* IRAQ
- *From:* Navyretskc@aol.com
- *Date:* Sun, 5 Feb 2006 13:33:11 EST

Mr Mayor I believe you and city council CANNOT speak for me. Just like cindy DOES NOT speak for me. Maybe we should put it on the ballot and vote on it!

It seems 2 me that when I was recalled, in Navy Reserves but off active duty for 17 yrs, we went 2 Desert Storm/Desert Shield and came back within the yr. People thought it was just great what we had done, parties, parades and alike followed. NOW because we had 2 go back, because we did not finish it up the 1st time, the US public is all bent up about getting out of Iraq because we r losing some of our kids not worrying about what happens 2 Iraq if we left now. Do not let the service people over their see what happened in Vietnam when the troops came home, nothing. When a lot became outcasts.

Thank You
K Perkins

- Prev by Date: [HandsOnEqualParent-NEWS - FEB06 - Why-300,000-PlusNZKidsWithoutDADtonight-HELEN????? ---- Come Join - The Kids are worth it - OPEN FORUM - OPEN MEMBERSHIP](#)
- Previous by thread: [HandsOnEqualParent-NEWS - FEB06 - Why-300,000-PlusNZKidsWithoutDADtonight-HELEN????? ---- Come Join - The Kids are worth it - OPEN FORUM - OPEN MEMBERSHIP](#)
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<web>Bolger petition

- *To:* ward1@council.ci.corvallis.or.us
 - *Subject:* <web>Bolger petition
 - *From:* John Allen <falsedawn2@yahoo.com>
 - *Date:* Sun, 5 Feb 2006 08:18:08 -0800
 - *Reply-to:* <falsedawn2@yahoo.com>
-

This is an enquiry e-mail via %s from: John Allen (falsedawn2@yahoo.com)
I was extremely disappointed to learn from the GT this morning that you favor the Bolger petiti

Thanks
John

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Public Comments Received After
February 8, 2006
City Legislative Committee
Meeting

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Re: <web>Support for Troop Withdraw Resolution

- *To:* "Betty Griffiths Ward 8" <ward8@council.ci.corvallis.or.us>
- *Subject:* Re: <web>Support for Troop Withdraw Resolution
- *From:* jemanuel@peak.org
- *Date:* Wed, 15 Feb 2006 16:05:56 -0800 (PST)
- *Importance:* Normal
- *In-reply-to:* <43EFE0BC.7020901@council.ci.corvallis.or.us>
- *References:* <200602081933.k18JXp9w028798@locutus.peak.org>
<43EFE0BC.7020901@council.ci.corvallis.or.us>
- *User-agent:* SquirrelMail/1.4.4

Dear Councilor Griffiths,

I know the council is faced with a difficult political decision with respect to the troop withdrawal resolution. As I told the legislative subcommittee on the 8th, short of a city wide referendum it is difficult to know for certain the sense of the city. However most nights I stand at the court house vigil and passing drivers express their pro and anti war sentiments in various ways. I kept a tally the evening of the 4th. It was 50 pro war and 70 anti war. This is not exactly the same thing as opposing or favoring the resolution but it is a good proxy. I have been standing vigil at the court house for over 3 years. In those 3 years pro war and anti war sentiment as measured by driver response has evolved from 50:50 to something like the 4:70 tally on the 4th.

Too many of our national leaders have lost touch with the toll of the war at the local, national and world level. Surely Corvallis can join cities across the country, like Chicago and Davis which have passed resolutions to withdraw the troops.

Best regards

James Emanuel

> James
 > Thank you for your e-mail. I agree that we need a specific plan for
 > troop withdrawal. However, I am not convinced that the Corvallis City
 > Council should make it our business.
 > Betty Griffiths
 >
 > James Emanuel wrote:
 >
 >>This is an enquiry e-mail via %s from: James Emanuel (jemanuel@peak.org)
 >>Dear Councilor Griffiths,
 >>
 >> I urge you to support the resolution to withdraw American troops from
 >> Iraq. As representative John Murtha has pointed out, the continued
 >> presence of our troops in Iraq only incites further violence, provides a
 >> training ground for terrorists and, further incites resentment toward the
 >> US. The ongoing presence of American troops in Iraq makes the world, the

>> US and, Corvallis less safe. This is a Corvallis issue.
>>
>>James Emanuel
>>4485 NW Queens
>>Corvallis, OR 97330
>>
>>
>>
>>
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>
>

• **References:**

- **Re: <web>Support for Troop Withdraw Resolution**
 - *From:* Betty Griffiths Ward 8 <ward8@council.ci.corvallis.or.us>
- Prev by Date: **RE: Budget Subcommittee Meeting**
- Previous by thread: **Re: <web>Support for Troop Withdraw Resolution**
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<web>troop withdrawal resolution

To: ward2@council.ci.corvallis.or.us

Subject: <web>troop withdrawal resolution

From: richard daniels <rdaniels@peak.org>

Date: Mon, 13 Feb 2006 22:24:33 -0800

Reply-to: <rdaniels@peak.org>

This is an enquiry e-mail via %s from: richard daniels (rdaniels@peak.org)
Dear Councilors, I have lived, worked, raised a family, and paid taxes in Corvallis for 36 years, and I write in support of the troop withdrawal resolution, which I believe serves the best interests of the citizens of Corvallis by encouraging government at the federal level to change a policy that costs us a great deal of money that could be far better spent here at home; it also costs the lives and limbs and psychological and spiritual well-being of some of our finest young people for no good reason, including a young man who's part of our family. This war is hurting us here at home, where we live, our hearts and minds as well as our hearths, and we are offered no reasonable, moral, or even believable reason or justification for it. Our city, by supporting the troop withdrawal resolution, can send a message to our representatives and senators and president that will join the growing stream of local and regional pleas to change this harmful policy and stop the needless blo!

odshed and waste of national wealth, for which we all pay. Thank you.
Respectfully, Richard Daniels, 224 nw 10th st, Corvallis.

Iraq Beliefs are our own -- not your business

- *To:* ward5@council.ci.corvallis.or.us, ward6@council.ci.corvallis.or.us, ward7@council.ci.corvallis.or.us, ward8@council.ci.corvallis.or.us, ward9@council.ci.corvallis.or.us, mayor@council.ci.corvallis.or.us
- *Subject:* Iraq Beliefs are our own -- not your business
- *From:* Dan Smyth <profpilot25@yahoo.com>
- *Date:* Mon, 13 Feb 2006 16:18:36 -0800 (PST)
- *Domainkey-signature:* a=rsa-sha1; q=dns; c=noaws; s=s1024; d=yahoo.com; h=Message-ID:Received:Date:From:Subject:To:MIME-Version:Content-Type:Content-Transfer-Encoding; b=uLui4RQhQwFU2sn+oKhXd96lS5Qh2o52S3vziq1psUqZdxKTsFNoa36JzXRLdk2hl2ddq+A22Of5jFX3xOja

Hello,

You were elected to take care of local city problems NOT decide what my beliefs are and then state them as fact to please local bullies. If I wish to protest OR support, I am, as a citizen allowed to do that on my own. This GROUP take over of any believes other than liberal left-wing totalitarian "one-mind-set" robots is wrong. The PEARL groups attempt to take over the Republican party and pass the "financial" gains to their real party (democrats) is just one example of what happens when city council allowed their party to get away with a series of abuses.

What are the most popular cars? Find out at [Yahoo! Autos](#)

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- Previous by thread: **[FW: <web>Bring the Troops Home](#)**
- Next by thread: **[* * Give Them Enough Rope ... * *](#)**
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<web>Iraq War Resolution

To: mayor@council.ci.corvallis.or.us

Subject: <web>Iraq War Resolution

From: "SFC (Ret) John W. Harvey" <brasscollector2002@yahoo.com>

Date: Mon, 13 Feb 2006 19:00:32 -0800

Reply-to: <brasscollector2002@yahoo.com>

This is an enquiry e-mail via %s from: SFC (Ret) John W. Harvey
(brasscollector2002@yahoo.com)

Dear Mayor;

I lived in goth Roseburg and Portland when I was very Young. I was born in 1940. I lived for a time in portland, where my Uncle worked in the shipyard. This is a war everybit as impotant as WWII.

The Jihadists want to distroy our way of like. They don't like our freedons, in fact they used these freedons to get training to fly planes and used that training to kill over 3,000 of our citizens. The extreme islomics have onducted warfare accross borders, oceans and religous lines with out regard for the rules of war.

I know if we pull out at this time we will lose whatever chance we have to foster democracy in the areas controled by Muslems throught the world. We will have some type of jahad from the western Medertarrean to the Philippines. We may even have some of it here in the Unites states.

I am going to be 66 this month, but if they would have me and I could still hack it I would rejoin the Army and do so proudley.

I urge you not support this resolution and do your best to get it voted down.

Sincerely

SFC (Ret) John W, Harvey

4802 Elm St.

Pearland, Tx. 77581

P. S. I think that the President was too lenient. I would have bombed the villages that the terrests came from. You can not convince me that their families did not know what they were doing. That made them an accomplice. I would have ordered an Arklight on every Terrorist came from Western Africe all accross North Africa and accross Asia. We knew wher they were and we knew that they were not part of any of the Organized Governments Armed Forces there. You mess with America, you are supposed to get messed with big time

[SPAM] The IRAQ Res. FORCED Abuse of Corvallis Citizens

- To: ward1@council.ci.corvallis.or.us, ward2@council.ci.corvallis.or.us, ward3@council.ci.corvallis.or.us, ward4@council.ci.corvallis.or.us
- Subject: [SPAM] The IRAQ Res. FORCED Abuse of Corvallis Citizens
- From: "Monica Sheldan" <monicasheldan@hotmail.com>
- Date: Tue, 14 Feb 2006 10:40:48 -0800
- Cc: ward8@council.ci.corvallis.or.us, ward9@council.ci.corvallis.or.us, mayor@council.ci.corvallis.or.us
- Importance: Low

This concept that the left-wingers gain power over all others by going over their heads to get City council to decide for them is one of the most un-American and destructive things I have ever seen. You people have been purchased by somebody, are corrupt, and belong in jail.

FREE pop-up blocking with the new MSN Toolbar ? get it now! <http://toolbar.msn.click-url.com/go/onm00200415ave/direct/01/>

- Prev by Date: **[IRAQ Resolution Process a SCAM -- Sue the CITY COUNCIL](#)**
- Next by Date: **[FW: Tree Removal @ 1804 SW Brooklane Dr., Corvallis](#)**
- Previous by thread: **[IRAQ Resolution Process a SCAM -- Sue the CITY COUNCIL](#)**
- Next by thread: **[FW: Tree Removal @ 1804 SW Brooklane Dr., Corvallis](#)**
- Index(es):
 - **[Date](#)**
 - **[Thread](#)**

[Date Prev](#)][[Date Next](#)][[Thread Prev](#)][[Thread Next](#)][[Date Index](#)][[Thread Index](#)]

IRAQ Resolution Process a SCAM -- Sue the CITY COUNCIL

- *To:* ward1@council.ci.corvallis.or.us
- *Subject:* IRAQ Resolution Process a SCAM -- Sue the CITY COUNCIL
- *From:* David Smithe <yellowdivingboard@yahoo.com>
- *Date:* Tue, 14 Feb 2006 10:09:25 -0800 (PST)
- *Domainkey-signature:* a=rsa-sha1; q=dns; c=noFWS; s=s1024; d=yahoo.com; h=Message-ID:Received:Date:From:Subject:To:MIME-Version:Content-Type:Content-Transfer-Encoding; b=Ejr+UmoI63L2gcepJjNjHmUmmHVqk5vtHWIarjPscDXNLBK5Z94zwxh9Zawk36tbp6E/HZDK3iTcm+M5s.

Already liberals are bragging how they OWN City and County councils. There is no reason those petitioners couldn't have sent in their petition as is, as individuals. But it was important for them to say they speak for all. Important to take away the vote of the people. This process is just plain wrong and YOU KNOW IT. You also know that if a democrat was in the office you would NEVER HAVE considered this.

You are taking the rights of people to have independent thought away. You have created a situation where the liberals are coming up and spitting on people who disagree because they OWN this town. A lawsuit against YOUR city is being considered and it will be taken as high as we can get it. It is the PROCESS of stealing the beliefs of others and forcing political values onto others for "group think" and good dog-bad dog concept that is going to bring YOUR city to its knees. Sadly, for many, this is no longer our city. I will be encouraging people to move out of this area and pull out support for the downtown areas and liberal merchants. Heck...they own the town so they can support it.

[Yahoo! Autos](#). Looking for a sweet ride? Get pricing, reviews, & more on new and used cars.

- Prev by Date: **[FW: <web>troop withdrawal resolution](#)**
- Next by Date: **[\[SPAM\] The IRAQ Res. FORCED Abuse of Corvallis Citizens](#)**
- Previous by thread: **[FW: <web>troop withdrawal resolution](#)**
- Next by thread: **[\[SPAM\] The IRAQ Res. FORCED Abuse of Corvallis Citizens](#)**
- Index(es):
 - **[Date](#)**
 - **[Thread](#)**

FW: <web>troop withdrawal resolution

- To: "Ward 1" <ward1@cityofcorvallis.org>, "Ward 2" <ward2@cityofcorvallis.org>, "Ward 3" <ward3@cityofcorvallis.org>, "Ward 4" <ward4@cityofcorvallis.org>, "Ward 5" <ward5@cityofcorvallis.org>, "Ward 6" <ward6@cityofcorvallis.org>, "Ward 7" <ward7@cityofcorvallis.org>, "Ward 8" <ward8@cityofcorvallis.org>, "Ward 9" <ward9@cityofcorvallis.org>, "Mayor @ Peak" <mayor@cityofcorvallis.org>
- Subject: FW: <web>troop withdrawal resolution
- From: "Holzworth, Carla" <Carla.Holzworth@ci.corvallis.or.us>
- Date: Tue, 14 Feb 2006 09:14:28 -0800
- Cc: "Louie, Kathy" <Kathy.Louie@ci.corvallis.or.us>
- Importance: low
- Priority: Non-Urgent
- Thread-index: AcYxMJXwoyEebyeTRhaGvN1qK0iV/wAVdbagAADm82A=
- Thread-topic: <web>troop withdrawal resolution

-----Original Message-----

From: Webmaster
Sent: Tuesday, February 14, 2006 8:59 AM
To: Holzworth, Carla
Subject: FW: <web>troop withdrawal resolution
Importance: Low

-----Original Message-----

From: richard daniels [<mailto:rdaniels@peak.org>]
Sent: Monday, February 13, 2006 10:34 PM
To: Webmaster
Subject: <web>troop withdrawal resolution
Importance: Low

This is an enquiry e-mail via %s from: richard daniels
(rdaniels@peak.org)

Dear Councilors, I have lived, worked, raised and family, and paid taxes in Corvallis for 36 years, and I firmly support the troop withdrawal resolution, which will join the growing stream of pleas for our national government to stop this war being waged for no adequate reason and which costs us locally wealth and the blood and mental and physical health, in some cases the lives, of some of our finest citizens. I believe it is appropriate for the city government to take this action, which is in the best interest of those it represents--we are all part of the same nation, after all, not separate, unconnected atoms that have no relations to or impact on each other, a national as well as a local community. Please vote for the troop withdrawal resolution. Richard Daniels

[[Date Prev](#)][[Date Next](#)][[Thread Prev](#)][[Thread Next](#)][[Date Index](#)][[Thread Index](#)]

FW: <web>Bring the Troops Home Resolution

- *To:* "Ward 1" <ward1@council.ci.corvallis.or.us>, "Ward 2" <ward2@council.ci.corvallis.or.us>, "Ward 3" <ward3@council.ci.corvallis.or.us>, "Ward 4" <ward4@council.ci.corvallis.or.us>, "Ward 5" <ward5@council.ci.corvallis.or.us>, "Ward 6" <Ward6@council.ci.corvallis.or.us>, "Ward 7" <ward7@council.ci.corvallis.or.us>, "Ward 8" <ward8@council.ci.corvallis.or.us>, "Ward 9" <ward9@council.ci.corvallis.or.us>, "Mayor @ Peak" <mayor@council.ci.corvallis.or.us>
 - *Subject:* FW: <web>Bring the Troops Home Resolution
 - *From:* "Holzworth, Carla" <Carla.Holzworth@ci.corvallis.or.us>
 - *Date:* Tue, 14 Feb 2006 09:13:34 -0800
 - *Cc:* "Louie, Kathy" <Kathy.Louie@ci.corvallis.or.us>
 - *Importance:* low
 - *Priority:* Non-Urgent
 - *Thread-index:* AcYxKMWeam0coOYiTBCCHjGm5xnpDgAXbOjwAADcKLA=
 - *Thread-topic:* <web>Bring the Troops Home Resolution
-

-----Original Message-----

From: Webmaster
 Date: Tuesday, February 14, 2006 8:59 AM
 To: Holzworth, Carla
 Subject: FW: <web>Bring the Troops Home Resolution
 Importance: Low

going to send you several of this...

-----Original Message-----

From: Bill Fogarty [<mailto:fogmil@hotmail.com>]
 Sent: Monday, February 13, 2006 9:38 PM
 To: Webmaster
 Subject: <web>Bring the Troops Home Resolution
 Importance: Low

This is an enquiry e-mail via %s from: Bill Fogarty (fogmil@hotmail.com)

I strongly support the Bring the Troops Home Resolution. This has been a
 disastereous endeavour and the politicians need to hear about it!!

Prev by Date: **[FW: <web>Iraq Resolution](#)**

Next by Date: **[FW: <web>troop withdrawal resolution](#)**

- Previous by thread: **[FW: <web>Iraq Resolution](#)**

[[Date Prev](#)][[Date Next](#)][[Thread Prev](#)][[Thread Next](#)][[Date Index](#)][[Thread Index](#)]

FW: <web>Iraq Resolution

- To: "Ward 1" <ward1@council.ci.corvallis.or.us>, "Ward 2" <ward2@council.ci.corvallis.or.us>, "Ward 3" <ward3@council.ci.corvallis.or.us>, "Ward 4" <ward4@council.ci.corvallis.or.us>, "Ward 5" <ward5@council.ci.corvallis.or.us>, "Ward 6" <Ward6@council.ci.corvallis.or.us>, "Ward 7" <ward7@council.ci.corvallis.or.us>, "Ward 8" <ward8@council.ci.corvallis.or.us>, "Ward 9" <ward9@council.ci.corvallis.or.us>, "Mayor @ Peak" <mayor@council.ci.corvallis.or.us>
- Subject: FW: <web>Iraq Resolution
- From: "Holzworth, Carla" <Carla.Holzworth@ci.corvallis.or.us>
- Date: Tue, 14 Feb 2006 09:12:53 -0800
- Cc: "Louie, Kathy" <Kathy.Louie@ci.corvallis.or.us>
- Importance: low
- Priority: Non-Urgent
- Thread-index: AcYw3QWJ7gYn7+WUQvC/1/In2gJIQwAqZjqgAADLeQA=
- Thread-topic: <web>Iraq Resolution

-----Original Message-----

From: Webmaster
 Sent: Tuesday, February 14, 2006 8:59 AM
 To: Holzworth, Carla
 Subject: FW: <web>Iraq Resolution
 Importance: Low

-----Original Message-----

From: Jan Meredith [<mailto:jamered@comcast.net>]
 Sent: Monday, February 13, 2006 12:35 PM
 To: Webmaster
 Subject: <web>Iraq Resolution
 Importance: Low

This is an enquiry e-mail via %s from: Jan Meredith
 (jamered@comcast.net)

I am writing in support of the Iraq Resolution to withdraw American troops from Iraq. I was pleased to see that it was changed to contain no deadline. I do believe reductions need to start soon and continue swiftly until the United States military no longer occupies another country.

- Prev by Date: **[IRAQ Resolution : Stop telling us what we think.](#)**
- Next by Date: **[FW: <web>Bring the Troops Home Resolution](#)**
- Previous by thread: **[IRAQ Resolution : Stop telling us what we think.](#)**

[\[Date Prev\]](#)[\[Date Next\]](#)[\[Thread Prev\]](#)[\[Thread Next\]](#)[\[Date Index\]](#)[\[Thread Index\]](#)

IRAQ Resolution : Stop telling us what we think.

- *To:* ward1@council.ci.corvallis.or.us, ward2@council.ci.corvallis.or.us, ward3@council.ci.corvallis.or.us, ward4@council.ci.corvallis.or.us
 - *Subject:* IRAQ Resolution : Stop telling us what we think.
 - *From:* Bryanna <columbiacolumbia2000@yahoo.com>
 - *Date:* Tue, 14 Feb 2006 04:42:50 -0800 (PST)
 - *Domainkey-signature:* a=rsa-sha1; q=dns; c=noaws; s=s1024; d=yahoo.com; h=Message-ID:Received:Date:From:Subject:To:MIME-Version:Content-Type:Content-Transfer-Encoding; b=ubCu0KP3baAMKXnH69gjoqzKccM65ULAfW1NEZiUZ80l18rhdH/yneh9Ldw/VMQIB/QURKxySqBosPR]
-

Certain Corvallis citizens have decided that it okay, in the case, the Iraq issue, but on any case they wish to force down us, that they can take our rights away simply by getting City or County councils or commissioners to abolish the rights of one group, say their votes don't count, and pass resolutions speaking for everybody else. Like it or not, all the issues you have done this on are out of the liberal - left-wing party. They talk about how they are about freedom but they LIE. They are about THEMSELVES.

I feel that you must not support this resolution but if you do, you must issue another one for those that are against this process you have initiated. If you do not, I believe that there is cause to file suit against you and the city. How much is the city worth so I'll have a good idea what to sue for? The first think I'll do with the money is build housing for the mentally ill that are a bit more independent but could use some supports. That is something you have never done and it has nothing to do with the war.

Yahoo! Mail

[Use Photomail](#) to share photos without annoying attachments.

- Prev by Date: **[Iraq Beliefs are our own -- not your business](#)**
- Next by Date: **[FW: <web>Iraq Resolution](#)**
- Previous by thread: **[Iraq Beliefs are our own -- not your business](#)**
- Next by thread: **[FW: <web>Iraq Resolution](#)**
- Index(es):
 - **[Date](#)**
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Iraq Beliefs are our own -- not your business

- *To:* ward5@council.ci.corvallis.or.us, ward6@council.ci.corvallis.or.us, ward7@council.ci.corvallis.or.us, ward8@council.ci.corvallis.or.us, ward9@council.ci.corvallis.or.us, mayor@council.ci.corvallis.or.us
- *Subject:* Iraq Beliefs are our own -- not your business
- *From:* Dan Smyth <profpilot25@yahoo.com>
- *Date:* Mon, 13 Feb 2006 16:18:36 -0800 (PST)
- *Domainkey-signature:* a=rsa-sha1; q=dns; c=noaws; s=s1024; d=yahoo.com; h=Message-ID:Received:Date:From:Subject:To:MIME-Version:Content-Type:Content-Transfer-Encoding; b=uLui4RQhQwFU2sn+oKhXd96lS5Qh2o52S3vziq1psUqZdxKTsFNoa36JzXRLdk2h12ddq+A22Of5jFX3xOja

Hello,

You were elected to take care of local city problems NOT decide what my beliefs are and then state them as fact to please local bullies. If I wish to protest OR support, I am, as a citizen allowed to do that on my own. This GROUP take over of any believes other than liberal left-wing totalitarian "one-mind-set" robots is wrong. The PEARL groups attempt to take over the Republican party and pass the "financial" gains to their real party (democrats) is just one example of what happens when city council allowed their party to get away with a series of abuses.

What are the most popular cars? Find out at [Yahoo! Autos](#)

- Prev by Date: **[FW: Review of Way Finding Proposals](#)**
- Next by Date: **[IRAQ Resolution : Stop telling us what we think.](#)**
- Previous by thread: **[FW: Review of Way Finding Proposals](#)**
- Next by thread: **[IRAQ Resolution : Stop telling us what we think.](#)**
- Index(es):
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1. [[Date Prev](#)][[Date Next](#)][[Thread Prev](#)][[Thread Next](#)][[Date Index](#)][[Thread Index](#)]

<web>Troop Resolution

To: ward1@council.ci.corvallis.or.us

Subject: <web>Troop Resolution

From: Deb Ball <ballds@yahoo.com>

Date: Mon, 13 Feb 2006 14:45:33 -0800

Reply-to: <ballds@yahoo.com>

This is an enquiry e-mail via %s from: Deb Ball (ballds@yahoo.com)
The City Council should not waste time and money on the resolution calling for federal officials to plan the withdrawal of US troops from Iraq. The question is not whether the majority of Corvallis citizens support this resolution; it is simply not the business of the city.

Please show me where the candidates for city council or mayor express their positions on federal issues, so I could cast my vote knowing they support my views. Please point me to one commission or advisory board that advises the council on federal matters. Which city department needs direction on this issue to carry out their agenda? Which city budget item is affected by this matter?

This resolution is divisive and unnecessary. The City Council needs to dismiss this resolution as it is not city business.

Louie, Kathy

To: Holzworth, Carla
subject: RE: <web>Bring the Troops Home

-----Original Message-----

From: Webmaster
Sent: Monday, February 13, 2006 11:53 AM
To: Holzworth, Carla
Subject: FW: <web>Bring the Troops Home
Importance: Low

-----Original Message-----

From: Jeanne Raymond [mailto:raymondj@peak.org]
Sent: Monday, February 13, 2006 10:44 AM
To: Webmaster
Subject: <web>Bring the Troops Home
Importance: Low

This is an enquiry e-mail via %s from: Jeanne Raymond
(raymondj@peak.org)

Dear Mayor Helen Berg and Corvallis City Council members,

Now is your chance to put your words into action. Peace is the way.
Now is your chance to say Bring the Troops Home. The adventure of the
Iraq War is like a "big demonic, destructive, suction tube drawing away
our people, skills, and money".

Implore you to "break the betrayal of your own silence, and speak from
the burnings of your own heart", as did Martin Luther King Jr..

Sincerely,
Jeanne Raymond

Published on Wednesday, February 1, 2006 by the Boston Globe The King
Who Led On World Peace by Derrick Z. Jackson

One of the Rev. Martin Luther King Jr.'s most famous speeches was his
April 4, 1967, condemnation of the Vietnam War. He said America could
never end poverty at home as long as "adventures like Vietnam continued
to draw men and skills and money like some demonic destructive suction
tube."

King confessed in his speech that it took him two years to "break the
betrayal of my own silences and to speak from the burnings of my own
heart." A prior, 1965 declaration that "the war in Vietnam should be
stopped" resulted in a massive backlash from the White House and other
black civil rights leaders who were afraid that an angry President
Lyndon B. Johnson would dump them.

In the shadows of history, Coretta Scott King, who died yesterday at age
78, stoked her husband's fire until the blaze could not be contained.
She was active in the global peace movement before her husband. In 1962,
she traveled with an American delegation to Geneva, Switzerland, to
nitor nuclear test-ban talks. In her 1969 autobiography, she said the
legation was received by the US representative to the talks as if they
were "hysterical females."

Coretta Scott King joined the Women's International League for Peace and

Freedom. After her husband received the Nobel Peace Prize in 1964, she said she told him many times, "I think there is a role you must play in achieving world peace, and I will be so glad when the time comes when you can assume that role."

A symbol of how her husband was not quite ready to assume that role came late in 1965. King, burned by the backlash of his first attempts to criticize the war, backed out of an address to a peace rally in Washington. His wife kept her commitment to speak, saying, according to Taylor Branch's new book "At Canaan's Edge," that America had to stay true to the ideals of democracy "in spite of the bombings in Alabama as well as in Vietnam."

King built the case for his 1967 speech, raising the temperature a few additional degrees with each new speech. By the beginning of that year, he said, "The promises of the Great Society have been shot down on the battlefields of Vietnam." But even though the April speech came with deliberate speed, he was again criticized by civil rights giants Roy Wilkins, Whitney Young, Ralph Bunch, and Jackie Robinson and panned by The New York Times, Newsweek, and Life.

Coretta Scott King kept stoking the fire. She said she told her friends, "Those persons who do not agree with my husband now do not understand the meaning of his whole life. You cannot believe in peace at home and not believe in international peace. He could not be a true follower of the nonviolent philosophy and condone war. You think of him as a politician, but he feels that as a minister he has a prophetic role and must speak out against the evils of society. He sees war as an evil and therefore he must condemn war."

"I also pointed out that Pope Paul had recently visited this country and spoken against war and my husband was really saying the same things. When the pope spoke, everyone applauded; but when a black man named Martin Luther King speaks, they criticize him. After all, Martin Luther King is a clergyman too, and taking the world as a whole."

A week after his April speech, King spoke at a massive peace rally in New York City while his wife addressed an antiwar throng in San Francisco. As she was ahead of him on world peace, he was still ahead of the nation on Vietnam. After he was killed a year later, she remained ahead of her time in memorable ways.

In the late 1990s, well before the gay marriage debate caught fire, Coretta Scott King said on the eve of the 30th anniversary of her husband's assassination, "I still hear people say that I should not be talking about the rights of lesbian and gay people and I should stick to the issue of racial justice. But I hasten to remind them that Martin Luther King Jr. said, 'Injustice anywhere is a threat to justice everywhere.' "

In the months leading up to the 2003 American invasion of Iraq, Coretta Scott King was one of the voices who opposed it, warning, "A war with Iraq will increase anti-American sentiment, create more terrorists, and drain as much as 200 billion taxpayer dollars, which should be invested in human development here in America."

Long after her husband's death, she kept speaking from the burnings of her own heart.

Email to: jackson@globe.com.

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From: Helen B Ames <pharm2farm@juno.com>
To: mayor@council.ci.corvallis.or.us
Date: Thu, 9 Feb 2006 10:26:14 -0800

RECEIVED

FEB 14 2006

CITY MANAGERS
OFFICE

Dear Mayor:

Please stick by your decision as reported in the paper - not to send a petition to Washington asking us to bring our troops home. Please leave that decision to the people who know what is best for the whole country. Please let us finish the job. What do we, way out here in Oregon know about plans? We only hear what is reported in the paper and you, of all people, should know that is seldom accurate. Listen to Ms. Brown, and the many who have been there and say the same thing and the many who reenlist, who know first hand what is occurring in the Middle East. We should be proud we helped liberate these helpless peoples from a tyrant and enable them to live in freedom like we enjoy. Encourage us to continue.

If we should study statistics here in Oregon we would see it is more dangerous than the war zone. Check the number of suicides, deaths by traffic accidents, murders, child molestations, rapes and other calamities occurring in our State. These people have a job to do over there - if we call them home now, it would just be like contracting to have a highway built from here to the mountains and stopping before we got halfway there. Please stop the council from sending the petition not favored by the majority of Corvallis citizens which would betray our loyalty to the troops. Thank you for your consideration.

signed, the other Helen - Helen Ames

Dear Helen: I tried to e-mail this to you but the letter came back. I do feel strongly about this (along with many friends). I hope we do not embarrass our city by sending the petition on. That is only 800 of the 50,000 who live here. I am sorry the silent majority is not more vocal. Thanks again.

Helen

Please Do Not Decide my beliefs on IRAQ

- To: ward1@council.ci.corvallis.or.us, ward2@council.ci.corvallis.or.us, ward3@council.ci.corvallis.or.us
- Subject: Please Do Not Decide my beliefs on IRAQ
- From: Mark Gibson <oregonstateuniv@yahoo.com>
- Date: Sun, 12 Feb 2006 23:30:50 -0800 (PST)
- Domainkey-signature: a=rsa-sha1; q=dns; c=noaws; s=s1024; d=yahoo.com; h=Message-ID:Received:Date:From:Subject:To:MIME-Version:Content-Type:Content-Transfer-Encoding; b=QCE4ToMB8hXN5ibn93z1lpW6jWaJbTQanlPar9KL6WBjh8W+bMsdOjCKED5XIafR4ma70CgzEOa/iT5C-

Hello,

When I was young I was taught that you could write the President and various politicians to express your beliefs. Those beliefs were precious and part of our freedoms. We were taught that nobody could take them away by speaking for us. How we were to vote was private. The voting process was private. Nobody could coerce you.

Currenty, the liberal left-wingers are attempting to remove my rights. They are denying my right to my beliefs and attempting to bully their way into everything. There current project is to say the SPEAK FOR ME and the entire city of Corvallis. Please put a stop to this abusive behavior.

Thank you for listening.

Brings words and photos together (easily) with [PhotoMail](#) - it's free and works with Yahoo! Mail.

- Prev by Date: [\[SPAM\] - * - CUSTOM OVERRUNSEMBROIDERED PATCHES.* 2005/11/9 09:36:04](#)
- Previous by thread: [\[SPAM\] - * - CUSTOM OVERRUNSEMBROIDERED PATCHES.* 2005/11/9 09:36:04](#)
- Index(es):
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Re: LOCAL ISSUES ONLY PLEASE

- *To:* Cindy Dixon <cindydixon@comcast.net>
 - *Subject:* Re: LOCAL ISSUES ONLY PLEASE
 - *From:* Betty Griffiths Ward 8 <ward8@council.ci.corvallis.or.us>
 - *Date:* Sun, 12 Feb 2006 17:33:04 -0800
 - *References:* <[000b01c62c27\\$62ce6d00\\$0902a8c0@DIXCOMP](mailto:000b01c62c27$62ce6d00$0902a8c0@DIXCOMP)>
 - *User-agent:* Mozilla/5.0 (Windows; U; Win98; en-US; rv:1.0.2) Gecko/20030208 Netscape/7.02
-

Cindy
Thank you for your e-mail. I agree with you
Betty Griffiths

Cindy Dixon wrote:

Ms. Griffiths and other council members,

Once again I write to you to express my deep concerns.

I expect the Corvallis City Council to work on Local Issues. This council does not know my opinion on national issues nor does it have the right to voice my opinion on national issues.

If the Council solves all of the city problems and the city is perfect, then I can see reason to resolve the national and world issues.

As I walk and drive around Corvallis, I am positive all of the local issues are not resolved – litter everywhere, Walnut Blvd a mess, not enough police and fire, school funding,the list goes on and on.

PLEASE DO NOT SPEAK FOR ME ON NATIONAL ISSUES.

Cynthia Dixon

3351 NW FireFern Place

[

[1. Date Prev](#)[\[Date Next\]](#)[\[Thread Prev\]](#)[\[Thread Next\]](#)[\[Date Index\]](#)[\[Thread Index\]](#)

Re: <web>Support for Troop Withdraw Resolution

To: jemanuel@peak.org

Subject: Re: <web>Support for Troop Withdraw Resolution

From: Betty Griffiths Ward 8 <ward8@council.ci.corvallis.or.us>

Date: Sun, 12 Feb 2006 17:28:28 -0800

References: <200602081933.k18JXp9w028798@locutus.peak.org>

User-agent: Mozilla/5.0 (Windows; U; Win98; en-US; rv:1.0.2) Gecko/20030208
Netscape/7.02

James

Thank you for your e-mail. I agree that we need a specific plan for troop withdrawal. However, I am not convinced that the Corvallis City Council should make it our business.

Betty Griffiths

James Emanuel wrote:

This is an enquiry e-mail via %s from: James Emanuel (jemanuel@peak.org)
Dear Councilor Griffiths,

I urge you to support the resolution to withdraw American troops from Iraq. As representative John Murtha has pointed out, the continued presence of our troops in Iraq only incites further violence, provides a training ground for terrorists and, further incites resentment toward the US. The ongoing presence of American troops in Iraq makes the world, the US and, Corvallis less safe. This is a Corvallis issue.

James Emanuel
4485 NW Queens
Corvallis, OR 97330

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Re: <web>Troops Home Petition

- *To:* althea97333@yahoo.com
- *Subject:* Re: <web>Troops Home Petition
- *From:* Betty Griffiths Ward 8 <ward8@council.ci.corvallis.or.us>
- *Date:* Sun, 12 Feb 2006 17:30:14 -0800
- *References:* <200602080701.k1871luo028598@locutus.peak.org>
- *User-agent:* Mozilla/5.0 (Windows; U; Win98; en-US; rv:1.0.2) Gecko/20030208 Netscape/7.02

.nn

I agree that members of our community as individuals need to stand up and tell our Federal government what we think. I am glad that your son is home safe.

Betty Griffiths

.nn Gaidos-Morgan wrote:

This is an enquiry e-mail via %s from: Ann Gaidos-Morgan (althea97333@yahoo.com) Hello, I encourage you to support the Troops Home Petition. My son served in Iraq with the local Bravo Company, and he signed the petition. The members of our community need to stand with the other communities who have stood up against this illegal and misguided war. Sincerely,
Ann Gaidos-Morgan

• References:

- **<web>Troops Home Petition**
 - *From:* Ann Gaidos-Morgan <althea97333@yahoo.com>
- Prev by Date: **[Re: <web>Support for Troop Withdraw Resolution](#)**
- Next by Date: **[Re: LOCAL ISSUES ONLY PLEASE](#)**
- Previous by thread: **[<web>Troops Home Petition](#)**
- Next by thread: **[Mayor/Council Archive Website](#)**
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<web>Iraq War Resolution

To: mayor@council.ci.corvallis.or.us

Subject: <web>Iraq War Resolution

From: Bailey Payne <arbol@comcast.net>

Date: Sat, 11 Feb 2006 11:45:42 -0800

Reply-to: <arbol@comcast.net>

This is an enquiry e-mail via %s from: Bailey Payne (arbol@comcast.net)
My wife and I feel strongly that the war in Iraq is a serious mistake. We
strongly urge you to pass the resolution calling for the withdrawal of all U.S.
troops from Iraq. Thank you for your consideration.

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Re: Why are you only responding to those who SUPPORT the Iraq petition

- *To:* "ygibson" <ygibson@att.net>
 - *Subject:* Re: Why are you only responding to those who SUPPORT the Iraq petition
 - *From:* "Jerry Davis" <ward1@council.ci.corvallis.or.us>
 - *Date:* Sat, 11 Feb 2006 07:54:36 -0800 (PST)
 - *Cc:* ward1-web-archive@council.ci.corvallis.or.us
 - *Importance:* Normal
 - *In-reply-to:* <[006c01c62ec3\\$722beea0\\$7a18490c@mary5pcd8sabxz](mailto:006c01c62ec3$722beea0$7a18490c@mary5pcd8sabxz)>
 - *References:* <[006c01c62ec3\\$722beea0\\$7a18490c@mary5pcd8sabxz](mailto:006c01c62ec3$722beea0$7a18490c@mary5pcd8sabxz)>
 - *User-agent:* SquirrelMail/1.4.4
-

ello,
am sorry you feel the way that you do. It is important for me to tell
ou that the folks sitting on the City Council are hard working citizens
probably like yourself) who care very much about our wonderful City. It
can be very difficult for anyone, if you really knew us, to call us
evil.

Jerry Davis

ou have a responsibility to your ward. You are obviously cuddling up to
those who support your view that you have a right to speak for all but are
ignoring all the others writing. Nice responses to those who feel you
have the right to push your agenda onto others and zero responses to those
who feel you don't. Will you now be deciding, for the good of the city,
that we are not to vote in the Presidential election? You will decide for
us. You will get some couple to submit a resolution that only liberals
are to vote? Are you involved in the infiltration of the Republican party
by the Democrats? Evil is running our council and that is you.

• References:

- [Why are you only responding to those who SUPPORT the Iraq petition](#)
 - *From:* "ygibson" <ygibson@att.net>

- Prev by Date: [Why are you only responding to those who SUPPORT the Iraq petition](#)
- Next by Date: [Scientific Laws in Human Development Scientific Results Human Resources Business](#)

Iraq so-called Resolution

- *To:* <ward3@council.ci.corvallis.or.us>
- *Subject:* Iraq so-called Resolution
- *From:* "ygibson" <ygibson@att.net>
- *Date:* Fri, 10 Feb 2006 20:40:15 -0800

If a republican offered any petition for the council to speak for Corvallis citizen's you would have tossed it into the trash and been outraged. If the resolution had come in the form of "we demand the military remain in Iraq etc.) you would have responded that it was not your place to do that. You are a FRAUD and the council has become evil. It is not just this resolution but all the resolutions have been for your agenda and beliefs. This is so evil, whether or not you agree with these "BULLY" resolutions. What do the outside Oregon coalitions that approach you on these petitions etc., pay you off with or is it just plain patting you on the head like a good little boy and feeding your ego. In the meantime, our city is shot to Hell while you pretend you are helping the poor and the weak.

- Prev by Date: [[SuperUpdate](#)] [Superintendent's Update #139](#)
- Next by Date: <[web](#)>[Scientific Laws in Human Development Scientific Results Human Resources Business Development and Investor Relations Scientific Formula: Please investigate drumming up business for wrong human development profits and for repair profits. Professional adaptation education needed.](#)
- Previous by thread: [[SuperUpdate](#)] [Superintendent's Update #139](#)
- Next by thread: <[web](#)>[Scientific Laws in Human Development Scientific Results Human Resources Business Development and Investor Relations Scientific Formula: Please investigate drumming up business for wrong human development profits and for repair profits. Professional adaptation education needed.](#)
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<web>Iraq War Resolution

To: mayor@council.ci.corvallis.or.us

Subject: <web>Iraq War Resolution

From: Tim <tjauer@comcast.net>

Date: Fri, 10 Feb 2006 20:03:37 -0800

Reply-to: <tjauer@comcast.net>

This is an enquiry e-mail via %s from: Tim (tjauer@comcast.net)
Please,

I am a resident of Corvallis. Stop wasting your time and turn your attention to real issues that need fixing. Like Walnut sinking into the mud. All the potholes from the recent rains. Or explaining what is really going on with the draw down at HP?

Thanks

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<web>Troop Withdrawal Resolution

To: ward2@council.ci.corvallis.or.us

Subject: <web>Troop Withdrawal Resolution

From: George Horton <george@zybernetics.com>

Date: Wed, 8 Feb 2006 12:30:13 -0800

Reply-to: <george@zybernetics.com>

This is an enquiry e-mail via %s from: George Horton (george@zybernetics.com)
We have elected Federal representatives to administer to the responsibilities of the Nation as a whole. We have elected local representatives to handle activities closer to home.

Federal representatives have better access to the information required to make decisions and resolutions.

I believe that local community officials should focus their concerns within Corvallis. I do not support your efforts to pass a troop withdrawal resolution.

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<web>Troops Home Petition

To: ward4@council.ci.corvallis.or.us

Subject: <web>Troops Home Petition

From: Ann Gaidos-Morgan <althea97333@yahoo.com>

Date: Tue, 7 Feb 2006 22:59:47 -0800

Reply-to: <althea97333@yahoo.com>

This is an enquiry e-mail via %s from: Ann Gaidos-Morgan
(althea97333@yahoo.com)
Hello,

I encourage you to support the Troops Home Petition. My son served in Iraq with the local Bravo Company, and he signed the petition. The members of our community need to stand with the other communities who have stood up against this illegal and misguided war.

Sincerely,
Ann Gaidos-Morgan

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<web>Bring the Roops Home

To: mayor@council.ci.corvallis.or.us

Subject: <web>Bring the Roops Home

From: Aleita Hass-Holcombe <aleita@cmug.com>

Date: Tue, 7 Feb 2006 18:21:30 -0800

Reply-to: <aleita@cmug.com>

This is an enquiry e-mail via %s from: Aleita Hass-Holcombe (aleita@cmug.com)

Dear Mayor Berg and City Counselors,

As the discussion of our city's role in issues of national importance continues, I would encourage us to look beyond arguments that narrow our boundaries. The precedent has been set by cities as large as Chicago. Many cities around the nation are speaking up against this war in a loud voice because this war directly effects the well being of their citizens. Every day that the troops remain in Iraq, cities and the individuals that live in them are sending away the limited resources that they have to meet critical needs in their communities. Instead of using our resources for life...we are supporting a system of death with no end in sight. Please support the petition to call an end to this madness.

Aleita Hass-Holcombe

Just Peace Committee Chair

First Congregational United Church of Christ

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Resolution to Bring Troops Home

- *To:* <mayor@council.ci.corvallis.or.us>
 - *Subject:* Resolution to Bring Troops Home
 - *From:* "Valerie White" <valeriejwhite@comcast.net>
 - *Date:* Tue, 7 Feb 2006 15:49:56 -0800
 - *Thread-index:* AcYsQTKpCjOOuon4Tdip5zs02XgtIg==
-

City Resolution to bring Troops Home

What is the good that the war in Iraq has brought to our local community? We have lost youthful community members, and we may continue to lose financial resources that are essential to our regional government infrastructure. My children have both felt the local effects of diminishing financial resources at their public schools. I personally do not feel any safer or more secure with a Homeland Security Department that cannot secure our International Borders or mainly assist in times of natural disaster, let alone a military attack within our borders. I have a hard time finding any good things, except that many of us have come together as new friends in a yearning for a peaceful non-conflict resolution to stop an internationally criminal and illegal war. AND those of us who feel this war is wrong and does affect our everyday local lives will try any way we can possibly think of to convince federal, state, regional and even local representatives to consider our call to withdraw military forces from Iraq.

In fact, those of us who have signed this petition to the city are people who have in many times and ways petitioned George W. Bush, our senators and representatives, and our state governor to please begin withdrawal of troops, in particular the National Guard who would be our respondents in time of a local emergency. Here at the Corvallis United Methodist Church 45 local people have signed the Bishops Call to Repentance and Peace with Justice which also includes a resolution to request that Bush immediately withdraw U.S. forces from Iraq. Over 6,000 Methodists have signed this nationally so far. The organization Code Pink also has a petition statement called "Women Say No to War" that 33,144 global citizens have signed on to, including President Hugo Chavez. No, you don't need to be female to sign this petition. In my own household, three out of four of us have signed this local petition. The fourth person, not yet a voter, has written an imaginative little news article for your thoughtful consideration of his viewpoint:

BUSH DECLARES WAR ON GOD

At a press conference yesterday, I stood as shocked as anyone there. It turns out that with the disasters of hurricane Katrina and Rita, God's wrath possesses a threat to National Security. In this new threat George W. Bush has decided to wage a full out war on God ending in his unconditional surrender.

When Bush was asked how we were supposed to combat God he said "I have top military researchers working on it. We even have our first captives." What Bush meant by that was that he had had all chaplains in the military under arrest for treason.

Thank you for considering my thoughts on this resolution.

Peace,

Valerie White

- Prev by Date: [IRAQ](#)
- Next by Date: [\[CCP-Officials\] Alliance to Save Energy Seeks Nominations for the 2006 Stars of Energy Efficiency Award](#)
- Previous by thread: [IRAQ](#)
- Next by thread: [\[CCP-Officials\] Alliance to Save Energy Seeks Nominations for the 2006 Stars of Energy Efficiency Award](#)
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IRAQ

- *To:* mayor@council.ci.corvallis.or.us
- *Subject:* IRAQ
- *From:* Navyretskc@aol.com
- *Date:* Sun, 5 Feb 2006 13:33:11 EST

Mr Mayor I believe you and city council CANNOT speak for me. Just like cindy DOES NOT speak for me. Maybe we should put it on the ballot and vote on it!

It seems 2 me that when I was recalled, in Navy Reserves but off active duty for 17 yrs, we went 2 Desert Storm/Desert Shield and came back within the yr. People thought it was just great what we had done, parties, parades and alike followed. NOW because we had 2 go back, because we did not finish it up the 1st time, the US public is all bent up about getting out of Iraq because we r losing some of our kids not worrying about what happens 2 Iraq if we left now. Do not let the service people over their see what happened in Vietnam when the troops came home, nothing. When a lot became outcasts.

Thank You
K Perkins

- Prev by Date: [HandsOnEqualParent-NEWS - FEB06 - Why-300,000-PlusNZKidsWithoutDADtonight-HELEN????? ---- Come Join - The Kids are worth it - OPEN FORUM - OPEN MEMBERSHIP](#)
- Next by Date: [Resolution to Bring Troops Home](#)
- Previous by thread: [HandsOnEqualParent-NEWS - FEB06 - Why-300,000-PlusNZKidsWithoutDADtonight-HELEN????? ---- Come Join - The Kids are worth it - OPEN FORUM - OPEN MEMBERSHIP](#)
- Next by thread: [Resolution to Bring Troops Home](#)
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Day, Emely

From: Mullens, Carrie on behalf of City Manager
Sent: Thursday, February 09, 2006 1:10 PM
To: Day, Emely
Subject: FW: Anti-war resolution

-----Original Message-----

From: Michael Riley [mailto:marysvrmusic@peak.org]
Sent: Thursday, February 09, 2006 11:35 AM
To: City Manager
Subject: Anti-war resolution

I wish to stand with the people who voice their opinion against the shameful war on Iraqis. Together our voices can make a difference. Please pass the resolution and send it to Washington.

Michael Riley
456-2294

Day, Emely

From: Mullens, Carrie on behalf of City Manager
ent: Thursday, February 09, 2006 1:11 PM
To: Day, Emely
Subject: FW: Resolution

-----Original Message-----

From: Nash, Steve [mailto:Steve.Nash@oregonstate.edu]
Sent: Thursday, February 09, 2006 10:35 AM
To: City Manager
Subject: Resolution

Doesn't the Corvallis City Council have something better and more productive to do than deliberate on a resolution calling for federal officials to plan a withdrawal of U.S. troops from Iraq? It's certain no action will be taken by President Bush as Commander in Chief nor the military who are the only ones with authority to do so. The Council should be working on issues within the city of Corvallis, not posturing, posing, and primping for a portion of the general public. I too, would like to see our troops come home safe and sound but that's not the job nor responsibility of the Corvallis City Council.

Get back to work on Corvallis!

Steve Nash
Oregon State University

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<web>Iraq War Resolution

To: mayor@council.ci.corvallis.or.us

Subject: <web>Iraq War Resolution

From: Jerry Turre <clydeturre@aol.com>

Date: Fri, 10 Feb 2006 07:28:40 -0800

Reply-to: <clydeturre@aol.com>

This is an enquiry e-mail via %s from: Jerry Turre (clydeturre@aol.com)
Mayor, I am a resident of Benton County and a retired City of Corvallis employee. I have concerns about the City adopting and sending the Iraq War Resolution. It is my feeling that this resolution represents the views of a minority of individuals within the City and does not reflect the views and values of the majority of Corvallis citizens. It is true this has been a costly war in the terms of lives and resources. However, we have started on a course that appears to be some ways from reaching a positive and sustainable end. I also have questions and concerns about the reliability of information that led us to this point, and about the motivation for attacking Iraq in the first place. Despite that, we have entered into a very difficult situation with no easy solutions. I cannot help but feel that we cannot leave until there is a somewhat stable government that has some chance of maintaining plausability. We have not arrived there yet.

In any event, I take exception with the Council making a decision to represent the City, meaning those of us who live and work here, as agreeing with those who brought this resolution before them. I know individuals who have served in Iraq during the recent and prior crisis. It would disturb me to see the City adopt and send this resolution in light of the sacrifices they made, in an attempt to insure a safer world.

All I ask is that the Council consider that they represent an entire community. That the actions of the Council represent all of us, and that resolutions adopted by council should reflect the majority, while protecting the rights and priveledges of all.

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<web>800 people speaking for Corvallis?

To: mayor@council.ci.corvallis.or.us

Subject: <web>800 people speaking for Corvallis?

From: Michael Brooks <mbrks@comcast.net>

Date: Thu, 9 Feb 2006 19:26:51 -0800

Reply-to: <mbrks@comcast.net>

This is an enquiry e-mail via %s from: Michael Brooks (mbrks@comcast.net)
Dear Mayor Berg,

I volunteered for your reelection campaign but now Iâ??m regretting it. If you would have been blunt and honest that you support the vocal minority of Corvallis, I may not have gone door to door passing out your re-election flyer.

Tell me Mayor Berg, is 800 signatures all it takes for my political opinions to be officially backed by the city of Corvallis? If so you have opened a big can of worms.

Respectfully,

Michael Brooks

Day, Emely This message was sent with Low importance**From:** Mullens, Carrie on behalf of City Manager**Sent:** Mon 2/13/2006 1:37 PM**To:** Day, Emely**Cc:****Subject:** FW: <web>Iraq Resolution**Attachments:**

-----Original Message-----

From: Jan Meredith [mailto:jamered@comcast.net]**Sent:** Monday, February 13, 2006 12:40 PM**To:** City Manager**Subject:** <web>Iraq Resolution**Importance:** Low

This is an enquiry e-mail via %s from: Jan Meredith (jamered@comcast.net)

I am writing in support of the Iraq Resolution to bring our troops home. I was pleased to see the resolution has been changed to contain no definite timeline. I believe our troops should begin to return home soon and continue until the United States no longer occupies another country.



Office of the Mayor
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6985
FAX: (541) 766-6780
e-mail: mayor@council.ci.corvallis.or.us

PROCLAMATION

PEACE CORPS WEEK

FEBRUARY 27 - MARCH 5, 2006

- WHEREAS, The Peace Corps has become an enduring symbol of our nation's commitment to encourage progress, create opportunity, and expand development at the grass-roots level in the developing world; and
- WHEREAS, More than 182,000 Americans have served as Peace Corps volunteers in 138 countries since 1961; and
- WHEREAS, Over the past 45 years, 5,008 men and women from Oregon have responded to our nation's call to serve by joining the Peace Corps; and
- WHEREAS, Peace Corps volunteers have made significant and lasting contributions around the world in agriculture, business development, information technology, education, health and human immunodeficiency virus (HIV)/acquired immunodeficiency syndrome (AIDS), and the environment and have improved the lives of individuals and communities around the world; and
- WHEREAS, Peace Corps volunteers have strengthened the ties of friendship and understanding between the people of the United States and those of other countries; and
- WHEREAS, Peace Corps volunteers, enriched by their experiences overseas, have brought their communities throughout the United States a deeper understanding of other cultures and traditions, thereby bringing a domestic dividend to our nation; and
- WHEREAS, It is fitting to recognize the achievements of the Peace Corps and honor its volunteers, past and present, and reaffirm our country's commitment to helping people help themselves throughout the world.

NOW, THEREFORE, I, Helen M. Berg, Mayor of Corvallis, Oregon, do hereby proclaim **February 27 through March 5, 2006, Peace Corps Week** in the City of Corvallis, and urge all citizens to learn about and gain appreciation for the efforts of Peace Corps volunteers past and present and how these representatives of America have enriched our lives.

Helen M. Berg, Mayor

Date



CITY MANAGER'S REPORT

FEBRUARY 16, 2006

2006-01

REPORTING PERIOD: JANUARY 2006

I. ORGANIZATIONAL HIGHLIGHTS

- The City Council accepted the Phase 1 and 2 Sustainability Assessment Reports from the City's consultant
- The City's combined sewer overflow project of 1999 and other efforts during the past ten years probably prevented a repeat of the 1996 flooding situation during a long period of heavy rains in January. Some localized flooding occurred near streams, but roads within the City Limits remained passable.

II. MAYOR'S DIARY

Opportunities abounded this month to go to school and talk with students about city government. I visited elementary school classes at Adams and Hoover, and was given a whole week with all four government classes at Corvallis High School.

Meetings included those with the Council President and Vice President, the City Manager, and the Editorial Page Editor of the *Corvallis Gazette-Times*; the Corvallis Branch of the National Association for the Advancement of Colored People (NAACP); Executive Committee and full Board of the League of Oregon Cities; Coordinator of the Oregon State University (OSU) Office of Lesbian, Gay, Bisexual, and Transgender (LGBT) Outreach and Services; President/Executive Director of the Corvallis-Benton County Economic Development Partnership; VanBuren Street Bridge Project Management Team; and the President and Executive Director of Corvallis Neighborhood Housing Services. I was able to speak by telephone with a Hewlett-Packard official in Palo Alto, California, prior to my State of the City report.

January events included the dedication of Dr. Martin Luther King, Jr., Park and our annual celebration of his birthday; reception for the people who have moved to Corvallis after losing their homes to Hurricane Katrina; and a Sister Cities fund-raising performance of music and dance at the Majestic Theatre.

III. FINANCE

A. Department Highlights

- Coordinated a recycling training session for City Hall to improve the rate of recycling materials.
- Printed and distributed the required Internal Revenue Service tax forms (W-2, 1098, and 1099) for 2005
- Completed the banking services conversion to Bank of America.
- The new NovusVendor database was installed to allow the City to solicit bids on-line. Work will proceed with integrating it with the City website and training City staff before a training program is implemented for vendors.

IV. FIRE

A. Department Highlights

Operational

| Response Activity - December 2005 | City | Non-City | Total |
|--|-------------|-----------------|--------------|
| Fires | 3 | 0 | 3 |
| Over pressure/Rupture | 3 | 0 | 3 |
| Requests for Ambulance | 215 | 55 | 270 |
| Rescue (Quick Response Team) | 55 | 9 | 64 |
| Hazardous Condition | 5 | 2 | 7 |
| Service Requests | 29 | 3 | 32 |
| Good Intent | 32 | 17 | 49 |
| False Calls | 36 | 1 | 37 |
| Mutual Aid | 0 | 0 | 0 |
| Other | 1 | 0 | 1 |
| TOTAL RESPONSES OVERALL | 379 | 87 | 466 |

- The position of Emergency Medical Services Division Chief was offered to Will Bauscher; he will join the City during February. In his previous position with Salem Fire, Mr. Bauscher performed many of the functions of the position.
- Chief Campbell is exploring a potential agreement with the Oregon Department of Forestry whereby the "Forest Patrol Assessments" would not be charged against properties within the City of Corvallis and the Rural Fire Protection District, as those properties are protected by the Fire Department and not by the Department of Forestry.

V. LIBRARY

A. Department Highlights

- The Library's first day of operation in January WAS A BIG ONE!!! Total circulation was 12,255 items! Broken down, the statistics were: 5,733 check-ins, 4,760 check-outs, with the balance made up of holds placed and renewals by patrons at home. Our busiest hours were 12:00 pm until 1:00 pm, with 566 check-outs, and from 4:00 pm until 5:00 pm, with 581 check-outs. In comparison, the average circulation for one day is about 4,000.
- The application for review of the Brookes solarium project was submitted to the City's Community Development Department for review.
- A staff task force met to review policies regarding the Library's meeting rooms and use of equipment by users. Plans for upgrading the audiovisual system and other equipment were discussed. The Friends of the Library will provide funds for any large improvements.
- Library Director Carolyn Rawles-Heiser attended the American Library Association Midwinter Conference in San Antonio, Texas, as Oregon Chapter Councilor; the Oregon Library Association (OLA) Legislative Committee meeting; and the OLA Board meeting.
- Work continued on the Circulation workroom remodeling project, and completion was expected by January 31st. The room is much larger and will provide needed space and flexibility for check-in and shelving activities.
- The ceiling of the Belluschi wing was refinished, the carpet was cleaned, and all the upholstered chairs were cleaned. During the project, magazines, newspapers, and large-print books were re-located to other parts of the Library.
- The Library has been able to save thousands of dollars by taking advantage of Hewlett-Packard' donation program. Items garnered for our newly remodeled Circulation workroom include privacy panels for workstations, worktables, shelves, storage cabinets, hutches, one workstation complete with overhead cupboards and hanging drawers, an industrial paper shredder, and an elegant library table.
- Library2Go, the downloadable audiobooks program through the Oregon Digital Library Consortium, started at the end of January. Staff have been active on a state-wide committee to plan this new service.
- Monroe Community Library was featured in the January 10th issue of the *Tri-County Newspaper*. The article was about Monroe City Council approving the next step for a new library.
- The 2005-2006 Ready to Read Grant of \$10,408 was received in December. The grant will fund activities and programs for children, including the Tcha Tee Man Wi Storytelling Festival. The steering committee for the Festival

worked on the final details of the event, which is scheduled for early-February.

VI. PARKS AND RECREATION

A. Department Highlights

Administration/Planning

- Worked on completing the Recreational Trails Program Grant for Bald Hill Trail Head improvements.
- Completed the updated Emergency Procedures Manual with copies distributed to all permanent employees.
- Continued work on the Park Systems Development Charge Methodology Update process with the Urban Services Committee.

Aquatic Center

- Held the fourth annual Polar Bear Swim January 1st.
- Nine hundred fifty people came to Corvallis for the 25th annual Rumbaugh Swim Invitational January 7th.
- Approximately 1,500 people attended the Corvallis Aquatic Team Swim Invitational January 13th through 15th.

Parks

- Responded to the high water and minor flood damage throughout the Parks system.
- Volunteers continued to assist in seasonal trail maintenance projects.
- Worked with stakeholders on the planned relocation of the Community and Youth Gardens to Bruce Starker Arts Park.
- The Urban Forester worked with property owners in the Downtown area on hazard tree removals.

Recreation

- Winter programs are in full swing, including youth basketball, adult dance, and high school and adult basketball.
- Held a youth sports festival to introduce youth community-wide to a variety of sports and recreation activities to encourage less television-viewing time and more activity.
- Held an Elks Hoop Shoot event in partnership with the Elks Service Group. Approximately 55 boys and girls participated in this competition.

Senior Center

- Support groups continued to have very large participation, including Better Hearing and the Parkinson's Group.

- The SHIBA (Senior Health Insurance Benefit Assistance) Program continued to have very high demand, with appointments scheduled three days per week with volunteer SHIBA counselors.
- The AARP (American Association for Retired Persons), in conjunction with Linn-Benton Community College, continued to offer the popular AARP 55 Alive Driving class each month to assist older adults with gaining new knowledge regarding driving safety.
- Worked on the Senior Center Annual 'Gifts Catalog' and a 'Planned Giving Brochure' that will be used to give local supporters ways to support the Senior Citizen Foundation of Benton County.

VII. POLICE

A. Department Highlights

Officers investigated 1,670 incidents this month. Following are the highlights:

- Detectives received an indictment on a 35-year-old man on charges of Criminal Mistreatment, Assault, and Harassment. The victim is his 13-year-old daughter.
- Detectives arrested a woman on six counts each of Identity Theft, Forgery, and Theft. The charges stem from bad checks she wrote to different businesses throughout the city. Investigation is continuing.
- Detectives and Officers worked on a death investigation. A 38-year-old male died of a self-inflicted gunshot wound.
- Detectives arrested a 32-year-old man on several drug, alcohol, and sex abuse charges. The victim is the man's teenaged niece, and the abuse continued for more than three years. Investigation is continuing.
- Detectives arrested a 43-year-old man on a charge of Fraudulent Use of a Credit Card, Computer Crime, and Identity Theft.
- Investigations Division personnel continue to work with investigators from Oregon State Police, the Benton County District Attorney's Office, the Benton County Sheriff's Office, the Federal Bureau of Investigation, and the National Center for Missing and Exploited Children on the Brooke Wilberger case.
- Patrol Officers arrested 61 people for Driving Under the Influence of an Intoxicant during the month; nine of the arrests involved drugs.
- Following an anonymous tip regarding a man en route to Salem to buy methamphetamine, officers located the suspect returning to his residence in South Corvallis. A consent search of the vehicle resulted in the discovery of 226 grams of methamphetamine with an estimated street value of approximately \$10,000. The suspect was arrested on multiple drug charges.
- A male juvenile was arrested at Cheldelin Middle School after he was found in possession of marijuana.

- A male juvenile was arrested and taken to Linn-Benton Detention for Arson I after he set fire to a garbage can inside Linus Pauling Middle School.
- A man broke into the Dollar Store and stole 56 cartons of cigarettes and 50 lighters. Officers were able to identify the suspect using store surveillance video and subsequently arrested him for Burglary II, Theft I, and Conspiracy to Commit Burglary II.
- A 19-year-old female student assaulted a male student during a fraternity party on NW 25th Street by smashing a pint-sized glass on his face, causing a 1-inch-deep cut along his cheek. The female suspect left the fraternity and smashed two rear windows of parked cars in the parking lot before leaving the area. She was arrested and charged with Assault II, Criminal Mischief II, and Minor in Possession - Alcohol.

Tactical Action Plans (TAP)

- A tactical action plan (TAP) was written to address pedestrian safety and the change in Oregon law regarding pedestrians. The TAP focuses on three specific Corvallis intersections. A press release was issued in January to educate the public about the operation. Educational stops will run from February 1st through 15th, followed by two weeks of issuing citations and continuing education.

9-1-1 Center Calls for Service

- The Corvallis Regional Communications Center dispatched 2,713 calls for police, fire, and medical assistance this month as follows:

| POLICE | | FIRE AND MEDICAL | |
|-----------------------|--------------|--------------------------|------------|
| Corvallis Police | 1,670 | Corvallis Fire/Ambulance | 392 |
| Benton County Sheriff | 511 | Other Fire/Medical | 32 |
| Philomath Police | 108 | | |
| TOTAL | 2,289 | TOTAL | 424 |

B. Other

- Officer Harvey and Xar were deployed ten times this month; including five building searches, five area searches, two business alarms, two trail searches, and two agency assists. Xar was responsible for two captures. Officer Harvey and Xar trained a total of 21.5 hours.
- Patrol Division completed annual shift roll-over of personnel.
- Investigations Division personnel attended Encase Intermediate Analysis and Reporting, a four-day computer training held in Los Angeles, California.
- All staff attended training at the LaSells Stewart Center by "The Character Institute." Character, ethical decision making, handling conflict, and taking responsibility were some of the training topics.

- Patrol Officers trained and qualified on handguns and rifles.
- Benton County Mental Health training was conducted and video taped at Day/Swing shift briefing. The video was provided to the remaining personnel for training.

VIII. PUBLIC WORKS

A. Department Highlights

Administration Division

- The Department Director represented the City at a League of Women Voters' forum to discuss local transportation system planning.
- Interviewed four consulting firms as part of the process to select one for the Watershed Stewardship Plan development.
- Attended International City Managers' Association (ICMA) performance measures training.
- Attended two workshops related to sustainability; one was on sustainable measures in storm water system projects, and the second was on sustainability change management.

Engineering Division

- Projects currently in the design phase: Dixon/Oak Creek Fish Barrier Removal, SW Brooklane Drive Bicycle Lanes, 2006-2007 Street Reconstruction, 2006-2007 Storm Water Master Plan projects, 53rd Street Water Line, SW Ninth Street/SW Jefferson Avenue Traffic Signal, Taylor Water Treatment Plant (TWTP) High Service Pumps and Surge Tank, and the 2006-2007 Sanitary Sewer Rehabilitation.
- The Ninth Street Sewer Diversion project is currently out for bids.
- Construction is in progress for the Wastewater Reclamation Plant (WWRP) Disinfection Facilities (completion in June 2006).
- Construction is scheduled to begin in early-March 2006 for the South Third Street Improvements project.

Transportation Division

- Due to flooding over the last month of the building containing the airport lighting system, all the lighting transformers were raised 12 inches to avoid electrical shock hazards and destruction of the equipment.
- Attended an orientation on issues related to implementing the Corvallis School District 509J (509J) Mandated School Wellness Policy, which includes Safe Routes To School.
- Corvallis Transit System (CTS) ridership was 48,727 – an increase of 2.9 percent over the past five-year average for January of 47,375.

- Added The Corvallis Clinic to the list of local employers offering a CTS transit group-pass program for employees.
- Conducted a public process for proposed transit route revisions slated for implementation in Spring 2006; objectives are to a) improve on-time performance, b) meet the evolving transportation needs of CTS riders and the community, and c) accomplish both a) and b) without increasing the cost of transit services.
- Maintained continuous transit services during the heavy rain storms in January.
- Awarded contract for appraisal of City-owned buildings and land at the Corvallis Municipal Airport and Airport Industrial Park. Current City building and land leases at the airport allow lease rate adjustments every five to ten years.
- Geographic Information System (GIS) support for Planning is preparing to finish 'wrap-up' items for the Natural Features Inventory Project and to map changes to the Comprehensive Plan and Land Development Code (LDC) Map for the Phase I LDC Update.

Utilities Division

- During the calendar quarter ending December 31st, distributed 102 efficient washing machine rebates and 36 high efficiency toilet rebates.
- Attended a work shop on Sustainable Storm Water Management for Public Works.
- Installed a new treatment chemical feed system at the TWTP.
- The TWTP received over 14 inches of rain during January, and the Rock Creek plant received over 28 inches of rain. All treatment processes worked well with no interruption of service due to the weather.
- Initiated the feasibility evaluation on the wastewater recycling project in cooperation with Greenberry Irrigation District.

B. Other

- Traffic Order 0514 was signed by the City Manager. This order will allow staff to install 25 mile-per-hour speed signs at the entrances to SE Lilly, SE Avery, and SW Wake Robin Avenues off SE/SW Third Street.
- Traffic Order 0516 was signed by the City Manager. This order will allow staff to install a one-hour parking meter stall at 2127 NW Monroe Avenue.
- Traffic Order 0517 was signed by the City Manager. This order will allow staff to mark the northwest and southwest corners along NW Coolidge Avenue with yellow paint for a distance of 20 feet from the crosswalk at NW 25th Street.

IX. CITY MANAGER'S OFFICE

A. Department Highlights

- Worked with 509J to include School Board members as hosts of Government Comment Corner during the year
- Presented results of the 2005 Citizen Attitude Survey to the City Council and Budget Commission and published the Survey report on the City's Website.
- Began broadcasting department budget presentations on the Government-access cable television channel.
- Published a Request for Proposal to upgrade the audio and video recording equipment in the Council Chambers.
- Developed a city-wide public records policy for Department Director review.
- Continued public outreach planning on upcoming focus group meetings.
- Conducted Fifth Tuesday supervisors training: Having Difficult Conversations.

X. COMMUNITY DEVELOPMENT

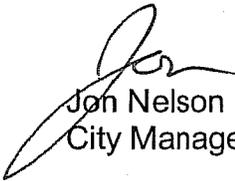
A. Department Highlights

- Housing received 61 Rental Housing Program-related contacts outlining 86 separate issues, with 42 related to habitability and 44 of a non-habitability nature. Thirty-four of the habitability issues reported may be subject to the Rental Housing Code; callers were advised of the process to follow in order to file a complaint under the Code.
- One First Time Home Buyer Program loan in the amount of \$10,000 was approved and closed.
- A review of the administrative policy for the City's Emergency Repair loan program was begun by the Housing and Community Development Commission, which will complete its review of this policy and begin a review of the policy that guides delivery of the Neighborhood Improvement Program during March. Both programs provide loans to low-income Corvallis home owners to carry out needed rehabilitation of their homes.
- Proposals seeking a total of \$162,682 in Fiscal Year 2006-2007 Community Development Block Grant (CDBG) Human Services Fund support were received from eleven agencies (\$84,000 will be available); two capital project proposals totaling \$1.075 million were also received seeking CDBG funds (\$375,000) and HOME funds (\$700,000). Approximately \$200,000 in CDBG funding will be available, and up to \$860,000 in HOME funding could be made available.

- Development Services staff processed 21 residential and 18 non-residential plan reviews for proposed construction projects and conducted 1,569 inspections.
- Inspection staff investigated 16 citizen complaints involving such concerns as mold in a basement rental, illegal garbage dumping, restaurants discharging grease into sewer, and plumbing work without permits.
- Implemented new State-mandated write-and-cite rules for inspectors.
- Met with the Development Services Stakeholder Advisory Group and discussed software purchase, process changes, Council Policy CP 91-7.04 ("Building Permits Where Public Improvements Are Not Completed and Accepted by the City of Corvallis"), and other issues.
- Staff attended training and continuing education classes in Salem.
- Facilitated two free pre-development meetings for new businesses.
- Prepared staff reports for and facilitated a Planning Commission public hearing for the Land Development Code text amendment pertaining to the update of the City's historic preservation provisions.
- Prepared a staff report for and facilitated a Land Development Hearings Board public hearing on an appeal of a Historic Preservation Advisory Board decision.
- Assisted the City Attorney's Office with the Land Use Board of Appeals appeal of Phase I of the Land Development Code update.
- Continued processing current planning land use applications and received an additional subdivision request.

XI. MISCELLANEOUS

- Attached is the City Attorney's Office Report to the City Council for January.
- Attached are Traffic Orders 0514, 0516, and 0517.



Jon Nelson
City Manager



CORVALLIS CITY ATTORNEY
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Corvallis, OR 97330-4710
Telephone: (541) 766-6906
Fax: (541) 752-7532

CITY ATTORNEY'S OFFICE
REPORT TO CITY COUNCIL: HIGHLIGHTS

January 2006

The following are highlights of the City Attorney's Office activities during January, 2006.

1. Pre-trial conference re: *McElroy v. City, Dept. of Cons. and Bs Svc.*
2. Review of documents pertaining to *Junque Busters, LLC dba 1-800-Got-Junk? of Salem v. City*
3. Meetings/Review of documents pertaining to systems development charges for parks.
4. Meeting with City staff regarding ORS 477.120 (Fire issue).
5. Review of Proposed Administrative Policy Manual re: Public Records Requests.
6. *Alberti v. City* telephone conference: Benton County Circuit Court.
7. Meeting with City staff regarding Grand Oaks water bill.
8. Court hearing for *King Broadcasting v. Corvallis Police, et al.*

Ongoing/Future Matters:

1. Representation of the City before LUBA and Oregon Court of Appeals re: *McElroy v. March* (nka *McElroy v. Carlson - Mandamus Appeal*), *Century Properties, LLC, v. Corvallis* (Natural Features Preservation LUBA Appeal), *King Broadcasting v. Corvallis Police, et al.*, and *Century Properties v. Corvallis* (Land Development Code LUBA Appeals).
2. Continued work on CPOA and AFSCME contract matters.
3. Continuing racial profiling investigations for Police Department.
4. Enforcement actions regarding code violations (building, sidewalk, land development code violations, etc.).
5. Development of Master Lease agreements for Municipal Airport/Industrial Park
6. Continuing work on Charter revisions.
7. Continuing work on Municipal Airport abandoned property.

TRAFFIC ORDER NO. 0514

TO: Jon S. Nelson, City Manager
FROM: Steve Rogers, Public Works Director *SR*
DATE: December 12, 2005

The traffic order described below is for your review and approval. No action on the part of the City Council is required to approve the traffic order.

Public Request: YES (X) NO ()

Request: Install 25 MPH signs at the entrance to SE Lilly Ave., SE Avery Ave., and SE Wake Robin Ave. off of SE 3rd Street which is 35 MPH.

SE Lilly Ave. is 1,740 feet long from the east curb on Hwy 99W to the west curb on SE Bethel St. with 30 accesses and/or approaches. The culture types of roadway are primary residential and park land. The average spacing between accesses / approaches is 58 feet.

SE Avery Ave. is 1082 feet long from the west curb on Hwy 99W to the east edge of the RR crossing at the entrance to Avery Park with 20 accesses and/or approaches. The culture types of the roadway are mixed residential and light industrial. The average spacing between accesses / approaches is 54 feet.

SE Wake Robin Ave. is 2517 feet long from the west curb of Hwy 99W to the end with 37 accesses and/or approaches. The culture types of roadway are primary residential, park and light industrial. The average spacing between accesses / approaches is 68 feet.

In accordance with ORS 801.430, SE Lilly Ave., SE Avery Ave., and SE Wake Robin meet the definition of a "Residence District".

Therefore, per ORS 811.105, designation of 25 MPH for SE Lilly Ave., SE Avery Ave., and SE Wake Robin is appropriate and **statutory**.

Action: Staff to install a 25 MPH sign at the entrance to SE Lilly Ave., SE Avery Ave., and SE Wake Robin off of SE 3rd St.

Recommended: Steve Rogers, Public Works Director

Authorized: *Jon S. Nelson*

Decision Date: *1/10/06*

APPROVAL STATUS

- Council Notified - Date: _____
- Referred to Urban Services Committee
- Reviewed by City Council

TRAFFIC ORDER NO. 0516

TO: Jon S. Nelson, City Manager
FROM: Steve Rogers, Public Works Director *[Signature]*
DATE: December 29, 2005

The traffic order described below is for your review and approval. No action on the part of the City Council is required to approve the traffic order.

Public Request: YES () NO (X)

Request: Recent construction at the Newman Center, 2127 NW Monroe Ave. removed a driveway and replaced it with a curb. Currently that area is being used for parking. The parking stalls on both sides of this area are currently one-hour metered parking stalls. The request is for this area to be designated and marked as a parking stall and a one-hour parking meter installed.

Action: Staff to marked this area as a parking stall and install a one-hour parking meter.

Recommended: Steve Rogers, Public Works Director

Authorized: *[Signature]*

Decision Date: *1/19/06*

APPROVAL STATUS

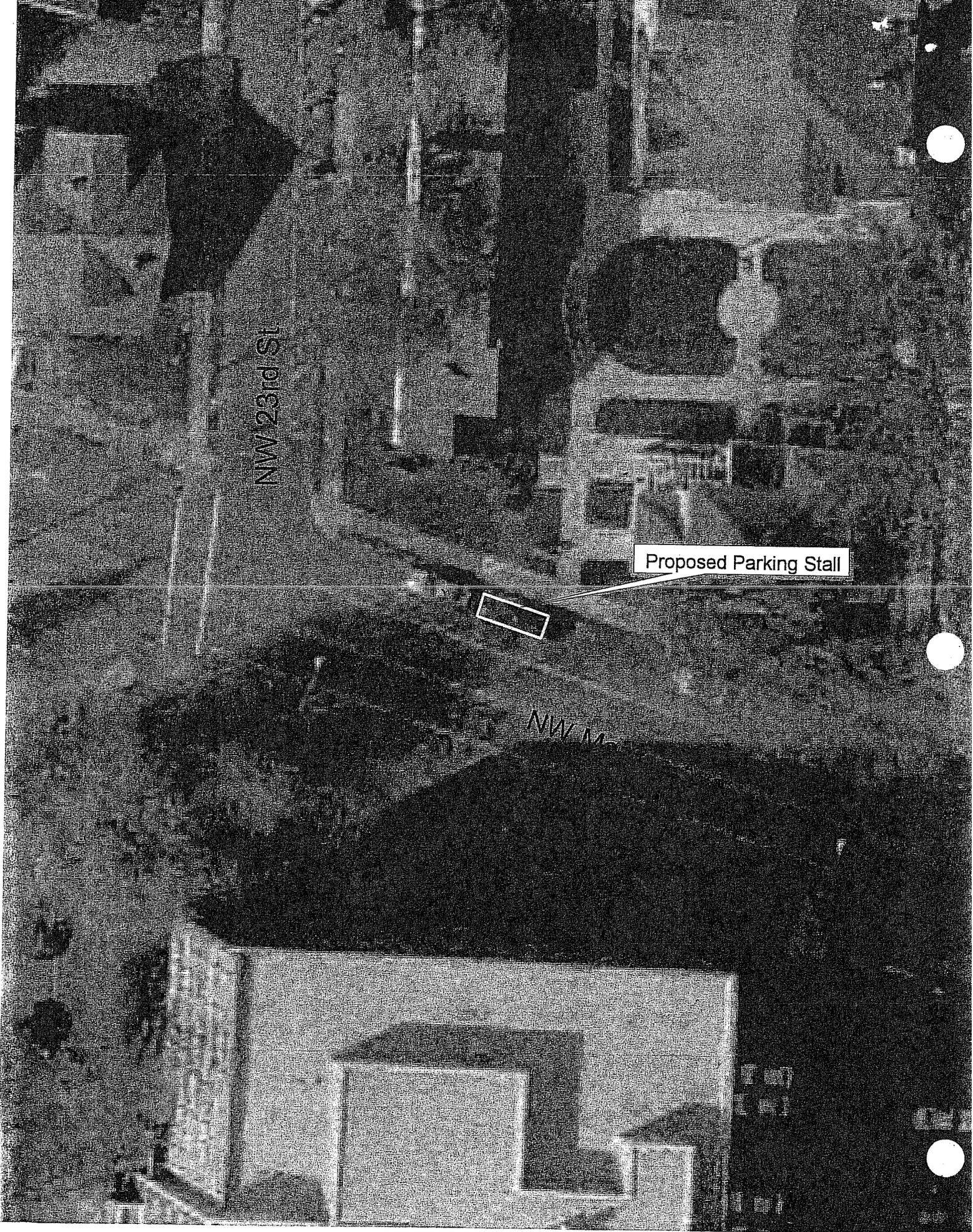
- Council Notified - Date: _____
- Referred to Urban Services Committee
- Reviewed by City Council

NW 23rd St

Proposed Parking Stall



NW 1st St



TRAFFIC ORDER NO. 0517

TO: Jon S. Nelson, City Manager
FROM: Steve Rogers, Public Works Director *SR*
DATE: December 30, 2005

The traffic order described below is for your review and approval. No action on the part of the City Council is required to approve the traffic order.

Public Request: YES (X) NO ()

Request: A request was made of the City Council to review the traffic control devices and sight distance at the intersection of NW 25th Street and NW Coolidge Avenue. The concerns were with the visibility on 25th St. when crossing Coolidge. Vehicles on 25th St. are required to stop; Coolidge is a through street at this intersection. The citizen requested changing the intersection to a 4-way stop, or reversing the stop sign locations so that Coolidge would be required to stop rather than 25th St.

Staff visited the intersection and reviewed accident history. There were only two, non-injury accidents since January 2001 and both were attributed to a failure of the drivers on 25th St. to yield the right of way. Sight visibility on 25th St. is somewhat of an issue due to the acute angles on the northwest and southeast corners and a bush on the northeast corner. Additionally, when staff visited the sight, a vehicle was parked on Coolidge within 20 feet of the crosswalk on the northwest corner (a violation of ORS 811.550) further restricting sight visibility. All of the curbs near the intersection are marked with yellow paint, with the exceptions of Coolidge on the northwest and southeast corners. Staff has investigated and determined that due to the residential nature of these two streets and the low traffic volume, especially on NW 25th St., that neither a 4-way stop or a repositioning of the stop signs onto NW Coolidge Ave. was justified. Staff measured the sight visibility of the intersection and determined that the two curbs not already painted, should be painted yellow for 20 feet from the crosswalk. The property owner on the northeast corner has been requested by staff to trim or remove the bush that is blocking the sight clearance.

Action: Staff to mark the northwest and southeast corners along NW Coolidge Ave. with yellow paint for a distance of 20 feet from the crosswalk at NW 25th Street.

Recommended: Steve Rogers, Public Works Director

Authorized: Jon S. Nelson
Decision Date: 1/19/06

APPROVAL STATUS

- Council Notified - Date: _____
- Referred to Urban Services Committee
- Reviewed by City Council



COUNCIL REQUESTS

FOLLOW-UP REPORT

FEBRUARY 16, 2006

1. Purchasing Chapter of Corvallis Municipal Code (Nelson)

The City Council re-adopted the 2005 purchasing ordinance at its February 6, 2006, meeting. From the staff perspective, as noted in the staff report, the new rules are working well. This Council Requests Follow-up Report provides background information and the opportunity for Council to refer the purchasing ordinance for staff and Committee/Council follow-up, based on your one-year review. Attached as background material are:

1. February 7, 2005, Council minutes where the purchasing code revisions were discussed and approved,
2. February 7, 2005, Local Contract Review Board minutes where purchasing rules were discussed and approved.
3. July 26, 2005, Administrative Services Committee (ASC) staff report on buy local preference.
4. August 4, 2005, ASC minutes on buy local preference.
5. August 15, 2005, City Council minutes on buy local preference.
6. Administrative Policy AP 97-5.06, "Purchasing Policy," including Section 5.06.023, providing for local preference if "price, fitness, availability, and quality are otherwise substantially equal."
7. Chapter 1.04, "Purchasing," of the Municipal Code.
8. November 13, 2003, report to City Council on the Chamber of Commerce buy local policy request.
9. November 23, 2004, internal report surveying other cities' practices, including a table on page 4 summarizing other cities' bid processes.
10. February 7, 2006, e-mail from County Counsel Vance Croney on how Benton County has codified their buy local preference.

The balancing act involves ensuring "the maximum value is obtained for each public dollar spent" with buy local preferences. Raising the bid minimum and/or defining "local" and limiting solicitations are options considered but not pursued in the past.

Council Request Follow-up
February 16, 2006
Page 2

I apologize for all the paperwork, but the issue has received substantial review in years past.



Jon Nelson
City Manager

1. Social Services First Quarter Report

Councilors Tomlinson and Daniels, respectively, moved and seconded to accept the Social Services First Quarter Report for Fiscal Year 2004-2005.

The motion passed unanimously.

Councilor Tomlinson reported that United Way had sanctioned the Corvallis Community Children's Centers \$2,875 for lack of reporting during the fourth quarter of Fiscal Year 2003-2004. Councilor Griffiths stated that she hoped United Way was helping the Children's Centers with their reporting requirements.

Councilors Tomlinson and Daniels, respectively, moved and seconded to approve a carryover of the \$2,875 sanctioned funds from Corvallis Community Children's Centers into the social service allocations for Fiscal Year 2005-2006.

The motion passed unanimously.

B. Urban Services Committee – January 19, 2005

2. Underground and Aerial Encroachments into the Right-of-Way Update

Councilors Gándara and Griffiths, respectively, moved and seconded to direct staff to proceed with developing a lease for underground and aboveground encroachment into the public right-of-way in conjunction with the Renaissance on the Riverfront development project, and with the lease being applicable to the Central Business District.

Mr. Nelson clarified that for now the underground leases are only associated with the Central Business District, and are determined on a case-by-case basis. He said the City is willing to look at requests for other districts.

The motion passed unanimously.

C. Administrative Services Committee – January 20, 2005

1. Economic Development Allocations First Quarter Report

Councilors Brauner and Davis, respectively, moved and seconded to accept the Economic Development Allocations First Quarter Report for Fiscal Year 2004-2005.

The motion passed unanimously.

X 2. Municipal Code Revision to Purchasing

Councilor Brauner reported that during the last legislative session, the State administrative rules and regulations for purchasing were revised. The City has

drafted a revision to the Municipal Code to bring it in line with the State rules and regulations with an exception to purchasing levels.

City Attorney Fewel read an ordinance rescinding Municipal Code Chapter 1.04 and adopting a new Corvallis Municipal Code Chapter 1.04, effective March 1, 2005.

Councilor Brauner added that during the Committee meeting, three local businesses testified regarding local purchasing and the Committee's interest to discuss this issue further.

Councilor Griffiths added that she appreciated the Committee taking a look at procurement options and having the chance to review these changes again in one year. She opined that the City's purchasing levels appear to be too low compared to the State purchasing laws.

ORDINANCE 2005-01 passed unanimously.

D. Other Related Matters

1. Mr. Fewel read a resolution accepting a grant from the Oregon Department of Transportation in the amount of \$170,213 for Brooklane Improvements and authorizing the City Manager to sign grant documents.

Councilors Gándara and Zimbrick, respectively, moved and seconded to accept the resolution.

RESOLUTION 2005-01 passed unanimously.

2. Mr. Fewel read a resolution establishing a zone of benefit for public alley improvements between NW 21st and NW 23rd Streets and south of NW Taylor Avenue.

Councilor Gándara and Tomlinson, respectively, moved and seconded to accept the resolution.

RESOLUTION 2005-02 passed unanimously.

**CORVALLIS CITY COUNCIL
LOCAL CONTRACT REVIEW BOARD
MINUTES**

February 7, 2005

The meeting of the Corvallis City Council, sitting as the Local Contract Review Board, was called to order at 1:27 pm on February 7, 2005, in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Berg presiding.

I. ROLL CALL

PRESENT: Mayor Berg, Councilors Hagen, Brauner, Tomlinson, Griffiths, Zimbrick, Daniels, Grosch, Davis, Gándara

II. NEW BUSINESS

A. Adoption of purchasing rules

Councilor Brauner explained that as part of adopting a new purchasing code, the Administrative Services Committee is recommending approving a resolution with exceptions to the State purchasing law regarding procurement levels. He said the State purchasing law has raised the formal procurement level to \$150,000.

City Attorney Fewel read a resolution defining a small procurement as any purchase under \$2,500; intermediate procurement as any purchase between \$2,500 and \$24,999.99; and formal procurement as any purchase over \$25,000.

Councilors Brauner and Gándara, respectively, moved and seconded to accept the resolution.

Councilor Zimbrick opined that, because this proposal sets the procurement levels so much higher than what has been accepted in the past, he would favor phasing in an increase. He urged staff to ensure a safe process is in place and stated that this change creates efficiencies and risks.

Councilor Grosch commented that the City recently received an exemplary audit, meaning that the safety precautions are in place and working.

RESOLUTION 2005-03 passed unanimously.

III. ADJOURNMENT

The meeting was adjourned at 1:33 pm.

APPROVED:

MAYOR

ATTEST:

CITY RECORDER

MEMORANDUM

July 26, 2005

TO: Administrative Services Committee
FROM: Nancy Brewer, Finance Director NB
SUBJECT: Buy-Local Purchasing Preference

I. Issue

The City Council requested staff look at a buy-local purchasing preference.

II. Background

In February 2005 the City implemented an update to the Corvallis Municipal Code Chapter 1.04 Purchasing to align the City's local practices with substantial revisions in Oregon State law governing purchasing for governmental units. At the time that the issue was discussed with the ASC, several local vendors requested the City consider implementing a local purchasing preference.

The governmental purchasing focus in the ORS is on equity in the procurement process and receiving good value for tax payer's monies. Equity in the procurement process is achieved through the use of written documentation and a process that ensures all potential vendors have access to the same information at the same time. Staff undertake tasks such as publishing an advertisement in the Gazette-Times as well as other publications likely to reach the target bidding audience, providing written responses to all potential vendors to all questions raised during the procurement process, a stated/published bid due/opening date and time, and a stated evaluation process. These processes ensure that all vendors are treated equally, have access to the same information, and can make a good bid or proposal based on that information. Good value is addressed by directing the acquisition of goods to be based on lowest life-cycle costs; for services, value is based on vendors which best meet the stated work requirements.

The City's current procurement process directs staff to follow state law (identified in ORS 279A, 279B, and 279C and the accompanying Administrative Rules), but with some added limitations (i.e., state law requires a formal bid process at \$150,000 but the City requires the formal bid process at \$25,000). For goods or services that cost less than \$25,000 staff follows an informal procurement process that involves obtaining at least three e-mail, FAX, or phone quotes. In cases where federal funds are involved, the City will also have to layer federal procurement rules into the process; federal rules trump Oregon rules. State law has some exemptions from the competitive process. The exemptions used most often are:

- contracts with Qualified Rehabilitation Facilities (QRF) – State law requires a unit of government to enter into an agreement with a QRF if the QRF can do the work;
- contracts under the State price agreement – the State has already bid certain goods that the City can purchase at the prices the State has negotiated. In most cases these prices are comparable to or better than the City could negotiate for itself because of the volume of goods purchased by the State and other agencies. Staff saves the time and cost involved in completing a bid process by using the State price agreement;
- contracts with other units of government – these are most often entered into with Benton County or the State to address a specific area of service.

Staff will note that there are challenges for both staff and vendors in the governmental procurement process. Governmental procurement is not designed to be easy for anyone! The City's basic bid document template is six pages, without specifications. However, the bid document is written to ensure that all vendors have the same information about the bid process, what is required to be submitted, due dates, the evaluation process, contract requirements, and when/where to get more information. In addition, State law is clear about some specific terms that are required to be in a procurement document such as whether or not a vendor can withdraw a bid, and if so, when in the process the withdrawal can occur.

III. Discussion

- A. State Purchasing Preferences – The State of Oregon does not have an across the board State purchasing preference. There are some specific areas where a State preference exists – most notably that printing is required to be done in the State unless it cannot be done anywhere in Oregon. The State also has a preference for using recycled products. Other states may have an “in-state” purchasing preference where an out-of-state vendor’s bid has an amount added to it at the time of evaluation. For this situation, ORS allows agencies to add on an out-of-state vendor’s home state purchasing preference percentage when evaluating the bids (i.e., an Oregon vendor and a New Mexico vendor both bid \$100,000 – for evaluation purposes, the New Mexico vendor’s bid would be set at \$105,000 since New Mexico gives a 5% preference for goods made in New Mexico). The State of Oregon requires using an out-of-state vendor’s local preference in evaluating an Oregon bid to “level the playing field” because an Oregon vendor would be disadvantaged trying to do business in the other state.
- B. Corvallis Local Purchasing Preference – The City has an administrative policy that directs staff to select a local vendor over a non-local vendor when the bid is otherwise the same (i.e., specifications are met and the price is equal). The policy does not extend to a price preference.
- C. Other Local Purchasing Preferences – The City Attorney did a list-serve request and found no other local governments in Oregon that have a local purchasing preference except via policy, similar to the City’s – there is no price preference given to a local vendor. Some Oregon government organizations may limit bids or quotes to local vendors, getting to an implied local purchasing preference. The City of Corvallis Municipal Code (Chapter 1.04)

and the City's purchasing policies all lead staff to encourage a level playing field whether the vendor is in the City or not. Furthermore, to specifically structure a bid in this fashion would set-up the opportunity for a bid protest that the City was not following a fair and impartial process.

- D. State Law on a Local Purchasing Preference – State law is silent on whether or not a local government can give a local purchasing preference. The City Attorney has stated that since the State does not specifically bar such activity it is likely that a local government could implement a local preference. However, staff would note that if the State did not approve it would likely address the issue via a preemption of the local preference.
- E. Local Issues – The City does not have a centralized purchasing function, so there is no “clearinghouse” for all procurement issues. However, in the last several months the City has experienced a higher than usual number of local vendors who have commented on not being awarded a bid. Examples include:
- The local vendor has offered to lower a price after the bids have been opened. Governmental purchasing requires bids to be firm when submitted, and only allows an auction when the purchasing process has been designated as such from the outset.
 - Vendors have protested the award of bid when the low bid (from out of town) was a few hundred dollars lower than a local vendor.
 - Vendors have submitted incomplete bids (i.e., did not follow the bid instructions), then at bid opening offered that they could submit the required information if requested.
 - Local vendors who have requested the opportunity to sell to the City have been sent bid packages, but did not submit a bid.
 - Local vendors have bid substantially higher (more than two times the cost of the low bid) than a bidder from another city.

Staff is reviewing options for coordinating purchasing and cost recovery for adding this position to the organization.

IV. Alternatives

Based on the information staff has available, there are two primary alternatives the City Council may wish to consider:

1. Direct staff to develop a training program for local vendors on the City's procurement process. This could be timed to coincide with the roll out of a new software package to allow the City to publish bids on the City's web site and could therefore cover both the bid process and how vendors can get signed up to receive notice of bids.

2. Pursue a local purchasing preference. If this alternative is pursued, staff would recommend Council consider the following issues and provide direction to staff for developing draft municipal code language to bring back for further discussion:

- How is "local" defined? Does the vendor have to have an office in Corvallis or be owned by a Corvallis resident(s)? Does the vendor have to have some percentage of its employees live in Corvallis? Does "Corvallis" mean the vendor must be located within the city limits or the urban growth boundary or some other defined area? How will a determination of "local" be tested?
- What kind of local preference? Should the City pay more to do business locally? If so, how much more (i.e., 1%, 5%, 10% of the bid amount)? How firm would that local preference be (i.e., a local vendor who was X% plus one cent would lose the bid)?
- Is the local preference reciprocal? Would Corvallis have to do a reciprocal evaluation for out-of-state bidders? Would other local units of government penalize Corvallis vendors for the City's local purchasing preference (i.e., follow the State's application of a reciprocal preference)? Could the State require Corvallis, with a local purchasing preference, to do a reciprocal preference for non-local vendors? Would other states see Corvallis' local preference as a "state" preference and treat all Oregon vendors by the reciprocal rules?
- Would a local preference end the use of the State Price Agreement? Would staff always have to secure a bid in order to calculate the local preference?

A copy of this staff report has been provided to the three vendors who appeared at ASC to discuss the buy-local preference, as well as Corvallis Independent Business Alliance and the Chamber of Commerce.

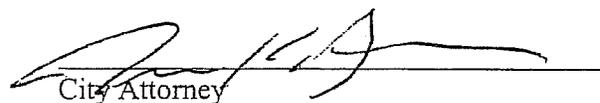
V. Requested Action

Provide direction to staff on a buy-local purchasing preference.

Review and Concur:



City Manager



City Attorney

**ADMINISTRATIVE SERVICES COMMITTEE
MINUTES
August 4, 2005**

Present

Councilor Scott Zimbrick, Chair
Councilor Hal Brauner
Councilor Jerry Davis

Staff

Jon Nelson, City Manager
Nancy Brewer, Finance Director
Steve Rogers, Public Works Director
Mary Steckel, Public Works
David Coulombe, City Attorney's Office
Carla Holzworth, City Manager's Office

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for Further Review | Recommendations |
|---|------------------|-------------------------|---|
| I. Buy Local Preference in Purchasing Guidelines | | | Direct staff to develop a training program for local vendors on the City's procurement process. |
| II. Transportation Funding Public Outreach Update | ***** | | |
| III Other Business | | | |

Chair Zimbrick called the meeting to order at 12:00 p.m.

CONTENT OF DISCUSSION

I. Buy Local Preference in Purchasing Guidelines (attachment)

Finance Director Nancy Brewer said in February 2005, staff presented to the Administrative Services Committee (ASC) changes to the purchasing chapter of the Municipal Code, based upon revisions to State law. At that time, some local vendors requested that the City Council consider a buy local purchasing preference. Staff is now returning to ASC with follow-up information. She noted that the interested parties at the February meeting, Corvallis Independent Business Alliance, and Chamber of Commerce received the staff report and are aware of the meeting.

Ms. Brewer provided background about the government procurement process, noting that it is designed to be an equitable system that yields good value for the tax payers' money. She said staff strive to meet these basic tenants and added that the City's purchasing process is more restrictive than what is required by State law. Exemptions from the government procurement process include Qualified Rehabilitation Facilities, contracts under the State Price Agreement, and contracts with other government agencies.

Ms. Brewer said with the exceptions of using recycled products and printing, the State generally does not have a purchasing preference. She discussed the various purchasing preferences outlined in the staff report, noting that in Corvallis, when all else is equal, the

bid is awarded to the local vendor. Ms. Brewer reviewed several issues to consider if a local purchasing preference was pursued, such as defining what constitutes a local business, what kind of preference would be used, whether the local preference is reciprocal, and whether a local preference would end the use of the State Price Agreement.

Chair Zimbrick said he has given much thought to a local purchasing preference. He agrees that purchases should provide good value for the taxpayers' money and he struggled with the definition of a "local" business. He supports implementing a training program for local vendors. In light of the Council's sustainability goals, Chair Zimbrick asked about environmental issues and purchasing. Mr. Nelson said staff is finding it difficult to quantify sustainability goals in making purchasing decisions and the City Council may be asked to provide direction.

Councilor Brauner agreed that the training program is a good approach. He observed that implementing a local purchasing preference has many complex issues, as Ms. Brewer noted earlier.

Councilor Davis said implementation of a local purchasing preference would be staff-intensive, which would ultimately increase the City's cost of purchasing. He added that the training program would help local vendors.

In response to Chair Zimbrick's inquiry, Ms. Brewer estimated that six or fewer bid challenges rise to the level of appeal each year.

The Committee unanimously recommends that Council direct staff to develop a training program for local vendors on the City's procurement process.

Mr. Nelson said staff will report back to ASC how many vendors take advantage of the training.

II. Transportation Funding Public Outreach Update (attachment)

Public Works Director Steve Rogers reviewed the Transportation Funding Public Outreach Process staff report, noting that it is for information only.

Mr. Rogers said those who attended the meetings agreed that good streets are important and a reasonable funding source dedicated to street maintenance is needed. A few citizens said it is not fair to treat all single family homes the same because many have only one person living in the home.

Councilor Davis commented that the outreach has been good.

B. Urban Services Committee – None.

C. Administrative Services Committee – August 4, 2005

X 1. Buy Local Preference in Purchasing Guidelines

Councilor Zimbrick reported that the Committee recommended not pursuing staff investigating a buy-local purchasing preference policy.

Councilor Zimbrick moved to direct staff to develop a training program for local vendors that might want to bid to provide services to the City. Councilor Davis seconded the motion.

Councilor Davis commented that extensive staff time would be involved in developing and administering a buy-local purchasing policy. The Committee determined that it would be better to train vendors regarding City purchasing practices.

The motion passed unanimously.

2. Transportation Funding Public Outreach Update

Councilor Zimbrick reported that staff presented to the Committee some of the comments from the transportation maintenance fee outreach efforts. He opined that the outreach was very successful, with special efforts by Public Works Director Rogers and Public Works Administration Division Manager Steckel. The matter was presented to the Committee for information only. A public hearing will be held September 6th. No Council action is required at this time.

D. Other Related Matters

1. Mr. Nelson reported that the City was awarded a grant of \$302,575 for purchase of portable digital radios. He referenced Councilor Gándara's recent e-mail to the Council regarding an Oregon community providing community-wide wireless internet access. He said staff is investigating the concept and appropriate funding opportunities.

City Attorney Fewel read a resolution accepting a grant from the Department of Homeland Security in the amount of \$302,575 for purchase of portable hand-held digital radios and authorizing the City Manager to sign the grant documents.

Councilors Daniels and Grosch, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2005-32 passed unanimously.

6

CITY OF CORVALLIS

ADMINISTRATIVE POLICY MANUAL

POLICY AREA 5 - FINANCIAL MATTERS

AP 97-5.06 Purchasing Policy

Adopted January 1998
Revised October 9, 2002
Revised November 17, 2003
Revised February 1, 2005

5.06.010 Purpose

To set forth the policies and guidelines for procurement activities in the City of Corvallis that ensure the protection of the City's fiscal resources and competitive acquisition of goods and services, consistent with the Corvallis Charter, Chapter 1.04 of the Corvallis Municipal Code (CMC), Oregon Revised Statutes (ORS), and Oregon Administrative Rules (OAR).

5.06.020 Policy

5.06.021 Purchases to satisfy the needs of the City are to be made by an authorized Purchasing Agent, designated by the Corvallis City Charter as the City Manager. The City Manager may delegate all or part of his/her purchasing authority. If he/she delegates purchasing authority it will be in writing. Permanent delegation will be set forth within the City's purchasing manual.

5.06.022 It is the policy of the City to stimulate competition among qualified vendors. Except as may otherwise be provided for herein, all purchases will be made fairly, by securing quotations and bids where necessary prior to the purchase. Purchases will be made after consideration is given to the appropriate quality to suit the intended purpose and the best economic cost to the City. Deviations from this policy shall be approved by the City Manager or designee and documented via a permanent notation to the affected file.

5.06.023 It is the desire of the City to purchase from Corvallis vendors whenever possible. This can be accomplished by ensuring that local vendors who

have goods or services needed by the City are included in the competitive procurement process. The City also has the responsibility on behalf of Corvallis residents to ensure that the maximum value is obtained for each public dollar spent. In all public contracts or purchases, the City may give preference to goods or services that have been developed, manufactured, produced, or sold within Benton County if price, fitness, availability, and quality are otherwise substantially equal.

- 5.06.024 It is the intent of the City to secure the most economical goods and services available. Opportunity, installation, operating, maintenance, and price costs should be considered in evaluating the most economical purchase. Departments are responsible for developing the expertise to determine the most economical purchase available.
- 5.06.025 The City is committed to increasing opportunities for participation by small, minority-owned and female-owned firms in all aspects of procurement. Actions by each department to fulfill this commitment will be reviewed by the City Manager or designee annually.
- 5.06.026 The Purchasing Manual sets forth guidelines for the purchasing process in compliance with State purchasing laws, the Corvallis Municipal Code, and the Attorney General's Handbook on purchasing. Failure to follow competitive purchasing requirements may result in discipline up to and including termination.
- 5.06.030 Definitions
- 5.06.031 Authorized Purchasing Agent – Those individual staff members who have been delegated purchasing authority by the City Manager in his or her capacity as Purchasing Agent (Purchasing Authorization List) per CMC Chapter 1.04.
- 5.06.032 Public Contract – Any purchase, lease, or sale by a public agency of personal property, public improvements, or service other than agreements which are for personal services.
- 5.06.033 Personal Service Contract – A contract for services, defined by the Local Contract Review Board via resolution, performed by a consultant or independent contractor in a professional capacity for the performance of a specific task.
- 5.06.034 Public Improvement – Construction, reconstruction, or major renovation exceeding \$25,000 on real property by or for the City. Public improvement does not include emergency work, minor alterations, ordinary repairs, or maintenance necessary to preserve a public improvement.

Administrative Policy 97-5.06

5.06.035 Using Department – Any department, agency, informative bureau, or other unit in the City government using supplies or procuring contractual services as provided for in the annual budget.

5.06.036 Local Contract Review Board – City Council serves as the Local Contract Review Board.

5.06.040 Procedures

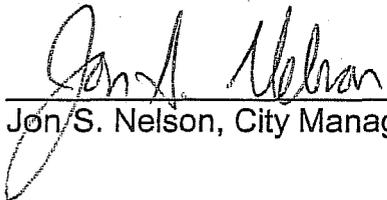
The City of Corvallis Purchasing Manual shall set forth the procedures and practices of the City's procurement system. No purchase shall be split or divided to avoid any portion of the competitive process or subvert any of the rules governing procurement in the City of Corvallis.

5.06.050 Review and Update

5.06.051 This policy and the Purchasing Manual shall be reviewed biennially in October by the Finance Director.

5.06.052 Each department is responsible for maintaining updated copies of the Purchasing Manual. Updated sections shall be provided to each department by the Finance Department. The most current copy of the City's Purchasing manual will be posted and maintained on the City's intranet site at <http://cityhome>, then select Finance.

Reviewed and concurred:



Jon S. Nelson, City Manager

5/10/05

Date

Chapter 1.04

Purchasing (repealed by Ord. 2005-01 and reenacted by Ord. 2005-01 on 02/07/2005)

Sections:

- 1.04.010 Title.**
- 1.04.020 Local Contract Review Board.**
- 1.04.030 Purchasing Agent.**
- 1.04.040 Purchasing, Procurement, and Contracting Process**
- 1.04.050 Prohibition of Interest.**
- 1.04.060 Gifts and Rebates.**
- 1.04.070 Unauthorized Purchases.**
- 1.04.080 Street, Sewer, and Water Improvements.**
- 1.04.090 Penalties.**
- 1.04.100 Validity.**

Section 1.04.010 Title.

This Chapter shall be known and may be cited as the Purchasing Chapter of the City of Corvallis Municipal Code.

(Ord. 2005-01 §1, 02/07/2005)

Section 1.04.020 Local Contract Review Board.

1) The City Council is hereby designated as the Local Contract Review Board and, relative to contract concerns of the City, shall have all the power granted to the Local Contract Review Board. The Local Contract Review Board may delegate any of its powers and duties to the Purchasing Agent.

2) The Local Contract Review Board may, by resolution, adopt rules pertaining to purchasing as identified in state law.

3) The Local Contract Review Board may, by resolution, exempt contracts not exempted by State law from competitive bidding if it finds:

a) The lack of bids will not result in favoritism or substantially diminished competition in awarding the contract; and

b) The exemption will result in substantial cost savings.

c) In making such findings, the Board may consider the type, cost, amount of the contract, number of persons available to bid, and such other factors as the Board may deem appropriate.

4) The Local Contract Review Board may determine that a contract is exempt from competitive bidding if the Board determines that emergency conditions require prompt execution of the contract. A determination of such an emergency shall be entered into the record of the meeting at which the determination was made. The Board shall adopt rules allowing the governing body to declare that an emergency exists. Any contract awarded under this subsection must be awarded within 60 days following declaration of the emergency, unless the Board grants an extension.

5) The Local Contract Review Board may determine that a contract is exempt from competitive bidding to address or mitigate public health and safety impacts of a natural disaster, or similar scale, emergency occurrence. The Purchasing Agent may award any contract necessary to address or mitigate a natural disaster, or similar scale emergency, within 30 days following the declaration.

6) Real property may only be sold with the approval of the Local Contract Review Board, except as allowed under Chapter 2.12 of this Municipal Code.

7) The Local Contract Review Board shall establish the dollar amounts which require that a solicitation for work, goods, or services shall be subject to formal solicitation processes. The City Manager shall incorporate these dollar amounts into the Corvallis Purchasing Manual.

8) In addition to the powers and duties established hereby, the Local Contract Review Board shall have such additional powers as authorized by State law.
(Ord. 2005-01 §2, 02/07/2005)

Section 1.04.030 Purchasing Agent.

The City Manager is, by Charter provision, designated as the Purchasing Agent of the City. The City Manager may delegate any of the powers and duties to any other officers or employees of the City. The City Purchasing Agent shall have the power and duty to:

1) Purchase or contract for all supplies and contractual services needed by any using agency which derives its support wholly or in part from the City, in accordance with purchasing procedures as prescribed in this Chapter and such rules and regulations as the City Manager shall adopt for the internal management and operation of the City.

2) Establish and amend rules and regulations which are necessary and proper to fulfill the intent of this Chapter for procurement as well as disposition of surplus property. In the event of delegated responsibility, all changes will be subject to the approval of the City Manager.

3) Adopt an official City of Corvallis Purchasing Manual. The City of Corvallis Purchasing Manual shall constitute the local rules authorized by ORS 279A.065(5)(a)(B) and ORS 279A.070. The City of Corvallis Purchasing Manual shall be reviewed, revised if necessary, and readopted by the City Manager each time the Attorney General modifies the Model Rules.

4) Prescribe and maintain such forms as may be reasonably necessary in the operation of this Chapter.

5) Declare vendors in default in their quotations, irresponsible bidders, and to disqualify them from receiving any business from the City for a stated period of time.

6) Declare a vendor a sole source vendor, upon development of written findings as identified in ORS 279B.075.

7) Define special procurement procedures that differ from the standard procedures for a class of purchases, upon development of written findings that describe the proposed procedures, the goods or services or the class of goods or services to be acquired through the special procurement, and the circumstances that justify the use of special procurement procedures, in accord with ORS 279B.085.

8) Make, without further authorization from Council, all expenditures reasonably necessary for the orderly, uniform operation of the City as long as the same are within the budget allowances allotted for said operations for the fiscal year in which the expenditures are made, and also within said budget provisions, to make, without further authorization from Council, such expenditures as are reasonably necessary for goods, wares, merchandise, services, or in payment of obligations ordinarily and reasonably needed or incurred by cities in the State of Oregon of comparable size and engaging in like pursuits as the City, together with authority to make all expenditures incidentally and reasonably needed in connection therewith.

9) Sell or dispose of all personal property which has become obsolete and unusable. All property acquired with Federal dollars shall follow Federal guidelines for the disposal of such properties.

10) Declare the existence of a natural disaster, or similar scale emergency, that may require immediate City purchases of goods, materials or services to mitigate the public health and safety impacts.
(Ord. 2005-01 §2, 02/07/2005)

Section 1.04.040 Purchasing, Procurement, and Contracting Process

1) Except as set out in the Manual, Purchasing the City of Corvallis adopts for local public procurement and purchasing requirements those statutes and administrative rules enacted by the State of Oregon which relate to public purchasing and procurement, and which generally are contained in ORS Chapters 279A, 279B and 279C and the 2004 Oregon Attorney General's Public Contract Manual, as

these may be amended from time to time.

2) The rules, procedures and processes specifically set forth in the City of Corvallis Purchasing Manual shall be applied by the City rather than any model rule that conflicts with the City of Corvallis rule, procedure or process.

3) Nothing in this section shall prevent the City from using any alternative means of procurement allowed by State law even if the City of Corvallis Purchasing and Procurement Manual is silent about the alternative means of procurement.

(Ord. 2005-01 §2, 02/07/2005)

Section 1.04.050 Prohibition of Interest.

No officer or employee of the City shall use his or her official position or office to obtain financial gain, other than official salary, for himself or herself or for any member of his or her household, or for any business with which he or she, or a member of his or her household, is associated.

(Ord. 2005-01 §2, 02/07/2005)

(99-08, Amended, 06/21/1999)

Section 1.04.060 Gifts and Rebates.

The Purchasing Agent and every officer and employee of the City are expressly prohibited from accepting, directly or indirectly, from any person, company, firm, or corporation to which any purchase order or contract is or might be awarded, any rebate, gift, money, or anything of value whatsoever, except where given for the use and benefit of the City.

(Ord. 2005-01 §2, 02/07/2005)

Section 1.04.070 Unauthorized Purchases.

Any purchase order or contract made contrary to the provisions hereof shall not be approved by the City officials, and the City shall not be bound thereby.

(Ord. 2005-01 §2, 02/07/2005)

Section 1.04.080 Street, Sewer, and Water Improvements.

Nothing contained herein shall be construed in any manner to render invalid any street, sidewalk, sewer, or water improvement or assessment.

(Ord. 2005-01 §2, 02/07/2005)

Section 1.04.090 Penalties.

Any person violating any provision herein shall, upon conviction thereof, be punished by imprisonment for a period not to exceed 30 days, or by a fine not to exceed \$1,000, or by both such fine and imprisonment. Each violation of a provision herein shall constitute a separate offense; and each day or portion thereof over which the same violation occurs shall constitute a separate offense.

(Ord. 2005-01 §2, 02/07/2005)

Section 1.04.100 Validity.

If any Section, subsection, sentence or part herein shall be held to be void by any court of competent jurisdiction, the remaining parts herein shall remain and be in full force and effect; and Council hereby

declares that the provisions of the Chapter are not interdependent.
(Ord. 2005-01 §2, 02/07/2005)

P

*** MEMORANDUM ***

NOVEMBER 13, 2003

OK

TO: MAYOR AND CITY COUNCIL

FROM: JON S. NELSON, CITY MANAGER

Jon

SUBJECT: CHAMBER OF COMMERCE REQUEST: BUY LOCAL POLICY

I. BACKGROUND

The May 15, 2003 memorandum and proposed policy from the Chamber of Commerce (COC) requesting a Buy Local Policy is attached. Also attached as background are City Municipal Code Chapter 1.04 Purchasing Agent, the City administrative purchasing policy, and the purchasing process explanation from the City's purchasing manual. For your reference, Benton County Administrative Policy #02-02 Local Purchasing Preference is also attached.

II. DISCUSSION

Providing tie breaker preference to local vendors is not stated explicitly in our purchasing policies, but is common practice, in part, because of the convenience of discussing any problems resulting from the purchase. The City Attorney and Finance Director have reviewed the request and are comfortable with amending Section 5.06.023 to include the proposed COC policy.

The second paragraph on the proposed policy, concerning dissemination of requests for proposal (RFP), is problematic to implement. Posting all of the City RFPs on the Web site is not possible at this time with eight different departments and no centralized purchasing structure. We continue to work on having RFPs on line, but there are technical challenges, such as having firms register on line so addendums can be mailed, and in a non-challengeable format. We hope to have this service in place in 2004. Using "the City" newsletter is not feasible due to the lag time in production. We will continue, from the operating departments, to advertise in the Gazette-Times, the Daily Journal of Commerce, and to all firms local and otherwise that either ask to be on our mailings or we know have performed or provided services and goods in the past.

III. FINANCIAL IMPACT

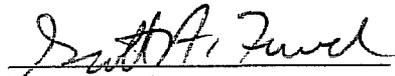
Revenue neutral.

IV. ALTERNATIVES

1. Formalize a "Buy Local Policy" if all factors are equal.
2. Continue current practice
3. Refer to the Administrative Services Committee

V. STAFF RECOMMENDATION

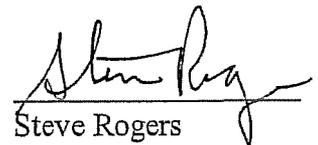
Revise the administrative policy manual on purchasing section 5.06.023, as attached, to include the sentence "In all public contracts or purchases, the City may give preference to goods or services that have been developed, manufactured, produced or sold within Benton County if price, fitness, availability, and quality are otherwise substantially equal."



Scott Fewel
City Attorney



Nancy Brewer
Finance Director



Steve Rogers
Public Works Director

c: Mary Nolan, COC

Attachments

3097

Memorandum

To: Mayor Helen Berg, Jon Nelson
From: Business Advocacy Committee
Date: May 15, 2003
RE: Corvallis Business Plan Initiative:
Buy Local Policy



CC:

Recognizing that businesses in Corvallis provide jobs locally, regionally and even statewide, and that Oregon jobs are the foundation for a strong economy and healthy government, we encourage the City of Corvallis to put in place the attached 'buy local' policy modeled on Benton County Administrative Policy #02-02.

The County's policy was put into place to allow staff latitude in considering factors when making purchasing decisions. Selecting the lowest priced bid from a vendor, for example, may not always lead to taxpayer savings in the end. Local businesses pay property taxes, employ workers who also pay taxes and add to the economy of the city and the county. There may be times when choosing a local vendor may result in the greatest overall benefits to taxpayers. With a proposed 'buy local' policy, staff is given the latitude to determine if price, fitness, availability and quality are otherwise substantially equal.

We also strongly urge that the City evaluate their RFP processes with the aim of assuring that local goods and services suppliers are made aware of bidding opportunities with adequate time to respond.

Benton County's policy was reviewed by county counsel prior to adoption and was found to not be in conflict with state law.

Corvallis Business Plan
"Buy Local" Initiative

Proposed Policy for the City of Corvallis

TITLE: Local Purchasing Preference

POLICY

In all public contracts or purchases, the City may give preference to goods or services that have been developed, manufactured, produced or sold within Benton County if price, fitness, availability and quality are otherwise substantially equal.

The City is required to disseminate Requests for Proposals (RFP) throughout the County in a fashion sufficient to allow a timely response. RFPs will be posted on the City's website, in the City newsletter when timing is appropriate, and submitted to the local Chamber of Commerce and other local business organizations for broadcast and distribution.

Chapter 1.04

Purchasing Agent

Sections:

| | |
|----------|--|
| 1.04.010 | Title. |
| 1.04.020 | Definitions. |
| 1.04.030 | Designation. |
| 1.04.040 | Powers and duties. |
| 1.04.050 | Competitive bids - exemptions. |
| 1.04.051 | Competitive bidding procedure. |
| 1.04.060 | Disposal of surplus property. |
| 1.04.070 | Prohibition of interest. |
| 1.04.080 | Gifts and rebates. |
| 1.04.090 | Unauthorized purchases. |
| 1.04.100 | Street, sewer, and water improvements. |
| 1.04.110 | Penalties. |
| 1.04.120 | Validity. |
| 1.04.130 | Hearings. |
| 1.04.140 | Additional authority of the board. |
| 1.04.150 | Personal services. |
| 1.04.151 | Public improvement contracts. |

Section 1.04.010 Title.

This Chapter shall be known and may be cited as a purchasing Chapter of the City of Corvallis Municipal Code.

(Ord. 95-26 § 1, 09/05/95; Ord. 68-61, 1968; Ord. 61-77 § 1, 1961)

Section 1.04.020 Definitions.

- 1) Board - The local contract review board as established herein.
- 2) Personal service contract - A contract for services performed by a consultant, as an independent contractor, in a professional capacity for the performance of a specific task. Not included in personal services are contracts where the purpose of the contract is for a product, services that can be performed by any competent workers, contracts with a personnel agency to supply labor, contracts for services to accomplish routine, and continuing and necessary functions even though a specific license is required to engage in the activity (OAR 125-20-130(7)(a)(b)(c)(d)).
- 3) Public contract - Any purchase, lease, or sale by the City of personal property, public improvements or services other than agreements which are exclusively for personal service.
- 4) Public improvement - Projects for construction, reconstruction, or major renovation on real property. Does not include repairs, maintenance, or minor alterations on real property.
- 5) Purchasing agent - The City Manager of the City or any person appointed by the City Manager to exercise the functions of purchasing agent in the manner prescribed herein.
- 6) Requisition - As used in the City Charter, means purchase order.

7) Service - All telephone, gas, water, electric light and power service, towel and cleaning service; insurance; banking; auditing; leases for all grounds, buildings, offices, or other space required by the City; and the rental, repair, or maintenance of equipment, machinery, and other personal property.

8) Supplies - All supplies, materials, and equipment.

9) Using agency - Any Department, agency, informative bureau, or other unit in the City government using supplies or procuring contractual services as provided for herein.

10) Personal property - Property not attached to land in a permanent manner. Buildings, and the fixtures within, that are attached to the land in a permanent manner are real property.

(Ord. 95-26 § 2, 09/05/95; Ord. 84-47 § 1, 1984; Ord. 81-55 § 1, 1981; Ord. 76-04 § 1, 1976; Ord. 68-61, 1968; Ord. 61-77 § 2, 1961)

Section 1.04.030 Designation.

1) Council is hereby designated as the local contract review board and, relative to contract concerns of the City, shall have all the power granted to the Local Public Contract Review Board.

2) The City Manager is, by Charter provision, designated as the purchasing agent of the City. The City Manager may delegate any of the powers and duties to any other officers or employees of the City.

(Ord. 84-47 § 2, 1984; Ord. 81-55 § 2, 1991; Ord. 76-04 § 2, 1976; Ord. 68-61, 1968; Ord. 61-77 § 3, 1961)

Section 1.04.040 Powers and duties.

The City purchasing agent shall have the power and duty to:

1) Purchase or contract for all supplies and contractual services needed by any using agency which derives its support wholly or in part from the City, in accordance with purchasing procedures as prescribed in this Chapter and such rules and regulations as the City Manager shall adopt for the internal management and operation of the City.

2) Establish and amend rules and regulations which are necessary and proper to fulfill the intent of this Chapter. In the event of delegated responsibility, all changes will be subject to the approval of the City Manager.

3) Prescribe and maintain such forms as may be reasonably necessary in the operation of this Chapter.

4) Have the authority to declare vendors in default in their quotations, irresponsible bidders, and to disqualify them from receiving any business from the City for a stated period of time.

5) Make without further authorization from Council all expenditures reasonably necessary for the orderly, uniform operation of the City as long as the same are within the budget allowances allotted for said operations for the fiscal year in which the expenditures are made, and also within said budget provisions, to make, without further authorization from Council, such expenditures as are reasonably necessary for goods, wares, merchandise, services, or in payment of obligations ordinarily and reasonably needed or incurred by cities in the State of Oregon of comparable size and engaging in like pursuits as the City, together with authority to make all expenditures incidentally and reasonably needed in connection therewith.

6) Sell or dispose of all personal property which has become obsolete and unusable.

(Ord. 84-47 § 3, 1984; Ord. 81-55 § 3, 1981; Ord. 68-61, 1968; Ord. 61-77 § 4, 1961)

Section 1.04.050 Competitive bids - exemptions.

1) All contracts shall be based upon competitive bids except:

a) Contracts made with or the cost of which is provided by other public agencies or the Federal government.

b) Contracts for any purchase, other than public improvement contracts, the amount of which is less than \$10,000.

c) Contracts for any item which is available only through one company, firm, or individual.

d) Contracts for any item which is available from the State Price Agreement.

e) Contracts exempted from competitive bidding pursuant to subsection 2).

f) Contracts made with qualified non-profit agencies providing employment opportunities for disabled individuals.

2) The contract review board may, by resolution, exempt other contracts from competitive bidding if it finds:

a) The lack of bids will not result in favoritism or substantially diminished competition in awarding the contract; and

b) The exemption will result in substantial cost savings.

In making such findings, the board may consider the type, cost, amount of the contract, number of persons available to bid, and such other factors as the board may deem appropriate.

3) A contract may also be exempted from competitive bidding if the board determines that emergency conditions require prompt execution of the contract. A determination of such an emergency shall be entered into the record of the meeting at which the determination was made. The board shall adopt rules allowing the governing body to declare that an emergency exists. Any contract awarded under this subsection must be awarded within 60 days following declaration of the emergency, unless the board grants an extension.

(Ord. 99-08 § 1, 06/21/1999; Ord. 95-26 § 3, 09/05/95; Ord. 84-47 § 4, 1984; Ord. 81-55 § 4, 1981; Ord. 76-04 § 3, 1976; Ord. 68-61, 1968; Ord. 61-77 § 5, 1961)

Section 1.04.051 Competitive bidding procedure.

The purchasing agent shall follow the following procedures in competitive bidding:

1) Purchasing agent shall solicit bids by a combination of two or more of the following methods, provided that publication as specified in subsection c) or d) is one of the methods selected:

a) Direct mail request to the prospective bidders;

b) Telephone;

c) Advertisement in a newspaper of general circulation in the City in at least two publications thereof prior to the date of bid openings; or

d) Advertisement in at least two publications prior to the date of bid openings in a newspaper in such part of the United States of America as in the opinion of the agent is likely to promote bids.

2) The purchasing agent shall, when it is deemed necessary, require reasonable bid deposits to be made by bidders and may require such additional conditions as may be reasonably necessary to protect the interests of the City.

3) The purchasing agent shall have the authority to reject all or any part of any bid submitted when the public interest may be served thereby. The purchasing agent may reject any bid not in compliance with all prescribed public bidding procedures and requirements and may reject all bids if it is in the public interest to do so.

4) The purchasing agent shall have the authority to award all bids or contracts consistent with Chapter 9, Section 41 of the City Charter.

5) Contracts shall be awarded to the lowest responsible bidder. In determining the lowest responsible bidder, the agent may consider, in addition to price:

a) The ability, capacity, and skill of the bidder to perform the contract and provide the service required;

- b) Whether the bidder can perform the contract to provide the service promptly or within the time specified without delay or interference;
- c) The character, reputation, integrity, judgment, experience, and efficiency of the bidder;
- d) The quality of performance of previous contracts or services;
- e) The previous and existing compliance by the bidder with laws and ordinances relating to the contract or service;
- f) The sufficiency of the financial resources and ability of the bidder to perform the contract or provide the service;
- g) The quality, availability, and adaptability of the supplies or contractual services to the particular use required;
- h) The ability of the bidder to provide future maintenance and service for the use of the subject of the contract;
- i) The number or scope of conditions attached to the bid.

6) When the award is not given to the lowest bidder, a full and complete statement of the reasons for placing the order elsewhere shall be prepared by the agent and filed with other papers relating to the transaction.

7) The agent shall have the authority to require a performance bond before entering into a contract in such an amount as is reasonably necessary to protect the interests of the City.

8) No contract or purchase shall be subdivided to avoid the requirements of this Section.

9) As an alternative to the competitive bidding procedures provided herein, purchases and contracts for supplies and services may be made with or through the State of Oregon pursuant to ORS 190.240 and the applicable rules of the appropriate agencies of the State of Oregon.

10) The purchasing agent may disqualify any person as a bidder on a contract if:

- a) The person does not have sufficient financial ability to perform the contract and cannot provide evidence that the person can acquire a surety bond in the amount and type required to be sufficient to establish financial ability;
- b) The person does not have equipment available to perform the contract;
- c) The person does not have personnel of sufficient experience to perform the contract; or
- d) The person has repeatedly breached contractual obligations to public and private contracting agencies.

11) Except as provided in Section 1.04.051 subsection 9) above, services of an anticipated cost or value in excess of \$10,000 shall, whenever possible, be based on at least three competitive bids. (Ord. 99-08 § 2, 06/21/1999; Ord. 93-22 § 1, 1993; Ord. 84-47 § 5A, 1984)

Section 1.04.060 Disposal of surplus property.

1) The purchasing agent may sell surplus personal property at auction if he or she determines that sale by auction will probably result in a higher net return than if the property were sold by competitive written bid.

2) The purchasing agent may sell surplus personal property without formal competitive bidding if he or she determines that a negotiated sale will produce a higher net return, subject to the following conditions:

a) If the current market value of the property is deemed to be less than \$1,000 per item, the purchasing agent may establish a selling price, schedule and advertise a sale date, and sell to the first qualified buyer meeting the sale terms.

b) If the current market value of the property is deemed to exceed \$1,000 per item, the purchasing agent shall offer the property for competitive written bid in accordance with this Chapter. If no

bids are received or if a determination is made that the market value of the property exceeds the offer of the highest responsible bidder, all bids may be rejected and the purchasing agent may negotiate a sale. The negotiated price must either meet or exceed the market value of the property as determined by appraisal, or exceed the highest bid received through the competitive bidding process.

3) The purchasing agent may sell surplus personal property through a commercially recognized third party liquidator if he or she determines that a liquidation sale will result in greater net revenue than sale by competitive bids or auction. The selection of a liquidator must be conducted in accordance with the requirements of Section 1.04.150.

4) The purchasing agent may transfer surplus personal property without remuneration or with only nominal remuneration without competitive bids to:

- a) Another public agency;
- b) Any recognized non-profit entity which is certified to receive federal surplus property;
- c) Any other recognized private non-profit social or health service entity, subject to the following conditions:

1] The purchasing agent must determine that the property is not needed for other public purposes, and that this is the most efficient and cost-effective method of disposing of the property; and

2] If the current market value of the property exceeds \$250, the donation or sale must be approved by the purchasing agent and must be documented to be clearly in the public interest.

5) The purchasing agent shall maintain a record of all transfers, donations and sales under paragraph 4) of this Section.

6) Real property may only be sold with the approval of the contract review board.

7) All property acquired with Federal dollars shall follow Federal guidelines for the disposal of such properties.

(Ord. 95-26 § 4, 09/05/95; Ord. 93-26 § 1, 11/15/93; Ord. 68-61, 1968; Ord. 61-77 § 6, 1961)

Section 1.04.070 Prohibition of interest.

No officer or employee of the City shall use his or her official position or office to obtain financial gain, other than official salary, for himself or herself or for any member of his or her household, or for any business with which he or she, or a member of his or her household, is associated.

(Ord. 93-26 § 2, 11/15/93; Ord. 68-61, 1968; Ord. 61-77 § 7, 1961)

Section 1.04.080 Gifts and rebates.

The agent and every officer and employee of the City are expressly prohibited from accepting, directly or indirectly, from any person, company, firm, or corporation to which any purchase order or contract is or might be awarded, any rebate, gift, money, or anything of value whatsoever, except where given for the use and benefit of the City. (Ord. 68-61, 1968; Ord. 61-77 § 8, 1961)

Section 1.04.090 Unauthorized purchases.

Any purchase order or contract made contrary to the provisions hereof shall not be approved by the City officials, and the City shall not be bound thereby.

(Ord. 84-47 § 6, 1968; Ord. 68-61 § 9, 1968; Ord. 61-77 § 9, 1961)

Section 1.04.100 Street, sewer, and water improvements.

Nothing contained herein shall be construed in any manner to render invalid any street, sidewalk, sewer, or water improvement or assessment.

(Ord. 68-61 § 10, 1968; Ord. 61-15, § 10, 1961)

Section 1.04.110 Penalties.

Any person violating any provision herein shall, upon conviction thereof, be punished by imprisonment for a period not to exceed 30 days, or by a fine not to exceed \$1,000, or by both such fine and imprisonment. Each violation of a provision herein shall constitute a separate offense; and each day or portion thereof over which the same violation occurs shall constitute a separate offense.

(Ord. 84-47 § 7, 1984; Ord. 68-61 § 11, 1968; Ord. 61-77 § 11, 1961)

Section 1.04.120 Validity.

If any Section, subsection, sentence or part herein shall be held to be void by any court of competent jurisdiction, the remaining parts herein shall remain and be in full force and effect; and Council hereby declares that the provisions of the Chapter are not interdependent.

(Ord. 68-61 § 12, 1968; Ord. 61-77 § 12, 1961)

Section 1.04.130 Hearings.

1) Exemption hearings. Whenever the board is considering an exemption to the requirements for competitive bids or brand name specifications, it shall provide for notice to the public, and an opportunity for a public hearing on whether the exemptions should be allowed.

2) Hearing on appeal of disqualification. A person who has been disqualified as a bidder may appeal such disqualification to the board as provided in this subsection:

a) The person shall notify the City Manager in writing that she or he wishes to appeal a disqualification within three business days after receipt of notice of disqualification. The appeal shall specify the reason(s) why the person believes the disqualification is unwarranted.

b) Immediately upon receipt of such written notice of appeal, the City Manager shall inform the board.

c) Upon receipt of notice of appeal, the board shall notify the person appealing of the time and place of the hearing.

d) The board shall conduct the hearing according to the provisions of ORS 279.045 (3) and decide the appeal within 10 days after receiving the notification, and shall set forth in writing the reasons for its decision.

e) Rules of procedure shall be adopted by the board for the conduct of the hearing.

(Ord. 84-47 § 8, 1984; Ord. 76-04 § 14, 1976; Ord. 61-77 § 14, 1961)

Section 1.04.140 Additional authority of the board.

In addition to the powers and duties established hereby, the board shall have such additional powers as authorized by State law.

(Ord. 76-04 § 5, 1976)

Section 1.04.150 Personal services.

1) The City will contract for consultant services when the specialized skills, knowledge, and resources are not available within the staff; when the work cannot be done in a reasonable time with the City's own work force; when an independent and impartial evaluation of a situation is required by a person with recognized professional expertise and stature in a field; or when it will be less expensive to contract for the work. Personal service agreements may only be let by approval of the City Manager, the City Attorney, and/or department heads.

2) Formal selection procedure. This procedure shall be used whenever the estimated fee to the contractor is \$10,000 or more. All payments made to a contractor for a year shall be aggregated for the purpose of determining the estimated fee. On smaller projects, the contracting official may elect to use the formal selection procedure whenever it determines it is prudent to do so.

a) Announcement. The contracting official will make at least one public announcement of its need for personal services in an appropriate trade periodical or newspaper of general circulation. In addition, solicitation for application may be made by telephone or mail. The announcement shall include a description of the proposed project, the scope and services required, project completion dates, minimum qualifications, and a description of any special requirements. The announcement shall invite qualified applicants to submit their proposals to the City. The announcement shall specify a closing date for receipt of the application and the department for whom the services are to be provided and the department's mailing address.

An announcement for a specific project or contract need not be made if the contracting official has published a general announcement at least annually describing the type of services to be required in the year. The announcement shall invite interested contractors to submit their qualifications to the contracting official for the types of services for which they wish to be considered. The contracting official may utilize the responses for a year to determine who should receive proposed contracts.

b) The contracting official shall evaluate the qualifications of all applicants responding to the announcement and select from among them a minimum of three prospective contractors whose statements evidence the highest level of qualifications. If less than three prospective contractors meet the minimum qualifications, each prospective contractor which meets the minimum qualifications will be considered.

c) Final selection. The contracting official may utilize a review committee to assist in the selection process. An interview with the final candidates may be employed to determine the applicant's capability, experience, and compensation requirements. The contracting official will award the contract and notify the other prospective candidates of the award.

3) Informal selection procedure. When the estimated contract price of the consultant does not exceed \$10,000, the contracting official will follow procedures outlined in the purchasing rules and regulations.

4) Emergency appointment and procedure. Where the contracting officer determines that an emergency exists, the officer may solicit proposals in writing or by phone by informal quotations and, on the basis of the officer's best judgment and information received, immediately enter into a contract with a contractor.

5) Single source contracts. If the contracting official is satisfied that only a single source is available or practical, the official may waive the portion of this rule applicable to the solicitation of proposals.

6) Term. No contract for personal services shall exceed the term of three (3) years, except as provided below. If the subject of the contract cannot be accomplished within three (3) years, the contracting officer may specify a term not to exceed five (5) years. A personal service agreement may be extended for a maximum of one (1) additional year without following the selection procedure specified above if the

contracting official documents that the extension is necessary to effectuate the purpose of the agreement or will result in substantial cost savings to the City.
(Ord. 99-08 § 3, 06/21/1999; Ord. 84-47 § 9, 1984)

Section 1.04.151 Public improvement contracts.

The procedures required by ORS and OAS will be used for the procurement of Public Improvement Contracts.
(Ord. 95-26 § 5, 09/05/95)

CITY OF CORVALLIS

ADMINISTRATIVE POLICY MANUAL

POLICY AREA 5 - FINANCIAL MATTERS

AP 97-5.06 PURCHASING POLICY

Adopted January 1998

5.06.010 Purpose

To set forth the policies and guidelines for procurement activities in the City of Corvallis that ensure the protection of the City's fiscal resources and competitive acquisition of goods and services, consistent with the Corvallis Charter, Chapter 1.04 of the Corvallis Municipal Code (CMC), Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OARs).

5.06.020 Policy

5.06.021 Purchases to satisfy the needs of the City are to be made by an authorized Purchasing Agent, designated by the Corvallis City Charter as the City Manager. The City Manager may delegate all or part of his/her purchasing authority. If he/she delegates purchasing authority it will be in writing. Permanent delegation will be set forth with the City's purchasing manual.

5.06.022 It is the policy of the City to stimulate competition among qualified vendors. Except as may otherwise be provided for herein, all purchases will be made fairly, by securing quotations and bids where necessary prior to the purchase. Purchases will be made after consideration is given to the appropriate quality to suit the intended purpose and the most economic cost to the City. Deviations from this policy shall be approved by the City Manager or designee and documented via a permanent notation to the affected file.

- 5.06.023 It is the desire of the City to purchase from Corvallis vendors whenever possible. This can be accomplished by insuring that local vendors who have goods or services needed by the City are included in the competitive procurement process. However, the City has a greater responsibility to Corvallis residents to ensure that the maximum value is obtained for each public dollar spent.
- 5.06.024 It is the intent of the city to secure the most economical goods and services available. Opportunity, installation, operating, maintenance, and price costs should be considered in evaluating the most economical purchase. Departments are responsible for developing the expertise to determine the most economical purchase available.
- 5.06.025 The City is committed to increasing opportunities for participation by small, minority owned and female owned firms in all aspects of procurement. Actions by each department to fulfill this commitment will be reviewed by the City Manager or designee annually.
- 5.06.030 Definitions
- 5.06.031 **Authorized Purchasing Agent** - Those individual staff members that have been delegated purchasing authority by the City Manager in his or her capacity as Purchasing Agent (Purchasing Authorization List) per CMC 1.04.
- 5.06.032 **Public Contract** - Any purchase, lease or sale by a public agency of personal property, public improvements, or service other than agreements which are for personal services.
- 5.06.033 **Personal Service Contract** - A contract for services performed by a consultant or independent contractor in a professional capacity for the performance of a specific task.
- 5.06.034 **Public Improvement** - Construction, reconstruction or major renovation exceeding \$10,000 on real property by or for the City. Public improvement does not include emergency work, minor alterations, ordinary repairs or maintenance necessary to preserve a public improvement.

Administrative Policy 97-5.06

- 5.06.035 **Using Department** - Any department, agency, informative bureau, or other unit in the City government using supplies or procuring contractual services as provided for in the annual budget.
- 5.06.036 **Local Contract Review Board** - City Council serves as the local contract review board.
- 5.06.040 Procedures
- The City of Corvallis Purchasing Manual shall set forth the procedures and practices of the City's procurement system.
- 5.06.050 Review and Update
- 5.06.051 This policy and the Purchasing Manual shall be reviewed biennially in October by the Finance Director.
- 5.06.052 Each department is responsible for maintaining updated copies of the Purchasing Manual. Updated sections shall be provided to each department by the Finance Department.

THE PURCHASING PROCESS

INTRODUCTION

The primary purpose of the Purchasing Manual is as a user's guide and reference for the policies and procedures relating to the acquisition of goods and services by the City. While this manual does not answer all questions related to purchasing, it does provide a solid foundation as a centralized resource on purchasing policies and procedures for the City of Corvallis. It is recommended that Departments purchase and use as an additional reference the "Oregon Attorney General's Model Public Contract Rules Manual". The Manual may be obtained for a nominal fee from the department of Justice Publications Center, (503) 378-4400. The rules manual provides additional information on Public Improvement Contracts, Personal Service Contracts, and procurements requiring the Competitive Bidding Process.¹

BACKGROUND

Government purchasing practices have been a concern of citizens for as long as government has been in place. In the U.S., scandals such as Tammany Hall and Teapot Dome led to the development of the populist movement in municipal government.² From the populist movement came several basic rules of what a good government will do. Most applicable to purchasing is the rule that purchases of goods and services will be done in a public, competitive environment that ensures no favoritism, nepotism, political cronyism, or graft, and purchases will be at the lowest economic cost.³ The rules which were promulgated resulted in a more complex purchasing process for government to ensure a true competitive process was in place. Checks and balances were implemented to minimize the opportunities for favoritism in the procurement process. Oregon developed in a strong populist mode which is apparent in such things as the strict public purchasing rules, and citizen-based initiative/ referendum processes.

¹ To include all of the regulations that are contained in ORS and OAR would have resulted in a thick and cumbersome manual. The Oregon Attorney General's Model Public Contract Rules Manual should be referenced for purchases of \$5,000 or greater, for Public Improvement Contracts, and for Personal Service Contracts.

² At the turn of the last century a number of scandals in government were uncovered. Basic practices included bribery, kickbacks, graft, nepotism, and political cronyism. For light reading, see *Plunkett of Tammany Hall*, available at OSU, call number JK 2319.N57 R5, 1991.

³ The lowest economic cost weighs all benefits against all costs. A vendor may not be the lowest bidder by cost, but may offer services above the minimum required by the bid or offered by the lowest dollar cost vendor.

CORVALLIS IMPLICATIONS

Of importance to the City of Corvallis is the cost-effective control of the City's expenditures. Control of the City's expenditures includes proper authorization of each purchase, verification that the purchase was made within the appropriations available, verification that the goods or services purchased were received and met specification, and ensuring that the purchase is made through the lowest responsible bidder. Of equal importance is compliance with applicable State and local laws and/or ordinances. Knowledge of purchasing policies and procedures by employees is essential if the City is to obtain the maximum value for the dollars spent and to ensure compliance with State and local laws.

The Purchasing Manual details the procedures and policies to be followed when purchasing goods or services as an agent for the City, as well as other activities related to purchasing. The Purchasing Manual is divided into nine sections: Purchasing Policy, Purchasing Process, Purchase Order "How To" Section, Miscellaneous Purchasing & Accounts Payable Processing, Additional Information, Bid Process, Contracts, Forms, and Glossary.

The Oregon Revised Statutes (ORS 279), Oregon Administrative Rules, the Corvallis City Charter (1995) and the City of Corvallis Municipal Code (CMC §1.04) are the regulations by which purchases are made. The most restrictive regulation shall be applied when making purchases. A matrix (p. II-4) has been included as part of this Purchasing Manual to show the regulations as they apply to purchasing procedures in the City of Corvallis. Both the ORS and the CMC carry civil penalties (ORS 279.990 and CMC 1.04.110) for violating the provisions of the regulations.

SCOPE OF AUTHORITY

The City Council is responsible for the expenditures of all City funds and the adoption of ordinances governing the purchase of goods and services by the City. The City Council adopts the annual appropriations resolution which authorizes the expenditure of City funds for the purposes identified in the annual budget.

The City of Corvallis Charter designates the City Manager as the purchasing agent for the City, and provides for the City Manager's ability to delegate all or part of the powers and duties of the purchasing agent to other City employees. The delegation of powers and duties is described in the section **Purchasing Authorizations and Procedures (p. II-4)**. The powers and duties of the Purchasing Agent are:

The Purchasing Process cont.

- 1) Contract for the purchase of all supplies and services in accordance with procedures prescribed in the Corvallis Municipal Code, State statutes, and policies and procedures adopted for the internal management and operation of the City.
- 2) Establish and amend policies and procedures necessary to fulfill the intent of the Corvallis Municipal Code (CMC). Delegated responsibilities are subject to the approval of the City Manager.
- 3) Prescribe and maintain such forms as may be necessary in the operation of the CMC.
- 4) Have the authority to declare vendors in default of their quotations or irresponsible bidders, and to disqualify them from receiving any business from the City for a stated period of time.
- 5) Make, without further authorization from Council, all expenditures reasonably necessary for the orderly operation of the City as long as the expenditures are within budget allowances for operations within the fiscal year of the expenditure.
- 6) Sell or dispose of all personal property which has become obsolete and unusable.

The City Manager is responsible for formulating, or delegating the formulation of, policies and procedures to enforce the Oregon Revised Statutes (ORS) and the Oregon Administrative Rules (OAR), and the CMC 1.04. The City Manager has delegated this responsibility to the Finance Director.

The Finance Director develops policies and procedures to ensure the integrity of the financial statements and to safeguard the City's resources in a cost-effective manner. The rules are designed to balance the cost of the public procurement process against the need to protect taxpayers resources and ensure that the best product at the most economical cost is obtained. The rules are reviewed at least biennially and updated as appropriate.

All employees are responsible for complying with purchasing policies and procedures. All policies and procedures shall be in compliance with Oregon Revised Statutes, Oregon Administrative Rules, and the City of Corvallis Purchasing Code (CMC 1.40).

CITY MANAGER DELEGATED SCOPE OF AUTHORITY

| Scope of Authority | DELEGATED TO: | | | | |
|--|---|--|----------------|--------------------------|---------------------------------|
| | City Manager | Finance Director | Dept. Director | Division Mgr/ Supervisor | Supervisor /Admin Support Staff |
| 1) Purchase or contract for all supplies and contractual services in accordance with procedures prescribed in the CMC, State statutes, and policies and procedures adopted for the internal management and operation of the City. NOTE: The City Manager must sign all formal written contracts. | Yes - Req. for all purchases > \$5,000. | Yes - Req. for all purchases > \$5,000 + Department Director < \$5,000 | Yes < \$5,000 | Yes < \$1,000 | Yes < \$500 |
| 2) Establish and amend policies and procedures necessary to fulfill the intent of the CMC. Delegated responsibilities are subject to the approval of the City Manager. | Yes | Yes | No | No | No |
| 3) Prescribe and maintain such forms as may be necessary in the operations of the City ordinance. | Yes | Yes | No | No | No |
| 4) Have the authority to declare vendors in default of their quotations, or irresponsible bidders, and to disqualify them from receiving any business from the City for a stated period of time. | Yes | Yes Department Director < \$5,000 | Yes < \$5,000 | No | No |
| 5) Make, without further authorization from Council, all expenditures reasonably necessary for the orderly operation of the City as long as the expenditures are within budget allowances allotted for operations within the fiscal year of the expenditure, except CIP projects which require Council approval. | Yes | Yes - Department Director < \$5,000 | Yes < \$5,000 | Yes < \$1,000 | Yes < \$500 |
| 6) Sell or dispose of all personal property which has become obsolete and unusable. | Yes | Yes Department Director < \$5,000 | Yes < \$5,000 | No | No |

COMPETITIVE BIDS

City policies and procedures require purchases to be made through a competitive process using a formal or an informal bid process (see **Formal Bids, p.VI-3, or Informal Quotes, p. VI-2 for more specific information**). The competitive process is designed to ensure the lowest possible purchase price for goods and services, and to give all vendors equal access to the City's business.

Purchases by the City are authorized through either personal service contracts⁴ or public contracts⁵. A personal services contract is a formal, written agreement for services as a consultant or independent contractor, in a professional capacity and using professional judgement for the performance of a specific task (see **Personal Services Contracts, sec. VII**). A public contract can be a written, formal contract or a properly approved purchase order. The Oregon Revised Statutes (ORS) and the City of Corvallis Purchasing Code (hereafter referred to as Code or CMC) require that all contracts shall be made by formal competitive bid unless specifically exempted by ORS or CMC. Those purchases specifically exempted from competitive bids are identified on **p.VI-18**.

THE PURCHASING PROCESS

This section of the Purchasing Manual summarizes the steps required for completing the purchasing process. The Purchase Order "How To" section (sec III) of the Purchasing Manual gives specific information on requisition, purchase order, and invoice processes and procedures. The Formal Bid and Informal Quote Process section of the Purchasing Manual provides procedural information on the requirements for obtaining competitive cost quotes.

- A. **Identify a need:** The purchasing process begins with the identification of a need for goods and/or services. In most cases, the annual budget process serves as a preliminary identification of a need to purchase a good or service. Some specific needs are identified and planned for during the budget process. This list would include such things as a master plan update budgeted for \$150,000, a desk chair budgeted for \$400, or a contract for a consultant for \$30,000.

⁴ Personal service contract is defined as a contract for services performed by a consultant or independent contractor in a professional capacity where the performance of a specific task requires the vendor to use professional judgement and always requires a formal written contract. See the Contracts section of the purchasing manual for more information (sec.VII).

⁵ Public contract is defined as any purchase, lease or sale by a public agency of personal property, public improvements, or services other than agreements which are for personal services and can be a written formal contract or a purchase order.

As the fiscal year progresses, more specific needs must be developed before a purchase can be initiated. For example, no one calls an office supply store to send over "some supplies." Instead, a shopping list is developed, and a request is made for specific supplies. A similar process is followed for any given purchase the City makes. In general, the specifications for a purchase will become more complex the more costly or more important the purchase is. As a result, the City has a three-tiered purchasing process, with each tier tied to a specific dollar amount.

1. Purchases under \$500: For purchases under \$500, the documentation of the need is very informal, and almost always consists solely of the invoice for payment. Occasionally, the documentation may be a shopping list (i.e., 10 lined tablets, 4 boxes of blue ink pens). Before a purchase is made the purchasing agent should make a reasonable effort to ensure that the prices being paid are comparable to prices at other vendors. For example, office supply prices can be checked relatively easily in two or three catalogues to ensure a reasonable price. This type of price check can also confirm that the final purchase will be below \$500 and therefore no more formal action is required.

Once the goods or services have been received, the person who receives the goods/services should sign the invoice or packing slip indicating that all items have been received in good order and meet the specifications. A second signature from a person authorized to purchase indicates that the purchase was authorized. The person who receives the goods/services and the purchasing agent can not be the same person.

The final step in the process is the invoice processing. The appropriate person in the department will receipt the good/service on the HTE financial system on either a Blanket Purchase Order (BPO) or Field Purchase Order (FPO) (see the **difference between BPO, FPO on P. III-46**). Once receipted, the invoice should be immediately forwarded to Accounts Payable for prompt payment.

2. Purchases between \$500 and \$4,999.99: For purchases totaling between \$500 and \$4,999.99 the process begins in a similar fashion, with the identification of a specific need. In this case, the need should be documented in writing and the Informal Bid Process followed (see **Informal Quote Process, p. VI-2**; see **Exemptions from Bids, p. VI-18**). The more complex the specifications, the more in-depth an informal bid process must be to ensure the desired specifications are met. In some cases, the specifications for a good or service may be more complex than can be easily documented for potential vendors in an informal quote process. This situation may require a formal bid process even though the total cost is less

than \$5,000. For most purchases between \$500 and \$4,999.99, the informal quote process will be adequate (see **Informal Quote Process, p.VI-12**).

When at least three competitive quotes have been obtained through the informal quote process, an award of quote is made, usually by the Supervisor, Division Manager, or Department Director (see **Delegated Authority, p.II-4**). If the award of quote is made for any reason other than low quote, those reasons must be documented in an award of quote memo and be summarized in the on-line requisition comments section. If the award is based solely on price, documentation of quotes on the on-line requisition and the on-line signature of the appropriate purchasing agent authorizes the award of quote.

For all purchases over \$500, a purchase requisition must be placed on the HTE financial system for approval (see **Purchase Order Exemptions, p. III-1**). Approvals are made on-line. When the requisition is approved at the highest required level, it is processed into a Purchase Order (PO). A PO constitutes a fully authorized contract to purchase a good or service, and can be used to place the order. In some cases, a more formal written contract may be required in addition to an approved PO. If a formal written contract is also made, the formal contract must be signed by the City Manager before the purchase may proceed (see **Contracts, sec. VII**). If the purchase requisition does not route simultaneously with the contract, it should be processed as soon as possible to ensure no delays in making payments to the vendor. The cases where a formal, written contract may be necessary are:

- ▶ Personal Services Contracts -- where the work is to be completed by a person or firm working independently, using professional judgement, and where no tangible good (other than a report) is the outcome of the work. (wetlands consultant, auditor, architect, etc.)
- ▶ Public Improvement Contract -- where the work is for construction, reconstruction, or major renovation on real property.
- ▶ Public Contract -- where the work may be a goods, services, or a combination of goods and services and/or the scope of work cannot be clearly defined in the limited space of a PO.

Even if a formal, written contract is used, a PO is required to encumber budgeted appropriations unless the purchase is exempt from PO requirements (see **Purchase Order Exemptions p.III-1**).

Purchases shall not be split to circumvent the \$500 threshold, nor shall any purchase be split to circumvent ORS, CMC, or any purchasing policy or procedure. Circumvention may render the purchase unauthorized (see **Unauthorized Purchases, p.III-1**).

When the good or service is received, the person receiving the good or service should sign the invoice or packing slip indicating receipt of the item(s) and that those items are in good order and meet the requested criteria. This step is not specifically required for the purchasing process, but is recommended to assist support staff in processing invoices. The last step is to receipt the invoice on-line against the PO, then immediately forward the invoice to Accounts Payable for prompt payment (p. III-40).

3. **Purchases over \$5,000** -- For purchases totaling over \$5,000 the process still begins with the identification of a specific need. In this case, the need must be documented in writing and the Formal Bid Process followed (see **Formal Bid Process, p. VI-3**; see **Exemptions from Bids, p. VI-18**).

When the bids have been opened and evaluated, an award of bid is made by the City Manager (see **Delegated Authority, p.II-4**). If the award of bid is made for any reason other than low bid, those reasons must be documented in an award of bid memo. If the award is based solely on price, and a formal written contract is not required, documentation of bids on the on-line requisition and the on-line signature of the City Manager authorizes the award of bid.

For all purchases over \$5,000, a purchase requisition must be placed on the HTE financial system for approval (see **Purchase Order Exemptions, p.III-1**). Approvals are made on-line. When the requisition is approved at the highest required level, it is processed into a Purchase Order (PO). A PO constitutes a fully authorized contract to purchase a good or service, and can be used to place the order. In some cases, a more formal written contract may be required in addition to an approved PO. If a formal written contract is also made, the formal contract must be signed by the City Manager before the purchase may proceed. The cases where a more formal written contract may be necessary are the same as for purchases between \$500 and \$4,999.99 (see **Contracts, sec. VII**).

Even if a formal, written contract is used, a PO is required to encumber budgeted appropriations unless exempt from PO requirements (see **Purchase Order Exemptions, p.III-1**).

Purchases shall not be split to circumvent the \$5,000 threshold, nor shall any purchase be split to circumvent ORS, CMC, or any purchasing policy or procedure. Circumvention may render the purchase unauthorized (see **Unauthorized Purchases, p.III-1**).

When the good or service is received, the person receiving the good or service should sign the invoice or packing slip indicating receipt of the item(s) and that those items are in good order and meet the requested criteria. This step is not specifically required for the purchasing process, but is recommended to assist support staff in processing invoices. The last step is to receipt the invoice on-line against the PO, then immediately forward the invoice to Accounts Payable for prompt payment (see **Requisition Processing, p.III-11, or Partial Requisition Processing, p.III-17**).

- B. Lowest Responsible Bidder -- Both the ORS and the CMC require that contracts be awarded to the lowest responsible bidder/proposer. The ORS and the CMC recognize that price alone is not the only factor in determining the lowest responsible bidder. Factors to be considered are identified in the **Formal Bid Process (p.VI-3)**.

When the contract is not awarded to the lowest bidder, a full and complete statement of the reasons for not awarding to the lowest bidder shall be documented and filed with other papers relating to the transaction (CMC 1.04.051 6). These documents shall be signed by the authorized purchasing agent, and be approved by the Department Director and/or City Manager (see **Delegated Authority, p.II-4**).

PROHIBITION OF INTEREST

No purchase shall be made or contract entered into, in which ANY employee of the City taking part in the transaction has ANY financial interest either directly or indirectly. Any such purchase or contract performed where a financial interest exists shall be void. (CMC 1.04.070)

GIFTS AND REBATES

Any agent, officer, or employee of the City is expressly prohibited from accepting, directly or indirectly, from any person, company, firm, or corporation, any rebate, gift, money, or anything of value whatsoever, except where given for the use and benefit of the City. (CMC 1.04.080)

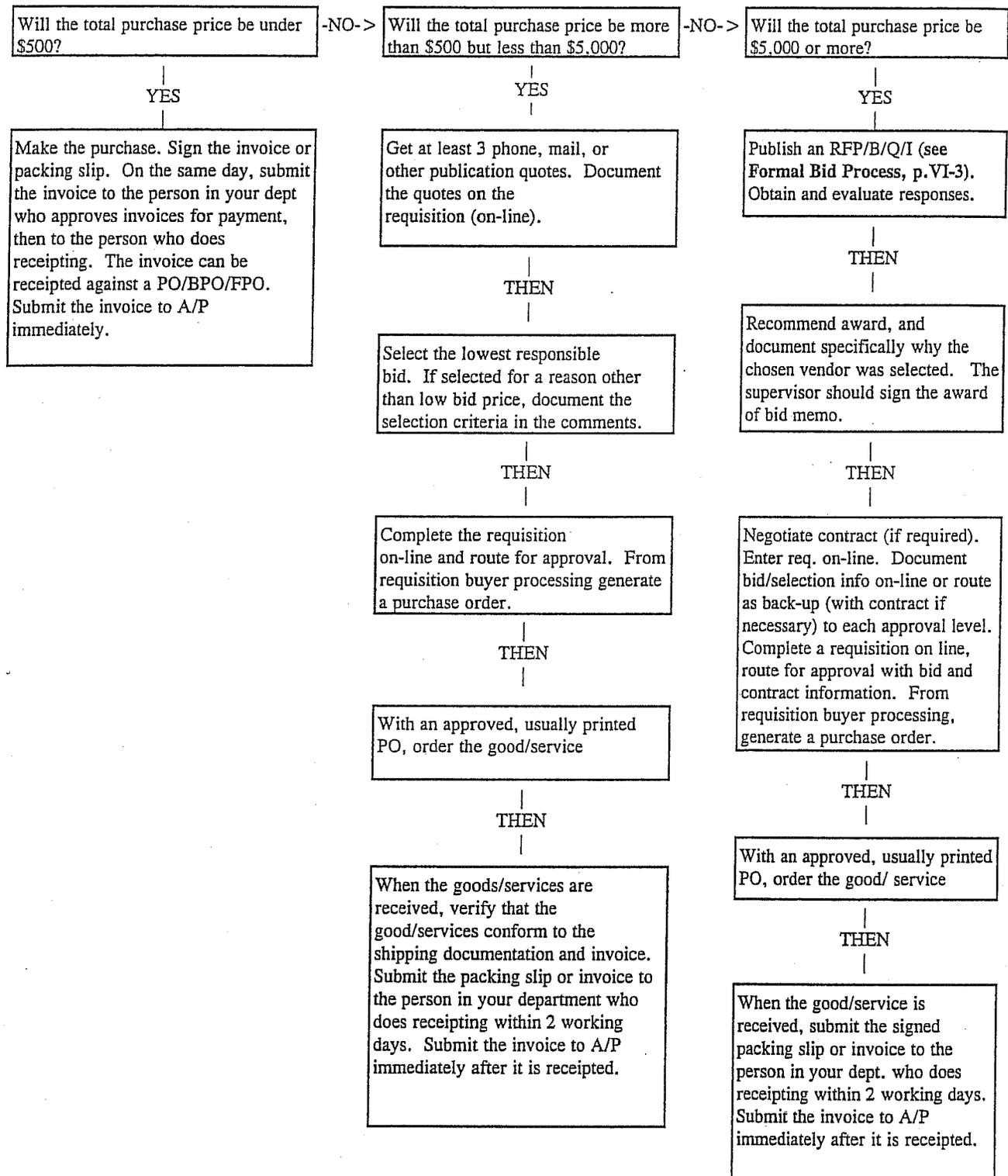
PENALTIES

Any person violating any provision of the City Purchasing Code shall, upon conviction, be punished by imprisonment for a period not to exceed 30 days, or a fine not to exceed \$1,000 or both. Each violation constitutes a separate offense and each day or portion thereof that the same offense occurs shall constitute a separate offense. (CMC 1.04.110)

DOCUMENTATION

It is the responsibility of each Department to ensure that adequate documentation of the competitive process exists for each purchase. The documentation must demonstrate that the purchase followed the requirements of the Oregon Revised Statutes, Oregon Administrative Rules, and the Corvallis Municipal Code as set forth in this purchasing manual.

THE PURCHASING PROCESS - SUMMARY



CRITERIA FOR FINANCE TO CUT A CHECK:

1. Purchase is properly authorized, and receipted by a different person than the one who authorized.
2. Good/Services have been received and conform to specifications. The signature on the packing slip or invoice verifies receipt.

**BENTON COUNTY, OREGON
ADMINISTRATIVE POLICIES MANUAL
ADMINISTRATIVE POLICY NO. 02-02**

TITLE: **Local Purchasing Preference**

SECTION: Operational

DATE ADOPTED BY BOARD: 6/25/02 **SUPERSEDES:** Not Applicable

SIGNATURE OF BOARD CHAIR: _____

Benton County has adopted its own public contracting and purchasing rules (Benton County Code Chapter 2). The rules establish the requirements and procedure for entering into public contracts. This policy is intended to provide guidance to the County when selecting vendors, service providers or manufacturers.

POLICY

In all public contracts or purchases, the County may give preference to goods or services that have been manufactured, produced or sold within Benton County if price, fitness, availability and quality are otherwise substantially equal.

MEMORANDUM

November 23, 2004

TO: Procurement Team

FROM: Nancy Brewer, Finance Director NB

SUBJECT: Results of the Procurement Survey of Other Cities

I have completed telephone surveys with six Oregon and five non-Oregon cities of comparable make-up to discuss the purchasing process each City follows. Flagstaff, Arizona never answered the phone so there are only eleven completed surveys. This was not a scientific survey. While I used the survey form, I used it only as a guideline since there was considerable discussion about some issues and not so much about others depending on the applicability of the issue to the organization (i.e., Medford is the only City with any recent history of changing from centralized to de-centralized, most of the other people I spoke with had no idea if they had ever been the other way), and most of the surveys took 30 minutes or longer to complete. This summarizes what I heard through the surveys:

Centralization:

- The only City that had any recent history with purposely changing their procurement method (centralized or de-centralized) was Medford, and the Purchasing Agent thought it was a dreadful process, mostly because there was no training or additional time allotted to department staff who are now doing a substantial portion of the purchasing process. As a result, the Purchasing Agent felt that most of the City's informal purchases were being done without any competition. Gresham has not changed their method, but they have been suffering budget cuts and the Purchasing Office is now down to only 1.0 FTE, so they have modified their process. Even so, Jeff reports that he is doing more bids now than he did when they were fully staffed.
- Eight of the eleven cities considered themselves to have a decentralized process, but still have at least 1.0 FTE devoted to procurement. In most cases, the central purchasing office facilitates formal solicitations, while the departments do informal quotes or work with Purchasing to get informal quotes. The Purchasing Office's interaction in formal solicitation processes ranged from Hillsboro where Paul said that he thinks of himself as a consultant to the operating departments in the procurement process, to a number of other cities where the operating department prepares specifications and the Purchasing Office puts the specifications into the right format, develops the calendar, advertises, receives and opens the bids/proposals, drafts recommendation memos, drafts the contract, routes the contract/award memos, and then keeps the procurement files.
- The only fully centralized City (Columbia, Missouri), has a long history of being centralized, and departments prefer to have Purchasing do the procurement work. The only parts of the procurement process not done centrally are for minor purchases and certain Engineering

work, which by Charter must be bid by the City Clerk. They are working on a Charter change, but it will be slow in getting done (voting, etc.).

- Regardless of the level of centralization, all cities have the operating department write the specifications for both bids and proposals. None of the cities operate a one size fits all procurement process; if a department is dissatisfied with a product it is because they were not clear on the specifications they identified.
- In most cities (nine of the eleven), Purchasing made the bid award for formal bids (where price is the sole deciding criteria), usually with department concurrence. In all cities, the department made the recommendation for award of proposals, with varying levels of interaction from Purchasing on the review committee, ranging from a review of the committee's recommended award to full voting participation on the review committee.
- The two cities that describe themselves as very de-centralized (Pullman, Washington and Albany, Oregon), have very little oversight of the purchasing function, but they are thinking about increasing oversight. Pullman just drafted their first purchasing ordinance a couple of years ago, otherwise they were doing only State law. Both organizations are just now developing boilerplates for bids and contracts, but so is Gresham and they used to have a larger purchasing staff.

Paper Processing

Most of the cities indicated a similar paper process to the City of Corvallis. In most cases multiple signatures are required for contracts. It may also be important to note that in most cities, the City Council awards all formal solicitations. In most cities, the department places the requisition (which is the initiating point for procurements), then once bids are done the Purchasing Office completes the requisition, then the req is approved by Department Directors, etc., then Purchasing does Buyer Processing, prints the POs and sends copies to the department. In most cities, the department receives the goods/services and receipts invoices, then sends the invoice to A/P to make the payments.

Problem Solving

In most of the cities the Department is the lead in working with vendors to solve problems, and the staff in the Purchasing Office only get involved if the problem cannot be resolved at the department level. Medford noted that when they had centralized purchasing, the Purchasing Office would deal with the vendors to solve problems, but that ended when they went to de-centralized, and staff do not know how to make good decisions and are having more vendor relationship problems, but Purchasing is not involved in them.

Organizational Issues

Purchasing, whether fully centralized or only one person, is pretty universally located in Finance or a "Central Services" department. Job titles appear to be fairly similar – Purchasing Agent, Buyer,

Senior Buyer, Procurement Specialist, etc. The Purchasing Function seems to either be a General Fund operation and/or charged through an internal service charge. About half of the people I talked with did not know for sure how they were funded.

Supplies

Very few of the cities keeps a central store, and most commented on the uselessness in the age of on-line office supply ordering with next day delivery. Those that keep a central store indicated that the inventory was pretty specialized.

Purchasing Cards

The survey respondents were pretty evenly split between those who have P. Cards, and those who are considering it. All require some level of reconciliation, usually done by the employee, but sometimes by a designated person in the department. Most indicated that for small dollar purchases it saved a lot of time in the PO/receipting/payment process, but increased time spent in reconciling the P. card. Most of the cities are using an on-line bank system where statements can be downloaded and reconciled on-line. One indicated some difficulties researching purchases. As an aside, I loved the title "Department Reconciler" given in Columbia Missouri!

Bids On-Line

This is another area where there does not seem to be a lot of consistency. Of the entities posting bids on-line, some just publish the ads, some the full bid. Of the ones who publish the full bid, only Medford seemed to have a good system for vendor registration for the bid package required before the bid would open. Gresham uses a service that requires vendors to pay if they want bids pushed to them. A lot of the cities don't exactly "push" a bid – rather if the vendor is signed up they e-mail a notice that a new bid is available on the web site with a URL. Of the cities that have/are considering pushing, some use commodity codes (most often cited are the NIGP codes). Several are using/considering seven to eight broad-based categories and then e-mail if the bid is in that category. All also publish the bids in something like the Daily Journal of Commerce. Gresham made interesting comments about e-mailing the basic Word document – if the vendor changes something it will be clear in the bid/proposal that they are not responding to what the City requested, so they simply e-mail in Word and have no problems.

Authorities

While there is no consistent practice, it appears that minor purchases in most cities are set at \$5,000 (5). Others were at \$500 (1), \$2,500 (2), \$10,000 (1), and anything less than a formal solicitation required the informal process (2).

The formal process seems to apply most often at \$25,000 (3) and \$50,000 (4). Others were \$5,000 (1), \$15,000 (1), \$30,000 (1) and \$90,000 (1).

In most cases, Department Directors who have authority to purchase without additional authority were either limited to the same amount as the P. card, or to the minor level. In some cases, they

were limited to the informal level. Department Directors can sign some contracts in some cities, but the level is not always matched with purchasing authority or solicitation levels.

Summary

I have attached the survey results for the committee's consideration. The following table summarizes a few of the items.

| Organization | Cent/De/Both | #Purch | Minor | Informal | Formal | P. Cards | Bids on-Line |
|-----------------|-------------------|----------------------|-----------|-----------------------------------|------------------------|----------|--------------|
| Corvallis | De | 0.00 FTE | <500 | \$500-\$10,000 | >\$10,000 | No | No |
| Gresham, OR | Both | 1.0 FTE | <\$5,000 | \$5,000 to \$25,000 | >\$25,000 | Yes | Yes |
| Hillsboro, OR | Both, but more De | 1.0 FTE ¹ | <\$5,000 | \$5,000 to \$50,000 | >\$50,000 | No | Some ads |
| Albany, OR | Very De | 0.00 FTE | <\$2,500 | \$2,500 to \$25,000 | >\$25,000 | Not yet | Yes |
| Bend, OR | Both | 1.0 FTE | <\$5,000 | \$5,000 to \$50,000 | >\$50,000 | Visa | No |
| Tigard, OR | Both | 2.0 FTE | <\$2,500 | \$2,500 to \$25,000 | >\$25,000 | Yes | Yes |
| Medford, OR | Both | 1.0 FTE | | <\$50,000 | >\$50,000 | Yes | Yes |
| Pullman, WA | Very De | 0.00 FTE | | <\$30,000 per year | >\$30,000 ² | Not yet | No |
| Chapel Hill, NC | Both | 1.5 FTE | <\$5,000 | \$5,000 to \$90,000 | >\$90,000 | Yes | No |
| Iowa City, IA | Both | 6.0 FTE ³ | <\$5,000 | <\$5,000 | >\$5,000 | Yes | Yes |
| Ames, IA | Both | 4.0 FTE | <\$10,000 | \$10,000 to \$50,000 ⁴ | >\$50,000 | Yes | Ads, no bids |
| Columbia, MO | Very Centralized | 6.5 FTE | <\$500 | \$500 to \$15,000 | >\$15,000 | Yes | Yes |
| Flagstaff, AZ | | | | | | | |

¹ Considers himself to act as a consultant to operating departments.

² Formal is required at \$200,000 for capital improvements.

³ The work group includes the City's mail clerk and 2.0 FTE Information Desk Clerks who do central reception but also input Pos, Accounting/Treasury support, etc.

⁴ Capital Improvements require bids at \$25,000.

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Nelson, Jon

From: CRONEY Vance M [Vance.CRONEY@Co.Benton.OR.US]
Sent: Tuesday, February 07, 2006 4:56 PM
To: Nelson, Jon
Subject: contracting provisions

Jon:

Here are a couple of provisions that are in our contracting code. If you want to look at the entire code, it is chapter 2 and it is at the following web address:

<http://ww2.co.benton.or.us/CountyCodes/Codechapter2.pdf>

The buy local provision is codified at BCC 2.011:

2.011 Preference to Benton County Goods and Services. For purposes of awarding a public contract, a department shall give preference to goods or services that have been manufactured or produced in Benton County and immediate surrounding area if price, fitness, availability and quality are otherwise equal. [Ord. 2005-205]

The provision that allows departments to forego the formal RFP process and select a vendor based on price (anticipated contract value less than \$100,000) is BCC 2.501:

2.501 Contracts for Goods, Services, Construction and Maintenance Under Certain Dollar Amounts. The county may, in its discretion, let public contracts not to exceed \$100,000 for the purchase of goods, materials, supplies, and services or for trade related projects, i.e., construction, maintenance, repair, or similar labor and materials contracts without competitive bidding, if the county has determined that the awarding of the contract without competitive bidding will result in cost savings and the contract is for a single project, and is not a component of or related to any other project.

(1) When the amount of the contract does not exceed \$5,000, the County should, where feasible, obtain competitive quotes.

(2) When the amount of the contract is more than \$5,000, but less than \$100,000, and except as provided in subsection (3) of this section, the County shall obtain a minimum of three competitive quotes. The County shall keep a written record of the source and amount of the quotes received. If three quotes are not available, a lesser number will suffice provided that a written record is made of the effort to obtain the quotes.

(3) When the contract is for maintenance or repair of roads, highways or parking lots and is less than \$100,000, the County may let the contract without competitive bidding if at least three competitive quotes are obtained. The County shall keep a written record of the source and amount of the quotes received and comply with the requirements, as applicable, of subsection (4) of this section. If three quotes are not available, a lesser number will suffice provided a written record is made of the effort to obtain the quotes;

(5) When the contract is for a "public improvement" as defined in BCC 2.020 or for "public works" as defined in ORS 279C.800, and the contract price exceeds \$25,000 but is less than \$100,000, the County and the contractor shall comply with:

2/8/2006

- (a) The prevailing wage provisions of ORS 279C.800 to 279C.870, when applicable;
- (b) The performance bond requirements of BCC 2.205 and ORS 279C.380;
- (c) The contractor registration requirements of ORS ch. 701; and
- (d) Any other law applicable to such a contract. [Ord. 85-0002; Ord. 2000-162; Ord. 2005-205]

Of course, since we revised our code last year, the law has changed. The threshold dollar amount in BCC 52.501(5) is no longer \$25,000, but is now \$50,000. We believe our code, as written, accommodates that change, but the number is different than what is found in statute.

I hope this is helpful. If not, or if there is something else I can do for you please let me know and I'll be happy to help. Vance.

**CITY OF CORVALLIS – COUNCIL REQUESTS – TRACKING REPORT
PENDING REQUESTS**

| Council Request Item | Requested By | Date of Request | CM Report Due Date | Assigned to | Response in CM Rpt No. | Comments |
|--|---------------------|------------------------|---------------------------|--------------------|-------------------------------|-----------------|
| Traffic Light at Hwy 99/Elks Drive | Zimbrick | 02-06-06 | 03-02-06 | Rogers | | |
| Purchasing Chapter of Corvallis Municipal Code | Nelson | 02-06-06 | 02-14-06 | Nelson | CCR 02-16-06 | |

MEMORANDUM



To: Mayor and City Council
From: Julee M. Conway, Director
Karen Emery, Recreation Division Manager
Date: February 15, 2006
Subject: Dial-A-Bus Office Space--Interim Expansion Proposal

Dial-A-Bus (DAB) is a non-profit, wheelchair accessible, curb-to-curb transportation service owned and operated by the Senior Citizen Council of Benton County. They currently have contracts with both Benton County and the City of Corvallis to provide para-transit services for people over the age of 60 or any age who have disabilities and are unable to access fixed route bus service. DAB has operated from the Corvallis Senior Center since the mid-eighties and plays an integral role in the overall service delivery system for the Senior Center. Over the last five years, DAB staff has increased from eight to thirteen to meet the 37% increase in ridership. In addition, because DAB utilizes primarily volunteer drivers, there are 12-15 drivers accessing the office on a daily basis. The expansion has caused their current office space to be inadequate. As an interim solution, DAB has proposed placement of a temporary modular unit within Chintimini Park.

In the Spring of 2005, DAB staff notified the City that, due to program expansion, they had outgrown their existing office space. Staff reviewed the Senior Center facility use patterns to determine if there was other space within the facility that would meet DAB's needs without comprising the City's use for recreational programs. At the same time, DAB researched offsite locations. City and DAB staff found, due to a variety of reasons, that neither alternative was viable.

In the Summer of 2005, DAB requested consideration of installing a temporary modular unit in Chintimini Park to accommodate their office operations. If approved, DAB would vacate the existing 380 sq. ft. occupied at the Senior Center. The space vacated would be used for existing Senior Center programs, which are currently crowded into other classrooms. After City staff conferred with the Community Development Department staff to identify Land Development Code requirements, Park Operations staff assessed the park site for a potential location. DAB hired a consultant to survey the site and locate the optimum location within Chintimini Park. This site will require moving the sand volleyball court to a new location in the Park, which is in accordance with the newly adopted Chintimini Park Master Plan.

DAB will incur all expenses of relocating the sand volleyball court, installing a modular unit and associated costs. Based on Land Development Code requirements, the modular unit must be removed within two years of installation, also at DAB's expense. Based on the recent City Council direction regarding the timing of the bond issue for the May 2007 election, the unit's placement would be timed accordingly.

Staff has identified the following next steps:

1. Coordinate with DAB's staff on proposal related to preferred time line and funding availability.
2. Brief and receive Parks and Recreation Advisory Board's input on DAB's interim office request.
3. Following review by the Parks and Recreation Advisory Board, present information to City Council and proceed as appropriate.

Unless City Council directs otherwise, staff will proceed with the process as outlined.



Jon Nelson, City Manager



Ken Gibb, Community Development Director

Come join
**U.S. SENATOR
RON WYDEN**

at a

**Benton County
Town Hall Meeting
February 22, 2006**

7 pm to 8:30 pm

**Benton County Commissioners Meeting
Room
408 SW MONROE AVENUE
CORVALIS**

Questions: Call Juine at 541-431-0229

**ADMINISTRATIVE SERVICES COMMITTEE
SCHEDULED ITEMS**

February 16, 2006

| MEETING DATE | AGENDA ITEM |
|--------------|--|
| February 23 | <ul style="list-style-type: none"> • Economic Development Allocations Second Quarter Reports |
| March 9 | <ul style="list-style-type: none"> • Second Quarterly Operating Report • daVinci Days Loan Agreement Status Annual Report • Municipal Code Revisions to utility billing services |
| March 23 | <ul style="list-style-type: none"> • City Charter Review |
| April 6 | <ul style="list-style-type: none"> • Corvallis Disposal Company Annual Report |
| April 20 | <ul style="list-style-type: none"> • Fire Fees Legislation |
| May 4 | <ul style="list-style-type: none"> • Economic Development Allocations Orientation |
| May 16 | <ul style="list-style-type: none"> • Economic Development Allocations Presentations |
| May 18 | <ul style="list-style-type: none"> • Economic Development Allocations Deliberations |
| June 8 | <ul style="list-style-type: none"> • Third Quarterly Operating Report |
| June 22 | |
| July 6 | <ul style="list-style-type: none"> • Economic Development Allocations Third Quarter Reports |
| July 20 | |
| August 10 | |
| August 24 | |
| September 7 | <ul style="list-style-type: none"> • Fourth Quarterly Operating Report |
| September 21 | |
| October 5 | <ul style="list-style-type: none"> • Corvallis Environmental Center Funding Agreement Annual Report • Council Policy Review: CP 91-1.02, "Liquor License Approval Procedures" • Council Policy Review: CP 04-1.09, "Public Access Television" • Council Policy Review: CP 91-2.03, "Expense Reimbursement" |
| October 19 | <ul style="list-style-type: none"> • Economic Development Allocations Fourth Quarter Reports • Council Policy Review: CP 91-3.02, "City Compensation Policy" |
| November 9 | <ul style="list-style-type: none"> • Benton County Historical Society/Museum Annual Report • Economic Development Application Process and Calendar • Utility Rate Annual Review |
| November 23 | No Meeting |

| MEETING DATE | AGENDA ITEM |
|--------------|--|
| December 7 | <ul style="list-style-type: none"> • Comprehensive Annual Financial Report (CAFR) |
| December 21 | <ul style="list-style-type: none"> • Economic Development Allocations First Quarter Reports • First Quarterly Operating Report |

ASC PENDING ITEMS

- Majestic Theatre Management Agreement
- Philomath Water Agreement

Parks and Recreation
Public Works

Regular Meeting Date and Location:

Thursday following Council, 12:00 pm – City Hall Meeting Room D

**HUMAN SERVICES COMMITTEE
SCHEDULED ITEMS**

February 16, 2006

| MEETING DATE | AGENDA ITEM |
|--------------|--|
| February 22 | <ul style="list-style-type: none"> • ArtCentric Annual Report • Public Arts Selection Commission Annual Report • Organizational Diversity Efforts |
| March 7 | <ul style="list-style-type: none"> • Corvallis Fall Festival Annual Report |
| March 21 | |
| April 4 | <ul style="list-style-type: none"> • Social Services Second Quarter Report • Corvallis Neighborhood Housing Services Second Quarter Report |
| April 18 | <ul style="list-style-type: none"> • Majestic Theatre Annual Report • Boys and Girls Club Annual Report |
| May 2 | <ul style="list-style-type: none"> • Liquor License Annual Renewals |
| May 16 | |
| June 6 | <ul style="list-style-type: none"> • Social Services Third Quarter Report • Corvallis Farmers' Markets Annual Report • Boards and Commissions Sunset Reviews: <ul style="list-style-type: none"> • Citizens Advisory Commission on Civic Beautification and Urban Forestry • Committee for Citizen Involvement |
| June 20 | <ul style="list-style-type: none"> • Social Services Allocations – Fiscal Year 2006-2007 |
| July 5 | |
| July 18 | <ul style="list-style-type: none"> • Corvallis Neighborhood Housing Services Third Quarter Report |
| August 8 | <ul style="list-style-type: none"> • Parks and Recreation Annual Fee Review |
| August 22 | |
| September 6 | |
| September 19 | <ul style="list-style-type: none"> • Social Services Fourth Quarter Report • Rental Housing Program Annual Report |
| October 3 | <ul style="list-style-type: none"> • Council Policy Review: CP 95-1.07, "Policy Regarding the City Flag" • Council Policy Review: CP 92-4.05, "Library Meeting Rooms Policy" • Council Policy Review: CP 92-4.06, "Library Displays, Exhibits, and Bulletin Boards" • Council Policy Review: CP 95-4.08, "Code of Conduct on Library Premises" |

| MEETING DATE | AGENDA ITEM |
|--------------|---|
| October 17 | <ul style="list-style-type: none"> • Council Policy Review: CP 91-4.03, "Senior Citizens' Center Operational Policies" • Council Policy Review: CP 92-4.04, "Park Utility Donations" • Council Policy Review: CP 97-4.09, "Guidelines for Free Use of Park Facilities" |
| November 7 | <ul style="list-style-type: none"> • Corvallis Neighborhood Housing Services Fourth Quarter Report |
| November 21 | |
| December 5 | <ul style="list-style-type: none"> • ArtCentric Annual Report • Public Art Selection Commission Annual Report |
| December 19 | <ul style="list-style-type: none"> • Social Services First Quarter Reports • Corvallis Neighborhood Housing Services First Quarter Report |

HSC PENDING ITEMS

- Red, White, and Blues Festival Fencing
- Social Services Priority Setting and Policy Review

Parks and Recreation
Community Development

Regular Meeting Date and Location:

Tuesday following Council, 11:30 am – City Hall Meeting Room D

**URBAN SERVICES COMMITTEE
SCHEDULED ITEMS**

February 16, 2006

| MEETING DATE | AGENDA ITEM |
|---|--|
| February 22 | No meeting |
| March 7 | <ul style="list-style-type: none"> • Council Policy Review: <ul style="list-style-type: none"> • CP 91-7.04, "Building Permits Where Public Improvements Are Not Completed and Accepted by the City of Corvallis" • Systems Development Charge Annual Review • Airport Lease Assumptions – Pacific Rim and AVIA to Corvallis Aero • Airport Lease Extension and Sub-Lease – Fred Lowther |
| March 15 Parks & Recreation Conference Room | <ul style="list-style-type: none"> • Parks Systems Development Charge |
| April 4 | |
| April 18 | <ul style="list-style-type: none"> • Waste Water NPDES Discharge Permit |
| May 2 | |
| May 16 | |
| June 6 | <ul style="list-style-type: none"> • Boards and Commissions Sunset Reviews: <ul style="list-style-type: none"> • Airport Commission • Downtown Parking Commission |
| June 20 | |
| July 5 | |
| July 18 | |
| August 8 | |
| August 22 | |
| September 6 | |
| September 19 | |
| October 3 | <ul style="list-style-type: none"> • Council Policy Review: CP 04-1.08, "Sustainability" • Council Policy Review: CP 95-7.12, "Integrated Vegetation Pest Management (IVPM) Program" |
| October 17 | <ul style="list-style-type: none"> • Council Policy Review: CP 03-7.16, "Guidelines for Donations of Land and/or Improvements for Parks as an Offset to Systems Development Charges for Parks" • Council Policy Review: CP 98-9.06, "Transportation Corridor Plans" |

| MEETING DATE | AGENDA ITEM |
|--------------|-------------|
| November 7 | |
| November 21 | |
| December 5 | |
| December 19 | |

USC PENDING ITEMS

- Airport Industrial Park Master Lease Review Public Works
- Council Policy Review: CP 05-7.17, "Utility/Transportation Facility Extensions Through Public Areas" Public Works
- Downtown Housing Implementation Consideration Community Development
- Nuisance Fire Alarms Fire
- Systems Development Charge (SDC) Exemption for TCE in South Corvallis Public Works

Regular Meeting Date and Location:

Tuesday following Council, 4:00 pm – City Hall Meeting Room D

UPCOMING MEETINGS OF INTEREST



City of Corvallis

FEBRUARY - JUNE 2006
(Updated February 16, 2006)

FEBRUARY 2006

| Date | Time | Group | Location | Subject/Note |
|------|--------------------|--|---|--|
| 16 | 6:30 pm | Parks and Recreation Adv Board | Downtown Fire Station | |
| 16 | 7:00 pm | City Charter Review Focus Group | Wilson Elementary School Library | |
| 18 | 10:00 am | No Government Comment Corner | | |
| 20 | | City Holiday – all offices closed | | |
| 21 | 12:00 pm | City Council | Downtown Fire Station | |
| 21 | 5:30 pm | Watershed Mngmt Adv Cmsn | Park and Rec Conf Room | |
| 21 | 7:00 pm | City Council | Downtown Fire Station | |
| 22 | 11:30 am | Human Services Committee | Madison Avenue Mtg Rm | |
| 22 | | No Urban Services Committee | | |
| 22 | 5:00 pm | Downtown Parking Commission | City Hall Meeting Room D Madison Avenue Mtg Rm | |
| 22 | 7:00 pm | Planning Commission | Downtown Fire Station | tentative deliberations: Historic Preservation Provisions |
| 23 | 12:00 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 23 | 7:00 pm | City Charter Review Focus Group | Jefferson Elementary School Library | |
| 25 | 10:00 am | Government Comment Corner | Library Lobby - Blake Rodman | |
| 27 | 11:00 am - 2:00 pm | Economic Development Industry Tours | Overall Laundry Services, ViewPlus Technologies | meet at Super 8 Motel parking lot |
| 27 | 5:30 pm | City Historic Preservation Adv Brd/ County Historic Resource Cmsn | Benton Plaza Meeting Rm | joint meeting |
| 27 | 7:00 pm | City Charter Review Focus Group | Lincoln Elementary School Library | |

MARCH 2006

| Date | Time | Group | Location | Subject/Note |
|------|----------|-----------------------------------|------------------------------|---|
| 1 | 5:30 pm | Land Development Hearings Bd | Downtown Fire Station | PH: Perry District Change |
| 1 | 7:00 pm | Planning Commission | Downtown Fire Station | PH: John & Phil's New Toyota Dealership |
| 1 | 7:30 pm | Library Board | Library Board Room | |
| 2 | 7:15 pm | Committee for Citizen Involvement | Madison Avenue Mtg Rm | |
| 3 | 7:00 am | Bicycle & Pedestrian Adv Cmsn | Madison Avenue Mtg Rm | |
| 4 | 10:00 am | Government Comment Corner | Library Lobby - Jerry Davis | |
| 6 | 12:00 pm | City Council | Downtown Fire Station | |
| 6 | 7:00 pm | City Council | Downtown Fire Station | |
| 7 | 7:00 am | Airport Commission | Madison Avenue Mtg Rm | |
| 7 | 11:30 am | Human Services Committee | Madison Avenue Mtg Rm | |
| 7 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 8 | 8:15 am | Citizens Adv Cmsn on Transit | Madison Avenue Mtg Rm | |

| Date | Time | Group | Location | Subject/Note |
|--------------|--------------------|--|-----------------------------------|---|
| 8 | 3:00 pm | Community Policing Forum | Police Conference Room | business meeting |
| 8 | 7:00 pm | Planning Commission | Downtown Fire Station | tentative, if needed |
| 8 | 7:00 pm | Ward 3 (Grosch) | Tunison Community Room | |
| 9 | 8:00 am | Citizens Adv Cmsn on Civic Beautification and Urban Forestry | Parks and Rec Conf Rm | |
| 9 | 12:00 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 9 | 4:00 pm | Riverfront Commission | Parks and Rec Conf Rm | |
| 11 | 10:00 am | Government Comment Corner | Library Lobby - Emily Hagen | |
| 13 | 5:15 pm | Historic Preservation Advisory Bd | Madison Avenue Mtg Rm | |
| 13 | 7:00 pm | Administrative Services Committee/City Charter Committee | Library Main Mtg Room | public forum |
| 14 | 4:00 pm | Open Space Advisory Commission | Parks and Rec Conf Rm | |
| 14 | 7:00 pm | City Council/509J Board | Downtown Fire Station | joint work session |
| 15 | 4:00 pm | Urban Services Committee | Parks and Rec Conf Rm | SDC update |
| 15 | 5:30 pm | <i>Land Development Hearings Board</i> | <i>Downtown Fire Station</i> | <i>PH: remove Historic Preservation Overlay</i> |
| 15 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 15 | 7:00 pm | Ward 3 (Grosch) | Tunison Community Room | City sponsored |
| 16 | 11:30 am | Cmsn for Martin Luther King, Jr. | to be determined | |
| 16 | 6:30 pm | Parks and Recreation Adv Board | Downtown Fire Station | |
| 18 | 10:00 am | Government Comment Corner | Library Lobby - Helen Berg | |
| 20 | 12:00 pm | City Council | Downtown Fire Station | |
| 20 | 7:00 pm | City Council | Downtown Fire Station | work session – Parks SDCs (tentative) |
| 21 | 11:30 am | Human Services Committee | Madison Avenue Mtg Rm | |
| 21 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 21 | 5:00 pm | City Council | Downtown Fire Station | work session – Parks SDCs |
| 21 | 5:30 pm | Watershed Mngmt Adv Cmsn | Park and Rec Conf Room | |
| 22 | 12:00 pm | Housing and Community Dev Cmsn | <i>Madison Avenue Mtg Rm</i> | |
| 22 | 5:00 pm | Downtown Parking Commission | Madison Avenue Mtg Rm | |
| 22 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 23 | 12:00 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 25 | | No Government Comment Corner | | |

APRIL 2006

| Date | Time | Group | Location | Subject/Note |
|------|----------|-----------------------------------|--------------------------------|-----------------------|
| 1 | | No Government Comment Corner | | |
| 3 | 12:00 pm | City Council | Downtown Fire Station | |
| 3 | 7:00 pm | City Council | Downtown Fire Station | |
| 4 | 11:30 am | Human Services Committee | Madison Avenue Mtg Rm | |
| 4 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 5 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 5 | 7:30 pm | Library Board | Library Board Room | |
| 6 | 12:00 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 6 | 7:15 pm | Committee for Citizen Involvement | Madison Avenue Mtg Rm | |
| 8 | 10:00 am | Government Comment Corner | Library Lobby - Scott Zimbirck | |
| 10 | 5:15 pm | Historic Preservation Advisory Bd | Madison Avenue Mtg Rm | |
| 11 | 4:00 pm | Open Space Advisory Commission | Parks and Rec Conf Rm | |
| 11 | 7:00 pm | <i>Ward 8 (Betty Griffiths)</i> | <i>Fire Station 5</i> | <i>City sponsored</i> |
| 12 | TBD | Community Policing Forum | Cheldelin Middle School | tentative |

| Date | Time | Group | Location | Subject/Note |
|---------------|--------------------|--|-----------------------------------|--------------|
| 12 | 7:00 pm | Ward 3 (Grosch) | Tunison Community Room | |
| 12 | 7:00 pm | Planning Commission | Downtown Fire Station | tentative |
| 13 | 8:00 am | Citizens Adv Cmsn on Civic Beautification and Urban Forestry | Parks and Rec Conf Rm | |
| 13 | 4:00 pm | Riverfront Commission | Parks and Rec Conf Rm | |
| 15 | 10:00 am | Government Comment Corner | Library Lobby - Linda Modrell | |
| 17 | 12:00 pm | City Council | Downtown Fire Station | |
| 17 | 7:00 pm | City Council | Downtown Fire Station | |
| 18 | 11:30 am | Human Services Committee | Madison Avenue Mtg Rm | |
| 18 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 18 | 5:30 pm | Watershed Mngmt Adv Cmsn | Park and Rec Conf Room | |
| 19 | 12:00 pm | Housing and Community Dev Cmsn | Madison Avenue Mtg Rm | |
| 19 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 20 | 11:30 am | Cmsn for Martin Luther King, Jr. | to be determined | |
| 20 | 12:00 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 20 | 6:30 pm | Parks and Recreation Adv Board | Downtown Fire Station | |
| 22 | 10:00 am | Government Comment Corner | Library Lobby -TBD | |
| 26 | 7:00 pm | Planning Commission | Downtown Fire Station | tentative |
| 29 | 10:00 am | Government Comment Corner | Library Lobby - George Grosch | |

MAY 2006

| Date | Time | Group | Location | Subject/Note |
|---------------|--------------------|--|-----------------------------------|----------------------|
| 1 | 12:00 pm | City Council | Downtown Fire Station | |
| 1 | 7:00 pm | City Council | Downtown Fire Station | |
| 2 | 11:30 am | Human Services Committee | Madison Avenue Mtg Rm | |
| 2 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 3 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 3 | 7:30 pm | Library Board | Library Board Room | |
| 4 | 12:00 pm | Administrative Services Committee | Madison Avenue Mtg Rm | |
| 4 | 7:15 pm | Committee for Citizen Involvement | Madison Avenue Mtg Rm | |
| 6 | 10:00 am | Government Comment Corner | Library Lobby - Nell O'Malley | |
| 8 | 5:15 pm | Historic Preservation Advisory Bd | Madison Avenue Mtg Rm | |
| 9 | 4:00 pm | Open Space Advisory Commission | Parks and Rec Conf Rm | |
| 9 | 7:00 pm | Ward 9 (Brauner) | Osborn Aquatic Center | City sponsored |
| 10 | 7:00 pm | Ward 3 (Grosch) | Tunison Community Room | |
| 10 | 7:00 pm | Planning Commission | Downtown Fire Station | tentative, if needed |
| 11 | 8:00 am | Citizens Adv Cmsn on Civic Beautification and Urban Forestry | Parks and Rec Conf Rm | |
| 11 | 4:00 pm | Riverfront Commission | Parks and Rec Conf Rm | |
| 13 | 10:00 am | Government Comment Corner | Library Lobby - Linda Modrell | |
| 15 | 12:00 pm | City Council | Downtown Fire Station | |
| 15 | 7:00 pm | City Council | Downtown Fire Station | |
| 16 | 11:30 am | Human Services Committee | Madison Avenue Mtg Rm | |
| 16 | 4:00 pm | Urban Services Committee | Madison Avenue Mtg Rm | |
| 17 | 12:00 pm | Housing and Community Dev Cmsn | Madison Avenue Mtg Rm | |
| 17 | 7:00 pm | Planning Commission | Downtown Fire Station | |
| 18 | 11:30 am | Cmsn for Martin Luther King, Jr. | to be determined | |
| 18 | 12:00 pm | No Administrative Services Cmte | | |
| 18 | 6:30 pm | Parks and Recreation Adv Board | Downtown Fire Station | |

| Date | Time | Group | Location | Subject/Note |
|------|----------|------------------------------|-----------------------------|--------------|
| 20 | 10:00 am | Government Comment Corner | Library Lobby - Hal Brauner | |
| 27 | | No Government Comment Corner | | |

JUNE 2006

| Date | Time | Group | Location | Subject/Note |
|------|----------|---|--|----------------|
| 1 | 7:15 pm | <i>Committee for Citizen Involvement</i> | Madison Avenue Mtg Rm | |
| 3 | 10:00 am | <i>Government Comment Corner</i> | Library Lobby - Betty Griffiths | |
| 5 | 12:00 pm | City Council | Downtown Fire Station | |
| 5 | 7:00 pm | City Council | Downtown Fire Station | |
| 6 | 11:30 am | <i>Human Services Committee</i> | Madison Avenue Mtg Rm | |
| 6 | 4:00 pm | <i>Urban Services Committee</i> | Madison Avenue Mtg Rm | |
| 7 | 7:00 pm | <i>Planning Commission</i> | Downtown Fire Station | |
| 7 | 7:30 pm | Library Board | Library Board Room | |
| 8 | 8:00 am | <i>Citizens Adv Cmsn on Civic Beautification and Urban Forestry</i> | Parks and Rec Conf Rm | |
| 8 | 12:00 pm | <i>Administrative Services Committee</i> | Madison Avenue Mtg Rm | |
| 8 | 4:00 pm | <i>Riverfront Commission</i> | Parks and Rec Conf Rm | |
| 10 | 10:00 am | <i>Government Comment Corner</i> | Library Lobby - Nell O'Malley | |
| 12 | 5:15 pm | <i>Historic Preservation Advisory Bd</i> | Madison Avenue Mtg Rm | |
| 13 | 4:00 pm | <i>Open Space Advisory Commission</i> | Parks and Rec Conf Rm | |
| 13 | 7:00 pm | <i>Ward 5 (Gándara)</i> | Senior Center Game Rm | City sponsored |
| 14 | 7:00 pm | <i>Ward 3 (Grosch)</i> | <i>Tunison Community Room</i> | |
| 15 | 11:30 am | <i>Cmsn for Martin Luther King, Jr.</i> | to be determined | |
| 15 | 6:30 pm | <i>Parks and Recreation Adv Board</i> | Downtown Fire Station | |
| 17 | 10:00 am | <i>Government Comment Corner</i> | Library Lobby - Patricia Daniels | |
| 19 | 12:00 pm | City Council | Downtown Fire Station | |
| 19 | 7:00 pm | City Council | Downtown Fire Station | |
| 20 | 11:30 am | <i>Human Services Committee</i> | Madison Avenue Mtg Rm | |
| 20 | 4:00 pm | <i>Urban Services Committee</i> | Madison Avenue Mtg Rm | |
| 21 | 12:00 pm | <i>Housing and Community Dev Cmsn</i> | Madison Avenue Mtg Rm | |
| 21 | 7:00 pm | <i>Planning Commission</i> | Downtown Fire Station | |
| 22 | 12:00 pm | <i>Administrative Services Committee</i> | Madison Avenue Mtg Rm | |
| 24 | 10:00 am | <i>Government Comment Corner</i> | Library Lobby - | |

| | | | |
|------|--------------------------------|-----|----------------------------|
| 509J | Corvallis School District 509J | SDC | Systems Development Charge |
| PH | Public Hearing | TBD | To be Determined |

Bold type – involves the Council ~~Strikeout~~ type – meeting canceled *Italics* type – new meeting

Ward Meetings:

- Ward 3 (George Grosch) – second Wednesday of each month, 7:00 pm
Tunison Community Room (no meetings March through August)
- Ward 5 (Rob Gándara) – third Sunday from May -October, 4:00 pm
Franklin Square Park (no ward meetings November through April)

RECEIVED

FEB 13 2006

Access Benton County
Minutes of January 19, 2006 Meeting.

CITY MANAGERS
OFFICE

ABC Minutes are intended to describe the discussions, decisions, and actions that occur during ABC's monthly meeting. The minutes are to be considered only a draft until they are approved at the following monthly meeting. Persons who receive the draft of the minutes and see inaccuracies or omissions in them are asked to please inform ABC.

Present: Mike Mullet, Ronald Naasko, Linda Wagner, Judy Heath, Edith Yang, Jim Smith.

Review and approval of November 17, 2005 minutes as submitted.

Correspondence: Thank You card from Wayne and Nancy Yarnall.

Treasurer: Current balance of \$143.00 in petty cash fund. It was agreed by those present that no request for donations will be made by ABC at this time. Treasurer will pay for ABC Post Office Box 1502 for 2006 at an estimated cost of \$30 to \$40.

Old Business:

1. Report on Gill Coliseum access improvements pending.
2. Information on possible downtown meeting sites for ABC. Jim to contact Citizen's Bank and Bank of America. Also check on parking and bus route available at Westminster House.
3. Website server billing. No debt incurred with Peak. Old website for ABC is now ended. New ABC website at <http://abc.ethergram.com>

New Business:

1. Brainstorming ideas for 2006 ABC projects. (a) ABC focus on training members in access requirements according to ADA Guidelines and building code law. (b) ABC identify names of facilities/businesses that require access improvement and send members to meet with manager to gently inform and recommend improvements. (c) ABC develop a brochure that lists the restaurants, entertainment facilities, grocery stores, etc. that are preferred by ABC members. (d) ABC develop a resource list of organizations that publish information about accessible businesses (e.g. AAA Motor Club).
 2. ABC considers joining Citizens for Corvallis. This is an organization that is non-profit. It was established in 1971 to advocate for community changes in Corvallis. The advantage to ABC in joining is that it would qualify ABC to receive donations from individuals and organizations which would be tax deductible. Edith will bring the By-laws of Citizens for Corvallis to be reviewed at our next meeting.
 3. Community Alliance for Diversity. A member of CAD has mentioned that there is a desire for persons with disabilities and their advocates to be represented more with their organization. Linda will contact the organization to discuss opportunities.
- Meeting Adjourned, 1 p.m..

Next ABC Meeting: Thursday, February 16, 2006. Noon to 1 p.m.. Friends Meeting House, 3311 NW Polk St., Corvallis, OR. Questions or Suggestions: Linda (754-1028), Ronald (753-7802). Please join us when you can and bring a friend!

Agenda for next meeting on page two.

Access Benton County

Agenda for February 16, 2006 Meeting:

Call for volunteer to chair meeting.

12 p.m. Introductions, Call to order.

A. Approval/Correction of Minutes of January 19, 2006.

B. Correspondence/Community Contacts

C. Treasurer/Balance of Funds.

Old Business:

1. Information on possible downtown meeting sites for ABC.

2. Access Improvements at Gill Coliseum.

3. Community Alliance for Diversity follow-up.

4. Review of By-laws of Citizens for Corvallis.

New Business:

1. Discussion/Decision making on ABC's goals for 2006.

2. Other items?

Adjourn 1p.m.

Memorandum

To: Mayor and City Council
From: Ken Gibb, Community Development Director 
Date: February 10, 2006
Re: OSU Apperson Hall, Historic Preservation Permit Appeal (HPP05-00034)

I. Issue

The Land Development Hearings Board (LDHB) heard an appeal of the Community Development Director's decision to deny a Historic Preservation Permit (HPP05-00034, OSU Apperson Hall). The Historic Preservation Permit (HPP) requested approval to change the building's exterior name-plate text from Apperson Hall to Kearney Hall. This change is proposed to occur by placing cast-stone sign panels with text reading Kearney Hall, over the existing text reading Apperson Hall, the name currently carved into the building's exterior elevation above the primary east building entrance. On February 1, 2006, Oregon State University (OSU) filed an appeal of the LDHB's decision (**Attachment A**). Land Development Code Chapter 2.19 - Appeals states that appeals from LDHB decisions shall be reviewed by the City Council.

II. Background

Site and Vicinity

Apperson Hall is located on the OSU campus near the intersection of Monroe Avenue and 14th Street. The property address is 1491 SW Campus Way. The site is identified on Benton County Assessor's Map 11-5-34 BC as Tax Lot 2800. The building is surrounded by the OSU campus on the east, west, and south sides. Monroe Avenue is north of the building. Properties on Monroe Avenue, across from Apperson Hall have a Shopping Area - University District designation. Oregon State University, including the Apperson Hall site, are located in the OSU zoning District. The site carries a Public Institutional Comprehensive Plan Map designation.

Previous Reviews and Approvals

December, 1982

The City Council approved the listing of OSU Apperson Hall on the Corvallis Register of Historic Landmarks and Districts by Order 82-101 (**Attachment C**). As a result of this decision, Apperson Hall became subject to Historic Preservation Provisions of the Corvallis Land Development Code.

October, 2005

On October 10, 2005, the Historic Preservation Advisory Board (HPAB) reviewed and recommended approval of Historic Preservation Site Alteration and New Construction Requests to allowing the University to:

- Add a fully accessible plaza entry element at the east entry of the building as part of a direct pedestrian connection between Apperson Hall and Monroe Avenue. Remove and install new vegetative landscaping, including removing 2 trees.
- Remove approximately five feet of the existing parapet wall and remove portions of the building wall down to the top of the third floor wall framing. Install a new sloped roof, clad with standing "snap seam" metal and roof equipment. Install a gabled skylight at the top of the light court. The applicant's narrative stated that the new roof would match the slope and profile of the building's original, 1899, sloped roof. The maximum height of the building would be 55' to meet OSU Campus Master plan standards, which is lower than the original height in 1899.
- Remove the exterior alcove floor and reconstruct it to ADA standards for accessibility. This includes removing an exterior tile floor and replacing it with a new floor with a different style.
- Other work related to the above items is included in the request as "alternates", and will be implemented pending Historic Preservation Permit approval and the project budget.

On October 13, 2005, the Community Development Director issued a disposition (Order 2005-132) approving, with conditions, the Historic Preservation Permit requests (**Attachments E, HPAB Minutes and J.5, LDHB Staff Report**).

December, 2005

On December 12, 2005, the Historic Preservation Advisory Board (HPAB) reviewed the appellant's Historic Preservation request (HPP05-00034) to change the building's exterior nameplate text from Apperson Hall to Kearney Hall. This change was proposed to occur by placing cast-stone sign panels with text reading Kearney Hall, over the existing text reading Apperson Hall, the name currently carved into the building's exterior elevation above the primary east entrance (**Attachment J.8**).

During the December 12, 2005, meeting the HPAB unanimously voted to recommend the Community Development Director deny the request (**Attachment F**). This recommendation was based on findings that the proposal did not comply with applicable Land Development Code (LDC) standards governing historic resources. On December 14, 2005, the Community Development Director issued a disposition (Order 2005-156) denying the Historic Preservation Permit request (**Attachment J.6**).

On December 27, 2005, an appeal of the Director's Decision was received from the applicant Greg Strombeck, on behalf of Oregon State University (**Attachment J.2**).

January, 2006

The appeal of the Director's decision was heard by the Land Development Hearings Board on January 18, 2006. The Land Development Hearings Board (LDHB) unanimously denied the appeal, thereby upholding the Community Development Director's decision to deny the Historic Preservation Permit application (**Attachments B and G**).

February, 2006

On February 1, 2006, Oregon State University filed an appeal of the LDHB's decision (**Attachment A**). Land Development Code Chapter 2.19 - Appeals states that appeals from LDHB decisions shall be reviewed by the City Council.

III. Discussion

The discussion section of this report first presents the staff identified criteria most relevant in evaluating the appeal issues. This section then outlines points raised by the LDHB in reaching the decision to deny the appeal, and concludes with a summary of the appellants appeal issues.

Staff Identified Review Criteria

Comprehensive Plan Policies

- 1.2.9 The applicable criteria in all land use decisions shall be derived from the Comprehensive Plan and other regulatory tools that implement the Plan.
- 5.4.1 The City shall continue to use the Corvallis Register of Historic Landmarks and Districts as the City's official historic site listing. The intent of this inventory is to increase community awareness of historic structures and to ensure that these structures are given due consideration prior to alterations that may affect the historic integrity of the structure.
- 5.4.2 The City shall encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.
- 13.2.1 The University and City should work cooperatively to develop and recognize means and methods to allow the University to provide the mission activities.
- 13.2.2 The City and the University shall continue to work together to assure compatibility between land uses on private and public lands surrounding and within the main campus.

Land Development Code

2.9.40.05 - Review Criteria for Alteration Review

An application request shall be based upon the following criteria:

- a. The Secretary of the Interior's *Standards for Rehabilitation*, U.S. Department of the Interior.
- b. Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.

- c. **Other applicable State and local codes and ordinances related to building, fire, health, and safety.**

Federal Secretary of the Interior's Standards for Rehabilitation

REHABILITATION IS DEFINED AS the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
3. **Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
6. **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
8. **Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
10. **New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Summary of LDHB Decision Rationale

In denying the appeal, the LDHB cited conclusions reached by the HPAB that found the proposal was inconsistent with the Federal Secretary of Interior's Standards for Rehabilitation. The HPAB findings were summarized by staff in the January 6, 2006, Staff Report to the LDHB, and are also provided below.

Summary of HPAB Recommendation (taken from January 6, 2006 Staff Report to the LDHB)

The HPAB recommended to deny the proposal to cover the existing name, carved into the stone facade and with the text "Apperson Hall", with cast-stone name plates reading "Kearney Hall". In reaching this recommendation, the HPAB provided the following reasons:

1. **The materials used to attach the name plate (e.g. metal anchors and sealant) could result in discoloration of the original stone facade. As such the alteration does not comply with Federal Secretary of Interior's Standard 9, which states alterations will not destroy historic materials.**

2. The new name panels could trap water, leading to deterioration of the original facade. As such the alteration does not comply with Federal Secretary of Interior's Standard 9, which states alterations will not destroy historic materials.
3. The new name panels would make the original facade more susceptible to weathering that would damage the original name plates. Therefore the alteration does not comply with Federal Secretary of Interior's Standard 9, which states alterations will not destroy historic materials.
4. Attaching the name plate with anchors drilled into the exterior elevation would damage the original stone facade. Therefore, the alteration does not comply with Federal Secretary of Interior's Standard 9, which states alterations will not destroy historic materials.
5. The new panels will alter proportions of the name plates relative to other surrounding carved features on the building. Therefore the alteration does not comply with Federal Secretary of Interior's Standard 9, which states alterations will be compatible in scale and proportion with the property.
6. Installing new name panels would create a false sense of historicity and would create the appearance that the building was always named for Mr. Kearney. As such, the proposal is in conflict with Secretary of Interior's Standard 3, which states that developments that create a false sense of historic development will not be undertaken.
7. Affixing the new name plates is an alteration to a character-defining feature that has gained historic significance in its own right. Therefore, the alteration does not comply with the Federal Secretary of Interior's Standard 4, which states that such features will be retained and preserved.
8. Affixing the new name plate and covering the existing name plate would cover a distinctive feature, thus not complying with the Federal Secretary of Interior's Standard 2, which states that alteration of distinctive features will be avoided.

In addition to the above rationale, the HPAB found that overall the proposal did not meet the Federal Secretary of Interior Standards for Rehabilitation, numbers 1-5 and 9 as listed above.

The LDHB emphasized that the proposal was inconsistent with Federal Secretary of Interior's Standards for Rehabilitation 2, 3, 4, 5, and 9. The LDHB found the proposal would result in permanent damage to a significant resource. Therefore it would not comply with Standards 2, 5, and 9. The LDHB also found that attaching the proposed name-plate with text reading "Kearney Hall" over the existing name plate reading "Apperson Hall", would result in a change to a property that acquired historic significance in its own right. Therefore, the proposal was inconsistent with Standard 4 (**Attachment G**).

Appeal Issues

The appellant's letter identified several appeal issues. Please refer to the appeal letter (**Attachment A**) for the complete appeal.

- 1) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 1. The building will continue to be used for educational purposes at OSU, as it has been for the last roughly 100 years. The replacement of the letters "APPERSON HALL" with "KEARNEY HALL" is a minimal change to the materials, features, spaces and spatial relationships of the building.

- 2) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 2. The historic character of the building will be retained and preserved. OSU is not proposing to remove distinctive materials or alter features, spaces, or spatial relationships that characterize this property.
- 3) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 3. This would be the second name change, and second sign change, for this building over the course of its history. The proposed change in the building facade would continue to represent a physical record of the building's time, place and use. The proposed change does not create a false sense of historical development, but in fact reflects the actual historical development.
- 4) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 4, because it is consistent with a previous change that has historic significance in its own right.
- 5) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 5. OSU's proposal will protect the building's distinctive materials, features, finishes and construction techniques or examples of craftsmanship.
- 6) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 7. OSU proposes to use the gentlest means possible to carry out this change, using a treatment that will not damage the existing materials.
- 7) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 9. The proposed change will not destroy history materials, features or spatial relationships that characterize the property. The new work can be differentiated from the old, and will be compatible with the historic materials, features, size, scale and proportion, and massing of the building.

In addition to these issues the Appellant also suggests that the LDHB decision was inconsistent with Comprehensive Plan Policies 13.2.1 and 5.4.2. Policy 13.2.1 encourages the City and OSU to "work cooperatively to develop and recognize means and methods to allow the University to provide the mission activities." Policy 5.4.2 states, "The City shall encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner." Based on these policies the appellant argues that a City decision denying OSU the ability to offer recognition to a donor, as proposed by the name-change request at issue, may diminish the University's ability to secure other donations and therefore compromise the University's ability to make viable use of its property.

IV. REQUESTED ACTION

With respect to the appeal of the LDHB's decision to deny the Historic Preservation Permit request for the OSU Apperson Hall name change (HPP05-00034), the City Council has the following options:

- OPTION 1:** Uphold the LDHB's decision to deny the request, thereby denying the appeal; or
- OPTION 2:** Approve the application as proposed, thereby reversing the LDHB's decision to deny the request; or

OPTION 3: Approve the application with conditions, thereby reversing the LDHB's decision to deny the request.

Should the City Council support **Option 1**, the following motion is recommended:

MOTION: I move to deny the appeal, subject to review and approval of formal findings and a final order, thereby affirming the LDHB decision to deny the Historic Preservation Permit request (HPP05-00034). This motion is based on the findings in support of the LDHB decision contained in the January 6, 2006, Staff Report to the LDHB, and findings in support of affirming the LDHB decision contained in the February 10, 2006, memorandum to the City Council from the Community Development Director, Ken Gibb. This motion to deny the appeal is also based on findings in support of the LDHB decision as expressed during deliberations of the December 12, 2005, HPAB meeting, the January 18, 2006, LDHB meeting, and this, the February 21, 2006, City Council meeting.

Should the City Council support **Option 2**, the following motion is recommended:

MOTION: I move to reverse the LDHB decision to deny the Historic Preservation Permit request (HPP05-00034), subject to review and approval of formal findings and a final order, thereby approving the application. This motion is based on the appellant's findings in support of approving the application found in the January 6, 2006, Staff Report to the LDHB and the February 10, 2006, memorandum to the City Council from Community Development Director, Ken Gibb. This motion is also based on findings in support of approving the application expressed during deliberations of this, the February 21, 2006, City Council meeting.

Should the City Council support **Option 3**, the following motion is recommended:

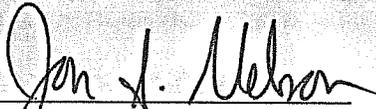
MOTION: I move to reverse the LDHB decision to deny the Historic Preservation Permit request (HPP05-00034), subject to review and approval of formal findings and a final order, thereby approving the application with conditions of approval as recorded in the minutes of the February 21, 2006, City Council meeting. This motion is based on the appellant's findings in support of approving the application found in the January 6, 2006, Staff Report to the LDHB and the February 10, 2006, memorandum to the City Council from Community Development Director, Ken Gibb. This motion is also based on findings in support of approving the application expressed during this, the February 21, 2006 City Council meeting.

ATTACHMENTS:

- A. Letter Appealing the LDHB Decision
- B. LDHB Disposition (Order # 2006-014)
- C. City Council Decision Listing Apperson Hall on the Local Register (Order # 82-100)
- D. Minutes from the August 8, 2006, HPAB Meeting
- E. Minutes from the October 10, 2005, HPAB Meeting
- F. Minutes from the December 12, 2005 HPAB Meeting
- G. Minutes from the January 18, 2006 LDHB Meeting

- H. Public Testimony Received Prior to February 9, 2006
- I. Staff Identified Applicable Review Criteria
- J. Staff Report to the LDHB, dated January 6, 2006, which includes:
(see also page 3 of Attachment J).
 - 1. Site Map
 - 2. Letter Appealing Director's Decision
 - 3. Draft minutes from December 12, 2005, HPAB meeting
 - 4. Letter in absentia, to HPAB, from Carol Chin, HPAB member
 - 5. Director's Disposition (Order 2005 -132)
 - 6. Director's Disposition (Order 2005 -156)
 - 7. Graphics illustrating approved changes to Apperson Hall elevations (HPP05-00027, Order 2005 -132)
 - 8. December 2, 2005, Staff Report to the HPAB with application narrative and graphics (HPP05-00034)
 - 9. Applicable Review Criteria (HPP05-00034)

Review and Concur



Jon S. Nelson, City Manager



Finance and Administration
Oregon State University, 640 Kerr Administration, Corvallis, Oregon 97331-2156
Phone 541-737-2447 | Fax 541-737-3033

RECEIVED

FEB 01 2006

RECEIVED

FEB 01 2006

Community Development

CITY MANAGERS
OFFICE

Handwritten signature and initials
2:50 PM / KL

February 1, 2006

City Recorder
City Manager's Office
City Hall
501 SW Madison Avenue
Corvallis, Oregon

Re: Notice of Appeal
OSU Apperson Hall (HPP05-00034)
Order 2006-14

Oregon State University respectfully requests that the Corvallis City Council review and grant OSU's Historic Preservation Permit Application. OSU requests approval to change the nameplate on Apperson Hall to reflect the change of the name of the building from "Apperson Hall" to "Kearney Hall." The name change will honor the Kearney family, which is considering making a substantial contribution to the building renovation. The proposed renovation will also reflect the history of the building through a panel exhibit within the lobby. The panels will feature a portrait of Captain John Apperson, as well as a photographic and narrative record of the building's previous renovations and the significant individuals involved in the building and the program it houses. The request at issue in this proceeding is to cover the letters on an existing name plate that is carved into the exterior of the building, currently reading "Apperson Hall," with letters reading "Kearney Hall."

The City has already, in a separate proceeding, approved other substantial modifications to the building design. However, the Historic Preservation Advisory Board recommended that the Community Development Director deny this application to change the name plate. The Director did so on December 14, 2005. The Corvallis Land Development Hearing Board denied the application on January 20, 2006. The City Council is not bound by these earlier decisions, and in fact the City's procedures call for the Council to make an independent decision on this application.

OSU believes that the materials submitted in support of this application demonstrate that the proposed change will maintain the historic character of the building while at the same time allowing OSU to move forward with its plans to modernize Apperson Hall, making it an integral part of OSU's growing College of Engineering.

1. Name and address of appellant:

Oregon State University
600 Kerr Administration Building
Corvallis, OR 97331

2. Subject development and case number:

OSU Apperson Hall (HPP05-00034)
Order 2006-14

3. Statement of specific grounds for appeal.

A. The applicable review criteria include Comprehensive Plan Policies 5.4.2 and 13.2.1. Policy 5.4.2 provides that "the City shall encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner." This policy does not mandate preservation of historic structures in their original state at all costs. Instead, it seeks balance between protection of historic resources and economically viable use of the building in question. As discussed further below, OSU's proposal regarding the renovation and renaming of Apperson Hall does meet the applicable standards regarding historic resources. But the City Council should also take into account today's economic realities. Apperson Hall is badly in need of repair and renovation, and OSU relies increasingly on private donations to fund such activity. It has become customary to offer recognition in the form of naming rights to a donor who contributes a substantial amount to such a campaign. A City decision that denies OSU the ability to offer such recognition may diminish its ability to secure donations now and in the future, calling into question OSU's ability to make viable use of the property.

In addition, Policy 13.2.1 provides that "the University and the City should work cooperatively to develop and recognize means and methods to allow the University to provide the mission activities." As part of its mission, OSU has embarked on a campaign to achieve top 25 national standing for its College of Engineering. The renovation of this building is part of that campaign, and the associated name change is integral to the renovation.

B. The applicable review criteria also include the Secretary of Interior's Standards for Rehabilitation. Rehabilitation Standards 6, 8 and 10 are inapplicable to the proposed sign change. The proposed change meets the remaining standards, as discussed further below.

1) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 1. The building will continue to be used for educational purposes at OSU, as it has been for the last roughly 100 years. The replacement of the letters "APPERSON HALL" with "KEARNEY HALL" is a minimal change to the materials, features, spaces and spatial relationships of the building.

2) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 2. The historic character of the building will be retained and preserved. OSU is not proposing to remove distinctive materials or alter features, spaces or spatial relationships that characterize this property.

3) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 3. This would be the second name change, and second sign change, for this building over the course of its history. The proposed change in the building façade would continue to represent a physical record of the building's time, place and use. The proposed change does not create a false sense of historical development, but in fact reflects the actual historical development.

4) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 4, because it is consistent with a previous change that has historic significance in its own right.

5) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 5. OSU's proposal will protect the building's distinctive materials, features, finishes and construction techniques or examples of craftsmanship.

6) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 7. OSU proposes to use the gentlest means possible to carry out this change, using a treatment that will not damage the existing materials.

7) The proposed change meets the Secretary of Interior's Standard for Rehabilitation No. 9. The proposed change will not destroy history materials, features or spatial relationships that characterize the property. The new work can be differentiated from the old, and will be compatible with the historic materials, features, size, scale and proportion, and massing of the building.

C. The order from which OSU appeals states that it incorporates findings from minutes of the January 18, 2006 Hearings Board meeting. We are told by City staff that

those minutes are not available at this time. OSU will further address any findings contained in those minutes at a later time, in advance of the City Council hearing on this matter.

D. The City's decision on this application must be based on a record that supports its findings of fact, which in turn must support its conclusions of law. In the decisions already issued by the Director and the Hearings Board, some of the conclusions are not supported by findings of fact, and some of the findings of fact are not supported by the record. OSU will more fully identify the findings and conclusions at issue in advance of the City Council hearing on this matter.

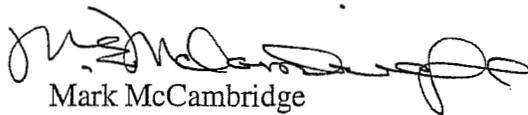
E. OSU intends to submit additional information to address the concerns identified by the Hearings Board, as well as more fully developed argument on the specific grounds for appeal listed above, in advance of the City Council hearing on this matter.

4. Affected Party Statement

The State of Oregon acting by and through the Oregon State Board of Higher Education on behalf of OSU is the owner of the building in question and is the applicant in this proceeding.

5. A filing fee of \$240.00 is enclosed.

Respectfully submitted,



Mark McCambridge
Vice President for Finance and Administration



LAND DEVELOPMENT HEARINGS BOARD
NOTICE OF DISPOSITION

ORDER: 2006-014

CASE OSU Apperson Hall (HPP05-00034)

REQUEST Historic Preservation Site Alteration request to change the building's exterior name-plate text from "Apperson Hall" to "Kearney Hall". The alteration is proposed to occur by placing cast-stone sign panels with text reading "Kearney Hall" over the existing text reading "Apperson Hall," the name currently carved into the building's exterior elevation above the building's primary east entrance.

**APPELLANT/
APPLICANT/
OWNER:** Oregon State University
100 Adams Hall
Corvallis, Oregon 97331

LOCATION: The property is located at the southwest corner of Monroe Avenue and 14th Street. The property address is 1491 SW Campus Way. The site is identified on Benton County Assessor's Map 11-5-34 BC as Tax Lot 2800.

The Corvallis Land Development Hearings Board (Board) conducted a review of the above case on January 18, 2006, and denied the appeal, thereby upholding the Community Development Director's decision (Order 2005-156) to deny the request. The Land Development Hearings Board adopted findings contained in the January 6, 2006, staff report to the Board, and findings in support of the Board's decision made during deliberations of the January 18, 2006, Board meeting, as reflected in the minutes from that meeting.

If you are an affected party and wish to appeal this decision, appeals must be filed in writing with the City Recorder within 12 days from the date the order is signed. The following information must be included:

1. Name and address of the appellant(s).
2. Reference the subject development and case number, if any.
3. A statement of the specific grounds for appeal.
4. A statement as to how you are an affected party.
5. Filing fee of \$240.00.

Appeals must be filed by 5:00 p.m. on the final day of the appeal period. When the final day of an appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent work day. The City Recorder is located in the City Manager's Office, City Hall, 501 SW Madison Avenue, Corvallis, Oregon.

The proposal, staff report, hearing minutes, and findings and conclusions may be reviewed at the Community Development Department, Planning Division, City Hall, 501 SW Madison Avenue.

Patricia J Weber
Patricia Weber, Chair
Land Development Hearings Board

Signed: January 20, 2006

Appeal Deadline: February 1, 2006

Expiration Date(s) (If Not Appealed): Not Applicable

(OFFICIAL ACTIONS
ESTABLISHING FIRST
LOCAL REGISTER)

ORDINANCE 82-100

AN ORDINANCE relating to a comprehensive plan, amending Ordinance 80-99, as amended.

The Planning Commission has recommended to the City Council that the Comprehensive Plan be amended. After proper legal notice, a public hearing concerning the proposed changes was held on December 20, 1982, and interested persons and the general public were given an opportunity to be heard. The City Council has reviewed the recommendations of the Planning Commission.

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Section 4.2 of the Comprehensive Plan as adopted by Ordinance 80-99, as amended, is hereby amended to read as follows:

4.2 HISTORIC AND CULTURAL AREAS

FINDINGS

- 4.2.a. There are several inventories of buildings with historic significance located within the Corvallis UGB. The most useful inventories are those developed by the State Historic Preservation Office and the State Board of Higher Education. They identify the 16 Corvallis structures on the National Historic Register, 12 structures on the Oregon State University campus, and 26 other buildings as having historic significance.
- 4.2.b. Structures of historical significance in Corvallis include: commercial buildings generally found within the central business district core; residences located throughout older neighborhoods; industrial and religious buildings scattered throughout the urban growth boundary; and public buildings generally located on the OSU campus and downtown.
- 4.2.c. Due to the nature of the City's historic buildings, their retention may require adaptation to uses which maintain their original features and allow for a prolonged and economic use.
- 4.2.d. During renovation and/or restoration, a conflict may surface between retaining the original features of the historic structure and compliance with the provisions of the City's building and fire codes.

- 4.2.e. Several as yet uninventoried archaeological sites, of both an historic and prehistoric nature, exist within the Corvallis urban growth boundary.
- 4.2.f. Additional surveys and inventory work, such as the current Corvallis Preservation Society historical survey, are necessary to provide a basis for on-going amendments to the City's Inventory of Historic Sites and Structures.

POLICIES

- * 4.2.1. ADOPT THE CORVALLIS INVENTORY OF HISTORIC SITES AND STRUCTURES AND THE HISTORIC STRUCTURE MAP AS THE CITY'S OFFICIAL HISTORIC SITE DESIGNATION. THE INTENT OF THIS INVENTORY AND MAP IS TO INCREASE COMMUNITY AWARENESS OF HISTORIC STRUCTURES AND TO ENSURE THAT THESE STRUCTURES ARE GIVEN DUE CONSIDERATION PRIOR TO ANY ALTERATION WHICH MAY AFFECT THE HISTORIC INTEGRITY OF THE STRUCTURE.
- 4.2.2. PRESERVE THE FACADE OF HISTORIC STRUCTURES IN A STATE AS CLOSE TO THEIR ORIGINAL CONSTRUCTION AS POSSIBLE WHILE ALLOWING THE STRUCTURE TO BE USED IN AN ECONOMICALLY VIABLE MANNER.
- 4.2.3. THE CITY SHALL ESTABLISH A LOCAL HISTORIC PRESERVATION ADVISORY BOARD.
- 4.2.4. THE PUBLIC'S SAFETY AND GENERAL WELFARE MUST NOT BE COMPROMISED WHEN A CONFLICT SURFACES BETWEEN THE RENOVATION OF AN HISTORIC STRUCTURE AND THE CITY'S BUILDING AND FIRE CODES.
- 4.2.5. INCORPORATE SPECIAL ARCHITECTURAL REVIEW CRITERIA FOR HISTORIC STRUCTURES IN THE LAND DEVELOPMENT CODE.
- 4.2.6. EVERY EFFORT SHOULD BE MADE TO INCREASE PUBLIC AWARENESS OF THE CITY'S HISTORIC STRUCTURES AND THE FINANCIAL INCENTIVES AVAILABLE TO THE OWNERS OF THESE STRUCTURES.
- 4.2.7. THE CITY SHALL COMPLETE THE GOAL 5 PROCESS AS INFORMATION BECOMES AVAILABLE ON ARCHAEOLOGICAL SITES, ON STRUCTURES LISTED ON THE SPECIAL 1B INVENTORY CATEGORY, AND ON OTHER POTENTIAL HISTORIC SITES.

Section 2. The findings of fact adopted by the City Council of the City of Corvallis in support of this ordinance are as attached in Exhibit A, which by this reference is incorporated herein and hereby adopted.

PASSED by the Council this 20th day of December, 1982.

APPROVED by the Mayor this 20th day of December, 1982.

Effective this 30th day of December, 1982.

Alan B. Berg
Mayor

ATTEST:

Audra M. Burton
Acting City Recorder

City of Corvallis
Minutes of the Historic Preservation Advisory Board
August 08, 2005

Attendance

Max Geier, Chair
 Steve Gadd, Vice-Chair
 Carol Chin, arrived 5:24 p.m.
 John Koch, arrived 5:27 p.m.
 Bob Newton
 Ross Parkerson
 Karyn Bird, Planning Comm. Liaison,
 arrived 5:21 p.m.
 Scott Zimbrick, Council Liaison

Absent/Excused

Andy Collins

Staff

Ken Gibb, Community Development Director
 Bob Richardson, Associate Planner
 Mark Lindgren, Recorder

Visitors

B A Beierle, PO Box T
 Dick Bryant, Architect for BCHS
 Brian Cobb, 338 NW 5th Avenue, Portland
 Shannon Davis, 544 SW 3rd Street
 David Dodson, 350 NW Polk Avenue
 Deb Kadas, 3105 NW Jackson
 Marvin Gloege, Benton Co Hist. Society
 Kathleen Humby, 611 SW 4th Street
 Alice Rampton, Pres., BCHS Board
 Clark Watts 3043 NW Orchard Avenue
 Gary Feuerstein,

Summary of Discussion

| Agenda Item | Recommendations |
|---|--|
| I. Welcome; Call to Order | Meeting called to order at 5:18 p.m. |
| II. Visitors' Propositions - General | BCHS presented their plans to demolish the old Copeland Building, 2 nd and Adams. Discussion followed. A motion was made to recommend that the BCHS delay a decision until a public process was done. |
| III. Informal Feedback Requested on the Proposed Alterations to OSU Apperson Hall | SERA Architects reviewed their proposed changes to Apperson Hall, OSU. Feedback was provided by the Board |
| IV. Application Review a. Sara Cauthorn House & Garage, HPP05-00018, 614 SW 3rd b. Frank & Myra Groshong House, HPP05-00019, 3257 NW Jackson, c. Maidena Armstrong House, HPP05-00017, 353 SW "B" Avenue | a. Motion to recommend denial of the installation of the metal roof as proposed. Recommend permitting installation of architectural shingle roofing. b. Motion to recommend approval of the application as submitted, except to not allow vinyl windows. Fiberglass or clad or wooden windows are acceptable. c. Motion to recommend approval of the application with consideration given to trimming, not removing the hedge. |
| V. Corvallis High School Update | David Dodson updated the Board on the status of the demolition and reconstruction of CHS |
| VI. Confirmation of HPAB Approach on Design Guidelines | Ken Gibb, Community Development Department Director confirmed an earlier decision proposed by the Board but had lacked a quorum at that time to be approved. The schedule was re-affirmed by a vote. |

Ross Parkerson stated that older downtown buildings in Corvallis, including the Copeland Building, represent a time past. Parkerson stated that he was somewhat surprised by the Board's seemingly swift decision and the potential impact removing the building may have on the community and on 2nd Street itself. Parkerson acknowledged that it is a more complicated and time consuming effort to modify an existing building. Parkerson stated that he had a hard time understanding how a new building would compliment the surrounding existing buildings because it will be new; the reference will be gone. Parkerson suggested that if the BCHS wants a new building, they should consider another site; the 2nd Street site is an important part of the historic fabric of the community. Parkerson stated he did not understand the rationale behind the BCHS's action, and will not be a benefit overall to the historic preservation environment of Corvallis. Carol Chin stated that she also believed it was inappropriate to destroy the historic fabric in order to house the Horner collection.

Mr. Bryant noted that the BCHS committees were open to the public. Parkerson stated that the public will be surprised to see the building go and suggested that the BCHS create a display to place in the front window of the building to alert the community to the BCHS proposal and to allow the public an opportunity to comment on the proposal.

Chair Geier stated that was surprised to hear of BCHS's decision also. Geier had hoped it would be an example of adaptive reuse of a visible structure located in a very important part of historic downtown; and one would expect a historical society to be setting an example; not demolishing and rebuilding. Geier also urged the BCHS to consider the many options available for adaptive reuse of the structure and to work to engage the public in the process.

Gary Feuerstein stated that he had been associated with the Horner Museum and the BCHS for a long time and had parted with them two weeks ago. Feuerstein stated that he was a critic of the plans to demolish and rebuild at the site and noted that 600 tons of debris that would need to be hauled away as a result of the demolition have the energy equivalent to 16,000 gallons of gasoline. Feuerstein also noted that renovation is usually faster and cheaper, noting that it would cost half as much to store part of the collection in a less-expensive facility. He also urged the BCHS Board to consider delaying the demolition until fund raising is further advanced to pay for the project. The proposed two-storey building would require an additional \$3 million, and the BCHS hasn't raised \$3 million over the last 5 years. Feuerstein estimated the collection occupied about 14,000 square feet while house at the Gill Coliseum.

John Koch moved and Ross Parkerson seconded that the HPAB recommend to the BCHS that they consider delaying the immediate demolition of the Copeland Building and engage in public outreach and fund raising to further gauge the support and reaction to the demolition and new construction. The motion passed 5-0, with Steve Gadd abstaining. However, Carol Chin noted that the HPAB has no jurisdictional authority in the matter; and the motion's recommendation arose during Visitors' Propositions and it is non-binding.

- III. INFORMAL FEEDBACK REQUESTED REGARDING THE PROPOSED ALTERATIONS TO OSU APPERSON HALL** - Brian Cobb noted his firm, SERA Architects of Portland had recently done the Weatherford Hall renovation. Apperson Hall is on the corner of 14th and Monroe. Cobb displayed drawings of the structure and gave highlights of the building's alterations over the years since its construction in 1900. He also noted the OSU Master Plan recently completed has a maximum height limit of 50 feet for the building, one foot above where the parapet stands now. The main external change is to replace the c.1920s flat roof and parapet with the original-design pitched roof, raising it over 50 feet, which will screen the large mechanical equipment located in an area well on the roof. Several Board members stated they supported the proposed pitched roof, even though it was over the height limit in the Master Plan.

Cobb stated that after an evaluation of the interior structural system, it was determined that it would not support the building for another 100 years. Therefore, the proposal is to remove the interior structure while temporarily supporting the exterior walls. The exterior walls will be preserved. The new interior will use new structural steel and concrete and will be an upgrade seismically as well as for the support of the mechanical, electrical and plumbing systems. This will also accommodate much larger class sizes. Construction is to be to LEED Silver Standards. While the distinctive mosaic entry cannot be saved, the pattern will be documented; the plan is to replace it with a similar floor. The replacement front doors will also be more historically accurate. The largest donor has proposed replacing the existing "Apperson Hall" carved lettering with like-font, like-matching text of their name. Ross Parkerson and Carol Chin expressed their concern regarding the proposed name change.

Mr. Cobb highlighted a couple of trees that are currently being evaluated by the arborist; it may be necessary to remove them. Ross Parkerson noted that the trees have a big impact on the plaza and recommended that they be replaced with another specimen tree and not a bike rack. Mr. Cobb also noted that the entry will be reworked to provide a more aesthetically pleasing ADA required entrance.

IV. APPLICATION REVIEW

a. Sara Cauthorn House & Garage (HPP05-00018), 614 SW 3rd Street - Associate Planner Bob Richardson reviewed the application. The property is located within the Avery-Helms Historic District and is classified as Historic Contributing II (both the house and the garage are listed as part of the District). The proposal requests to remove the existing roofing materials and replacing them with a standing seam metal roof.

The applicant Kathleen Humby, 611 SW 4th Street, stated that she was able to identify 14 buildings within two blocks of 614 SW 3rd Street that have metal roofs. She stated that the proposed metal roof contractor had submitted a photo of a house in a Salem historic district that he had just installed a metal roof. The 614 SW 3rd Street house was a business when she purchased it seven years ago and is located on the edge of the downtown area. Humby also contended that metal roofs last longer than composition roofing in this area, and are easier to install.

Ross Parkerson stated that a metal roof is inconsistent with the historic texture of a house of that vintage. Humby stated that she believed it was immaterial when the historic houses in the neighborhood had their metal roofing installed and asked why it would be a problem to add one more. Chair Max Geier explained that the issue is that the structure is identified as a historical resource; the metal roof is not historic. Geier added that the surrounding buildings that had metal roofing added later lost some of their historic integrity in the process. The responsibility of the HPAB is to protect the historic integrity of the building while allowing the owner the flexibility of maintenance and upkeep of the property. It would be more in keeping with the character of the structure to use a composition roof. The main problem with metal roofing of the type proposed is the lack of break in the surface of the material, substantially altering the architectural appearance of the structure. John Koch concurred with Parkerson and Geier.

Humby stated that if her application is denied, she wanted to go on record that if anyone is granted a metal roof within the next ten years, she will return to the City to request compensation. Ross Parkerson asked if she had considered alternative materials to metal; Humby replied that she had not. Max Geier asked if she would consider metal shingles; Humby stated that was not a possibility for her.

City of Corvallis
Minutes of the Historic Preservation Advisory Board
October 10, 2005

Attendance

Max Geier, Chair
 Steve Gadd, Vice-Chair
 Bob Newton
 Ross Parkerson
 Carol Chin, arrived 5:24 pm.
 Andy Collins arrived 5:25pm
 John Koch, arrived 5:40 pm.
 Karyn Bird, PC Liaison, arrived 5:21 p.m.

Staff

Ken Gibb, Community Development Director
 Kathleen Gager, Associate Planner
 Claire Pate, Recorder

Visitors

Greg Strombeck, OSU I.S.
 Brian Cobb, SERA Architects
 Stephen Whiteman, 321 NW 13th Street
 David Dodson, 350 NW Polk Avenue
 Rana Foster, Corvallis

Absent/Excused

Scott Zimbrick, Council Liaison

Summary of Discussion

| Agenda Item | Recommendations |
|--|---|
| I. Welcome; Call to Order | Meeting called to order at 5:18 p.m. |
| II. Visitors' Propositions - General | None |
| III. Application review a. OSU Apperson Hall (HPPO5-00027), 1491 SW Campus Way b. Corvallis High School (HPP05-00028), 1363 NW Fillmore Avenue | Approved, with amendments and conditions Motion to have staff perform administrative review of aspects relating to the newly constructed buildings and features. |
| IV. CHS Documentation Update | David Dodson updated the Board on the status of the History book and other historical work, leading up to grand opening November 5. |
| V. Minutes Review a. August 8, 2005 b. September 12, 2005 | Approved, as submitted Approved, with corrections |
| VI. Other Business and Information a. Van Buren Street Bridge Nomination Evaluation b. Report on National Preservation Conference | Staff to determine status of application |
| VII. Adjourn Meeting | Meeting adjourned at 8:02 p.m. |

Content of Discussion

- I. **CALL TO ORDER/REVIEW MEETING AGENDA** - Chair Max Geier called the meeting to order at 5:18 p.m.
- II. **VISITORS' PROPOSITIONS** - none

III. APPLICATION REVIEW

a. OSU Apperson Hall (HPP05-00027), 1491 SW Campus Way

Staff Overview - Associate Planner Kathleen Gager gave a staff overview of the application request to add a fully accessible plaza entry element at the east entryway, replace the existing exterior tile floor, remove and install landscaping along the north and east sides, and add a new sloped roof to screen roof mechanical equipment. Additionally, the applicant is seeking approval for window upgrade "alternates" to be installed as funding permits. Ms. Gager stated that a copy of the review criteria was attached to the staff report, along with the Standards for Rehabilitation.

Applicant presentation - Brian Cobb, SERA Architects, spoke on behalf of the applicant. Mr. Cobb stated that the proposed project would fully renovate the structure to provide seismic upgrades and make the building more efficient and workable for the next 100 years. He showed photographs and illustrations of Apperson Hall, originally constructed in 1899, as it appeared through the years. Mr. Cobb also noted the various changes to the exterior, pointing out that the front entry stairs were changed some time in the early 1900s, and that the original roof had been taken off and replaced with a third story in the 1920s. The proposed roof approximates the original roof, which did not have a peak. At some point, an accessible ramp was added to the north side of the building, though it does not meet current codes. The existing mosaic-style tile at the entry is in need of replacement due to its condition, and inability of the floor structure to support upgraded columns and footings.

The intent is to remove two trees on the east side, as noted in drawing L-301, but not to remove the third tree indicated on the drawing yet because it was not reviewed by the arborist in the attached report. OSU will return to the HPAB if it is found that the third tree needs to be removed. Additionally, some shrubbery and brush will be removed around the east perimeter of the building, and from around a tree in the northeast corner of the plaza.

The existing parapet is 49-50 feet in height. Though there is a 50 foot height limit on campus, the proposal is to take down the parapet and seek approval to replace the roof with a ridged roof that will be maintained at 55 feet at the ridge. This varies from the historical height, but maintains the same pitch (8:12). In reality, the proposal meets the intent of the Land Development Code, but the applicant will be seeking approval for the proposed height through a Minor Modification review process. The equipment well, which will be screened by the new roof, will be 10-12 feet in depth.

The interior of the building will be gutted and rearranged so that students can proceed through the building to a courtyard on the western side, providing linkage with the other engineering buildings. There will be a glassed-in elevator core that will bring light all the way down into the building.

The intent is to saw-cut portions of the existing tile floor in the entry way, and reuse it by placing it into the new vestibule floor, thereby maintaining a link with the historical floor. The vestibule will be sloped to meet the ADA codes, as the current one has too steep a pitch.

As funding permits, the applicant is seeking approval to do window and finial upgrades. Several sashes are also in need of replacement. With adequate funding, the applicant proposes to replace all of the windows, which are aluminum, with double-hung wood-framed windows.

Along the west elevation, all three doors would be replaced, and the recesses removed. The northern-end door would be in place but without any hardware.

The applicant is also asking for informal comments on how to incorporate a potential name change to the building with the existing stone decorative elements denoting "Apperson Hall." This is not part of the current application. Possibilities to accomplish this would include using cast stone with the new name carved into it which would be attached over the "Apperson" stone in a way not to damage the existing stones. Another possibility would be a metal sign that would be placed over the top of the existing signs.

Board Deliberations - Associate Planner Gager itemized the proposal for the Board, and Chair Max Geier suggested that they take it element by element.

1. **Changes to the roof** - Ross Parkerson stated that he thought that the proposal was reasonable in that it will better represent the historical roof. Mr. Cobb further explained that the decorative ornamentation on the existing parapet was added sometime after the 1950s. The applicant might save a portion of it for use as part of the seat wall. The original roof was metal, and the intent is to use roofing that will approximate the historical grey tone. John Koch stated that he thought the color choice was good.

Carol Chin moved to approve the changes to the roof as proposed. Ross Parkerson seconded the motion, which passed unanimously. Carol Chin's finding is that the replacement will better reflect its historical appearance, per photographs.

2. **Improvements to the front entryway, and removal of tile flooring** - John Koch asked if the historical detail of the tile was distinctive enough to warrant the effort to saw cut and preserve squares of it. Mr. Cobb stated that it is distinctive only because of the band around the herringbone patterned 1" x 1" tile. Koch suggested that the tile floor be replicated, instead of chunks of it salvaged and placed into a new concrete floor which might lead to maintenance issues. Other Board members agreed this would be a better approach. Mr. Cobb stated that he thought that would be acceptable. In response to questions from Carol Chin, Mr. Cobb explained that the entryway would be more symmetrical with two doors. The depth of the entryway would also be reduced with the proposed improvements.

Ross Parkerson moved to approve the proposal, with a change to replicate the tile floor with a new tile installation instead of preserving chunks of the existing tile. John Koch seconded the motion, which passed unanimously. Findings include that the changes to the entryway are needed for accessibility, and that the tile floor needs to be replaced to provide support for the upgraded structure. The tile floor existing design and materials can be replaced to duplicate the character of the existing tile floor.

3. **Removal of trees and changes to landscaping** - Ross Parkerson took issue with the arborist's report, and felt that the tree closest to the building was a stunning tree. The bike racks on the east side detract from the entryway and the tree. Mr. Cobb indicated that the trees are not being removed because of the bike racks, but because the OSU arborist had made the determination that the trees need to be removed for safety reasons. Chair Geier asked about the sidewalk that leads from the entryway to 15th Street. Mr. Cobb stated that the intent was to provide an access which reinforces the symmetry of the building. Cobb also clarified that the third tree, the birch, was not part of the proposal to remove at this time.

Bob Newton moved to approve the proposed removal of shrubs along the building and trees #1997 and #2692, and to move the nine bike racks along 15th Street frontage to the Monroe Street (north) side. John Koch seconded the motion, which passed on a 4-2 vote (Ross Parkerson & Carol Chin dissenting).

4. **Window replacement alternates** - Carol Chin asked the applicant if they had considered going back to the original transom design for the windows, when funding allows. Mr. Cobb said that the applicant would entertain the possibility of installing double-hung wood-framed windows with transoms.

Carol Chin moved to approve the three-step alternates, substituting for the total replacement option the inclusion of transoms over the double-hung windows, to approximate the historical pattern. Ross Parkerson seconded the motion. John Koch clarified that passage of the motion did not imply that there was a requirement that all three alternates occur, but that any alternate accomplished should be applied building-wide. There

should not be any "mix and match." **The motion passed unanimously.**

5. **Entry way door changes on east and west sides** - Mr. Cobb explained that none of the existing doors were original. Ross Parkerson opined that hardware ought to be installed on all three doors on the west side.

Ross Parkerson moved to approve the proposal, with the change that hardware be installed on the northernmost door on the west side. John Koch seconded the motion, which passed unanimously.

6. **Changes to the steps and east plaza entryway** - Mr. Cobb described the light fixture changes, which will be customized to better fit in with the stairs and handrails. He clarified that the railings and seats will be as shown on page 7 of the applicant's report. Chair Geier referred to the photos on page 10 of the applicant's proposal, and stated that the entryway did not appear to have been constant in any way and was fine with the changes. Ross Parkerson thought the proposal looked good.

Ross Parkerson moved to approve the entryway plaza proposal. John Koch seconded the motion which passed unanimously. John Koch stated the finding that it meets item 9 in the standards, in that the new work will be differentiated from the old.

7. **Requested input on signage** - Ross Parkerson thought that the idea to have stone overlaying the existing stone is more appealing than a metal sign. There was discussion about who Apperson was, with no definitive answer. Andy Collins stated that he believed that if Mr. Apperson was important enough to have the building named after him, he did not want to have it covered up. Chair Geier agreed, and suggested that additional signage be placed below the Apperson sign which should be left visible. Carol Chin expressed her preference for a plaque by the plaza, and not on the building. Bob Newton added that OSU should have the right to change building names as they wish, and that perhaps there could be information inside the lobby that shows the original name and describes its significance. Carol Chin suggested that this building is unique in that the name has become an architectural feature. There was a general consensus that though OSU has the right to change the name, the Board members did not approve of the change to the architectural appearance as proposed.

John Koch moved to declare that the Board would not support modification of the exterior sign stonework. Carol Chin seconded the motion, which passed unanimously. Mr. Cobb said that the applicant would take it under advisement and make a proposal in the future for Board consideration.

b. Corvallis High School (HPP05-00028), 1363 NW Fillmore Avenue

Staff Overview - Associate Planner Kathleen Gager explained that this is an unusual request to bring to the HPAB since it is a request to consider elements related to new construction, not to existing historic buildings, with the original buildings having been demolished. Bob Newton thought that it was not appropriate to bring the application before the HPAB. Community Development Director Gibb stated that staff's interpretation of the current ordinance language, requires the proposal to be reviewed by the HPAB, though they could decide it was not appropriate to comment on it. Chair Geier agreed that it was appropriate for staff to bring it for review, and suggested that the Board may want to provide staff with a blanket direction on how to deal with these types of modifications in the future. John Koch and Carol Chin suggested that there were elements that the HPAB might want to comment on, such as changes to signs, mitigation projects and items, or other remaining on-site features that were historical, but that staff should be able to deal with other modifications administratively or through other appropriate zoning processes.

Bob Newton moved that, except for changes to mitigation items that have historical significance, staff has HPAB authorization to review administratively or through other appropriate zoning

**Historic Preservation Advisory Board
Meeting Minutes
December 12, 2005**

Present

Andy Collins
Gary Day
Steve Gadd, Vice Chair
Max Geier, Chair
Bob Newton
Ross Parkerson
Karyn Bird, Planning Comm. Liaison
arrived at 6:10 p.m.

Excused/Absent

Carol Chin
Scott Zimbrick, Council Liaison

Staff

Ken Gibb, Community Development Director
Bob Richardson, Associate Planner
Mark Lindgren, Recorder
Carolyn Rawles-Heiser, Library Director

Visitors

B A Beierle, PO Box T
Tom Brooks, 1851 NW Jameson Place
Brian Cobb, SERA Architects
Lyle Hutchens, 245 NW Conifer (DEVCO)
John Stewart, 444 NW 9th Street
Greg Strombeck, OSU, Facilities
Rudy Wehrmann, 719 SW 4th Street

SUMMARY OF DISCUSSION

| Agenda Item | Recommendations |
|--|--|
| I. Call to Order | The meeting was called to order at 5:20 p.m. |
| II. Visitor Comment | Rudy Wehrmann, 719 SW 4 th Street, expressed disappointment on the November 14, 2005, HPAB decision for the outbuilding at 727 SW 4 th Street. |
| III. Application Review A. HPP05-00034, Apperson Hall, 1491 SW Campus Way, OSU B. HPP05-00035, Corvallis-Benton County Library, 645 NW Monroe Avenue | A. Application was denied. See details below. B. Application approved as submitted. |
| IV. Review Minutes A. October 6, 2005 B. November 14, 2005 | A. Minutes approved as amended by staff memo. B. Minutes approved as written. |
| V. Other Information and Sharing | Reports on planning for Historic Preservation Month. Motion passed in support of tax status w/regards to SHPO. See below for details. |
| X. Adjourn Meeting | The meeting was adjourned at 6:36 p.m. Next regular meeting scheduled for January 9, 2006 |

CONTENT OF DISCUSSION

I. CALL TO ORDER/REVIEW MEETING AGENDA - The meeting was called to order at 5:20 p.m. by Chair Max Geier.

II. VISITORS' PROPOSITIONS/CONSULTATIONS. Rudy Wehrmann, 719 SW 4th Street, expressed his disappointment with the Board's decision on November 14, 2005, when they approved the application for case HPP05-00032, to allow the outbuilding to remain at 727 SW 4th Street. Mr. Wehrmann asked what would happen if everyone was allowed to build shacks in historic districts and expressed his concern that iguanas and snakes were being raised in the shack.

Chair Max Geier responded that although the meeting had adjourned, the Board should respond to Mr. Wehrmann's concerns. The Board has certain criteria under which it can restrict what property owners do within a historic district; the Board must appreciate that it is a restriction on property owner rights. In this case, the shed in question was in an area that had no appreciable impact on the historic significance of the structure and no appreciable impact on the primary facade of either that structure or the adjacent structure. Where it may have the most potential visible impact, stated Geier, those residents testified that they were not concerned.

Geier elaborated that the Board is not in the business of regulating what people do with their property. It can only try to preserve the historic integrity of historic structures, so it was quite clear to the Board that due to the small size of the shed and its relatively obscure location, that it had very little appreciable impact on the historic integrity of the primary structure, or/and especially the facade. The Board must follow certain criteria in making decisions; it can not apply criteria arbitrarily. The Board generally does not look at the actual use of a property in making a decision.

Mr. Wehrmann asked why the Board would allow a new structure to be built on a historically significant property. Max Geier replied that it is not a permanent structure; it is a temporary structure and is of a scale that does not normally fall under the criteria for the Board's review. Mr. Wehrmann stated that the structure protrudes four feet over his six foot tall fence, and he must look at it every day.

(Note: Mr. Wehrmann's comments came after the meeting was adjourned and Chair Geier respectfully stated that the Board should listen to and respond to Mr. Wehrmann's concerns.)

III. APPLICATION REVIEW

A. Apperson Hall (HPP05-00034), 1491 SW Campus Way, OSU. Gary Day noted that he performs consultant work for OSU and works with Greg Strombeck on local projects; however, he does not feel a conflict in the case or that it would affect his ability to render an impartial decision. No one expressed a wish to contest his impartiality.

Associate Planner Bob Richardson summarized the application for the structure located on the southwest corner of Monroe Avenue and 14th Street. The structure is listed individually on the Corvallis Register of Historic Places. The application requests to change the name

of the building from Apperson Hall to Kearney Hall, by placing cast stone panels with the new building name over the existing text, which is currently carved into the stone of the building.

Richardson stated that staff encouraged the applicant to submit their application to request covering up the name, rather than to replace it. Staff's rationale is based upon three broad Secretary of Interior Standards:

- * Standard #10 - That the proposed alteration would be reversible, with the name plate being placed over the existing plate, which would allow the ability of the current name to be utilized at a future date if necessary.
- * Standards #9 and #5 - The alteration does not destroy or remove any historic materials or distinctive features.

Lastly, the existing nameplate is historic in its own right (it was placed there in the early 1900s); therefore, staff discouraged OSU from removing the wording by sandblasting; noting that a preferred alternative is to cover up the name to try to minimize the impact to the existing nameplate as much as possible. Although it would be necessary to drill holes into the building to affix the new nameplate, efforts would be taken to ensure the preservation of the underlying existing nameplate.

Applicant Brian Cobb, SERA Architects, displayed a large photo of the intended alteration. Mr. Cobb noted that the first building on the site was named "Mechanical Hall," which burned sometime around 1897. The building was replaced by the current structure which was also named "Mechanical Hall." The name was changed to Apperson Hall in 1917, honoring Mr. Apperson, who served OSU in various ways including as a member of the Board of Regents, and starting the OSU engineering program. Mr. Cobb also noted that there is a portrait of Mr. Apperson's wife, Katherine, displayed in the building.

Mr. Cobb called attention to other alterations that have been made to the building over the years: sloped roof replaced by a stuccoed third story in 1920; and interior alterations made in 1949 and 1970. Mr. Cobb also highlighted different sections of the design elements surrounding the text of the name, including cherubs and the carved initials "O.A.C." which represented the initials of the college's name (Oregon Agricultural College) at that time.

The application is to cover each of the two panels, so that it is symmetrical; the materials appear the same as the original materials. The proposed panels will be cast in the field so that they fit tightly. The holes to attach the new panels will be placed in the smooth face of the existing text so that they will not damage or interrupt any existing letter. The small-diameter holes in the smooth face could be patched if the covering sign is removed at a future date.

The building is to be re-named after a contractor, Lee Kearney, who has been involved in fund raising for OSU and the Civil Engineering and Construction Engineering Management Programs for 32 years, and has donated funds for the restoration of the Apperson Building.

The application proposes that a cast, similar in color, will be made to cover the existing banner; although it is intended to be in keeping with the building, it is not intended to look historical. Mr. Cobb emphasized that the existing text panels being affected by the change are only a subpart of a grouping of existing carved stone historical elements.

Mr. Cobb stated that OSU also proposes to place the original 1917 portrait of Apperson in the Lobby of the building along with a timeline panel documenting the progression of the building.

Steve Gadd asked how far out from the building would the proposed panels protrude; Mr. Cobb estimated it would be about 1 ½" in depth and about 3 inches longer and wider than the existing letters. The applicant also explained that a sealant would be placed along the edges to prevent water from entering behind the new panel and cause damage to the original panels.

Gary Day asked if any thought had been given to differentiating from the existing material (Secretary of Interior Guidelines #9 states that new features should not mimic historic features.) Mr. Cobb replied that while other materials were considered, it was decided that cast stone would be more appropriate material for the building, though it could be in a different color tone or texture to make it look newer.

Ross Parkerson asked if there was any other way to attach the new panels to avoid drilling into the existing panels. Mr. Cobb stated that using glue would cause a lot of physical damage to the original Apperson Hall sign if the new sign were ever removed. They believed that drilling 1/4" to ½" diameter holes in four to six locations along each panel would be the least invasive and destructive. These holes could be cut out and patched over, if necessary, to return to an original panel.

Andy Collins noted that specifications call for the holes to be ½" to 1" and added that the panels are proposed to be attached to the smooth edge of the sign, rather than on a textured surface. However, patching a smooth surface would probably be much more likely to show discoloration if the new panel were removed. Mr. Cobb replied that may be true in some respects; and stated that the applicant is open to attaching to a carved section, instead of the smooth areas, if preferred. Andy Collins added that there would be a good chance that there would also be staining caused from aging metal anchors.

Andy Collins also noted that even if the new panels are sealed at the top, things expand and contract over time and it is still likely to leak. Collins asked if the sealant could cause staining and if there will be any openings on the lower edge to allow moisture to escape, or for air to get in to dry it out if it does leak. Collins also inquired whether the panel will be designed in such a way as to be tapered to move water off the top of the panel. Mr. Cobb drew a cross section of the proposed cast stone which showed its shape and verified that the top could be sloped, with sealant on the tops and sides, which would leave the bottoms primarily open.

Chair Max Geier asked about the change in the carved sign from Mechanical Hall to Apperson Hall. Mr. Cobb responded that the original Mechanical Hall sign was probably carved down for the succeeding Apperson Hall sign. Geier stated that the change in design (from Mechanical Hall to Apperson Hall) had become a historical feature.

Max Geier highlighted the written comments from Board Member Carol Chin, who was unable to attend this meeting. (Associate Planner Bob Richardson noted that the letter was made available to the public.) Geier stated that Ms. Chin contended that the application fails to meeting the following Secretary of Interior Standards for Rehabilitation: numbers 1 through 5 and 9.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Gary Day noted that the addition of the new panels over the existing panels will significantly alter the proportion of the panel, overlapping the surrounding carved features.

Max Geier asked for the overall dimensions of each of the new sections. Mr. Cobb replied that the panels are roughly 16 inches high and 7 feet long, depending on whether the banners are included in the measurement. Cobb emphasized that the applicants characterize the building element as all the carved panel pieces; the building name text itself is not necessarily a historical element; it is just a building name and building names change. Only the building name would be adjusted; the entire feature (as a whole) will not be covered over. Mr. Cobb stated that he believes that if this had been a metal sign that had been there for the last 100 years, it would not be as much of an issue to change the name. Max Geier replied that is the problem; it is not a metal sign and it is part of the building.

Public Comment:

B A Beierle, P.O. Box T, spoke against the application, noting that three of the Secretary of Interior Standards do not apply to this property (Standards 6, 8 and 10); the application fails all the remaining seven Standards.

Standard 1: The proposed change is entirely elective and completely unnecessary for the building's continued use. Consequently, the proposed change to obscure the historic name stone with a new one does not pass the minimal change to the defining characteristic test, so it fails to meet Standard 1.

Standard 2: The proposed change alters a significant defining feature of the dominant entrance on the primary facade of the structure, and as it is an elective change, is completely avoidable. Consequently the proposal fails to meet Standard 2.

Standard 3: Obscuring the name Apperson Hall distorts the physical record of the building. Moreover, the proposed change creates the false sense of historicity by suggesting that the proposed new name, incised in similar letters to the 1919 style and in the same position, implies that the new name carries established tradition of the old. Consequently, the proposed change replaces the genuine record with a conjectural feature, thus failing Standard 3.

Standard 4: The incised name Apperson Hall has been a defining characteristic of this building for more than 86 years and has thus acquired historic significance in its own right. The proposed change fails to respect this change over time and thus fails Standard 4.

Standard 5: Among other things, this building is characterized by its stone craftsmanship and distinctive incised stone features and details. Importantly, obscuring the name Apperson Hall fails to preserve this dominant distinctive feature, so the proposed change fails to meet Standard 5.

Standard 7: While the proposed change is not a surface cleaning, it does physically treat and damage historic stonework with fastening holes, so it fails to meet Standard 7.

Standard 9: While the proposed change tries to minimize impact to the incised stonework, it is an exterior alteration that obscures an authentic feature of historic materials and so fails to meet Standard 9.

Ms. Beierle stated that while three of the Secretary of Interior Standards do not apply to this property (Standards 6, 8 and 10), the application fails all the remaining seven Standards, so she respectively requests that the application be denied. Beierle added that many other opportunities exist in the new plaza or other parts of the structure to honor the donor.

Ross Parkerson stated that he has noted that many building around campus are identified by signs located on the lawns in front of the buildings, at pedestrian level. Parkerson added that while it is sometimes a repeat identification of the building, it is an option that many campuses use for the identification of buildings. Parkerson stated that he believes this is a good opportunity to use such a sign, especially since there are other alterations being proposed to the landscape in the front as well as to the front entrance. The building could

be renamed without touching the structure. Parkerson stated that putting aside the issues surrounding the Secretary of Interior's Standards for Rehabilitation, the description for how the applicants intend to attach the (new) signs make him very anxious. Mr. Parkerson stated that the proposal is the worst option the applicant could have chosen for a significant historic building; and, he added, it is ludicrous; the proposal was not carefully considered. This building is one of the first building that one sees when entering the campus and there isn't any way, according to Ross, that the applicant should be allowed to make the adjustment that is requested. Parkerson added that the application is destructive, inconsiderate of the Secretary of Interior Standards, and does not consider other more reasonable options that are available to the applicant. Furthermore, Parkerson stated that he does not support the application and will vote to deny it outright.

Steve Gadd stated that many reasons have been enumerated, and it seems foreign to him that the applicant would seek to fake it in the name change. History of the building would be lost by the fact that the application calls for a fake stone carving. Gadd expressed hope that the donor would not be discouraged if the proposal is denied, but would also appreciate what the Board is protecting. Gadd stated that the proposal does not meet any of the Standards, and it would be a far stretch to allow something like this. The proposal suggests that the new name would have the appearance of being on the building since the beginning, and Gadd added he would have to vote against the application as submitted.

Max Geier stated he also echoed some of the earlier comments and noted that the application is an elective change. Geier added that the name change creates a false sense of historicity that does not belong on a major architectural edifice at the front entrance of a keystone building which is located at a major entry point to a university campus. Apperson Hall, Geier noted, has accumulated historic significance, with the last name change made over 86 years ago. Geier stated that there are numerous reasons to deny the application request and no compelling reason to vote in favor of the request. Geier added that the Board has previously approved some significant changes to the building, though not exactly a restoration of the building, but for an adaptive reuse of the building. Geier stated that he believes the current proposal is purely a cosmetic change, which has no impact on trying to preserve its characteristics, and it would have no impact on the ability on the usability of the building or its adaptive reuse. Geier's main concern is that it is an invasive alteration that has the potential for serious degradation of the primary facade of the structure. It is also unclear what the weathering effect will be over time: the potential for staining, erosion and degradation and possible freezing and splitting of the facade that could occur. Geier stated that he will also vote against the proposal.

Gary Day stated that he does not take all of the issues that other Board members have voiced, but in particular, the presentation, as presented, does not identify itself uniquely; he takes strong exception to that aspect, and would therefore vote against the proposal as submitted.

Ross Parkerson moved and Steve Gadd seconded to deny the application as proposed, for the following reasons; it does not meet the Secretary of Standards 1, 2, 3, 4, 5, 7, and 9, as stated in the staff report. The motion passed unanimously.

B. Corvallis-Benton County Library (HPP05-00035), 645 NW Monroe Avenue, Associate Planner Bob Richardson reviewed the application for this property, located at 645 NW Monroe Avenue, and individually listed on the Corvallis Register of Historic Districts and Landmarks. The request is a Historic Preservation New Construction request to enclose the existing 280 square foot outdoor roof patio on the Library's northeast corner. It is proposed to be constructed of bricks, glass and metal materials to match the building's existing materials. The aluminum frame for the curtain wall is proposed to match the finish of the existing frame; the proposed standing seam metal roof is proposed to match the existing roof.

Applicant Tom Brooks, 1851 NW Jameson Place, introduced designer-engineer Lyle Hutchens, 245 NE Conifer Avenue, and John Stewart, 444 NW 9th Street, who prepared the application, and Carolyn Rawles-Heiser, 645 NW Monroe Avenue, Director of the Corvallis-Benton County Library. Mr. Brooks explained that the Library is greatly in need of more space; this space has essentially never been used since it was constructed during the last remodel. Enclosing the space will provide an area for people to sit and read in an atrium-like structure. Ms. Rawles-Heiser added that the outdoor patio has been unusable for security reasons.

Max Geier also clarified that the area in review is part of the most recent remodel/construction, not the historic portion. Ms. Rawles-Heiser added that the second addition was built in 1992, whereas the original building was constructed in 1931, with a later addition in 1965.

Mr. Brooks verified that the space will remain essentially the same other than being enclosed; the exposed brick wall will be retained; and carpet may be added over the pavers at a later date. John Stewart illustrated with street-level drawings that the proposed roof will not be visible from the street level. Mr. Brooks noted that gutters will be held very close to the face of the glass.

Max Geier stated that he would support the proposal because it was an alteration to a new addition that is not visible from the primary facade of the historic structure.

Ross Parkerson moved and Steve Gadd seconded to approve the project as proposed. The Motion passed unanimously.

IV. MINUTES REVIEW

A. October 6, 2005 - Associate Planner Bob Richardson highlighted the memorandum from Associate Planner Kathy Seeburger regarding the October 6, 2005 minutes. There was no audio tape recording of the meeting so the requested verbatim transcript of the meeting was



**LAND DEVELOPMENT HEARINGS BOARD
MINUTES
6:30 p.m., Wednesday, January 18, 2006**

Present

Patricia Weber, *Chair*
Bill York, *Vice Chair*
David Graetz

Staff

Jim Brewer, Deputy City Attorney
Fred Towne, Senior Planner
Bob Richardson, Associate Planner
Terry Nix, Recorder

SUMMARY OF DISCUSSION

| Agenda Item | Held for Further Review | Recommendations |
|---|-------------------------|--|
| I. Opening | | |
| II. Public Hearing - Appeal of OSU Apperson Hall Historic Preservation Permit (HPP05-00034) | | Deny the appeal; uphold the Director's decision. |
| III. Adjournment - 8:30 p.m. | | |

CONTENT OF DISCUSSION

I. OPENING:

The Land Development Hearings Board (LDHB) was called to order by Patricia Weber, Chair, at 6:32 p.m. in the Downtown Fire Station Meeting Room, 400 NW Harrison Boulevard.

II. PUBLIC HEARING:

Chair Weber welcomed citizens and reviewed public hearing procedures as follows:

A. Opening and Procedures:

Staff will present an overview followed by the applicant's presentation. There will be a staff report and public testimony, followed by rebuttal by the applicant limited in scope to issues raised in opposition, and sur-rebuttal by opponents, limited in scope to issues raised on rebuttal. The Board may ask questions of staff, engage in deliberations and make a final decision. Any person interested in the agenda may offer relevant oral or written testimony. Please try not to repeat testimony offered by an earlier speaker; it is sufficient to say you concur with an earlier speaker without repeating their testimony. For those testifying this evening, please keep your comments brief and directed to the criteria upon which the decision is based.

Attachment G

G-1

Land Use decisions are evaluated against applicable criteria from the Land Development Code and Comprehensive Plan. A list of the staff-identified applicable criteria for this case is available as a handout at the back of the room.

Persons testifying either orally or in writing may request a continuance to address additional documents or evidence submitted in favor of the application. If this request is made, please identify the new document or evidence during your testimony. Persons testifying may also request that the record remain open seven additional days to submit additional written evidence. Requests for allowing the record to remain open should be included within a person's testimony.

B. Declarations by the Board: Conflicts of interest, ex parte contacts, site visits, or objections on jurisdictional grounds:

1. Conflicts of interest: None.
2. Ex parte contacts: Board members York and Graetz each read an article about this issue in the newspaper, but stated that this will not impact their ability to make a fair and impartial decision.
3. Site visits: Board members Graetz and York declared site visits.
4. Objections on jurisdictional grounds: None.

C. Staff Overview:

Associate Planner Bob Richardson reviewed the location, district designation, and zoning for the subject site. He explained that the site is subject to Chapter 2.9 of the Land Development Code, which regulates historic resources in the City. He reviewed the original application by Oregon State University (OSU), the Director's decision to deny the request based on a unanimous recommendation by the Historic Preservation Advisory Board (HPAB), and the subsequent appeal by OSU.

D. Legal Declaration:

Deputy City Attorney Jim Brewer stated that the Board will consider the applicable criteria as outlined in the staff report. Please direct testimony to the criteria in the staff report or other criteria that you feel is applicable. It is necessary at this time to raise all issues that are germane to this request. Failure to raise an issue, or failure to provide sufficient specificity to afford the decision-makers an opportunity to respond, precludes an appeal to the State Land Use Board of Appeals on that issue.

E. Applicant's Presentation:

Vincent Martorello, OSU Facilities Services Department, said OSU disagrees with the HPAB finding that this request is not consistent with the Secretary of the Interior's Standards for Rehabilitation. He said the requested nameplate represents less than 1% of the building face on the east side, and it is difficult to understand how this change is significant enough to warrant concern over architectural context. He noted previously- approved changes to the roofline and entrance, both of which represent more significant change to the building than this request.

Mr. Martorello made the following points:

- OSU retains the right to change the name of buildings on campus;

- The issue at hand is limited to the impact of the nameplate on the architectural appearance of the building;
- The name of this building has been changed in the past;
- A diligent but unsuccessful effort was made to contact the Apperson family about this proposal; and
- The name change has been approved by the State Board of Higher Education and OSU Administration.

Mr. Martorello explained that OSU has a long line of history, and building names need to reflect important contributions along the way. He asked Board members to review the Letter of Appeal submitted by OSU on December 27, 2005, and approve the request.

Brian Cobb, SERA Architects, Portland, Oregon, displayed photographs of Apperson Hall from the OSU archives. He showed a photo taken around 1900, noting the nameplate at that time said "Mechanical Hall." In a photo taken between 1916 and the early 1920s, he noted changes to the roof, the addition of a third story, and a new nameplate reading "Apperson Hall." He pointed out that the HPAB recently approved renovations to the building. The applicant believes the nameplate, which represents less than 1% of the building facade, should not be an issue, especially given Mr. Kearney's contributions to the College of Engineering. Mr. Cobb explained that he worked with Greg Strombeck, an OSU employee who is very experienced in historic structures and their restoration. The applicant proposes placing a cast stone sign over the existing nameplate. The new sign would be attached by drilling four to six holes on each facade, and could be removed and patched at some later date. Mr. Cobb noted that the edges of the panel could be sealed against the face to prevent moisture from collecting behind the nameplate. He said OSU also proposes placing an original portrait of Mr. Apperson in the main lobby, as well as a side panel that would have renderings and photos of the building from its construction to the present.

Board member York explained that he questions the necessity of the requested action. He acknowledged that OSU has the right to change the name of its buildings, but there are ample ways to honor donors while leaving architectural features intact, such as placing a monument sign at the entry of the building. The Benton Center, for example, still retains its original sign reading "Washington." Mr. Martorello said OSU's request is necessitated by the lack of state funding and the challenge to meet statewide initiatives, as well as by internal direction to provide outstanding facilities. He said colleges around the globe have looked for opportunities through private donations to make up for the shortfall of state funding. He is concerned that this issue is significant enough to impact the viability of the project, which he does not think falls within the purview of the HPAB.

Board member Graetz asked for Mr. Martorello's understanding of how historic resources are to be managed on campus, as outlined in the Campus Master Plan. Mr. Martorello said the University has agreed to survey historical resources, and has gone a step further by pursuing national historic designation. He said there is nothing in the Campus Master Plan in conflict with this request.

Board member Graetz stated that the Campus Master Plan lays out the process, which includes the professional opinion of those on the HPAB in decisions related to historic preservation. He said the HPAB issued a strong, unanimous opinion in this case, and asked whether Mr. Martorello feels that decision has merit. Mr. Martorello said an appeals process is built into the Land Development Code which gives any property owner the right to disagree with an opinion, even if they find merit with the process. He explained that this appeal is not meant to show disrespect to the process, but is made because OSU disagrees that the proposed change is inconsistent with the Standards. He said attempts are being

made to use similar materials, to record the history, and to protect historic features. To look at the nameplate as a defining feature of the building does a disservice to the building.

Board member Graetz asked for additional input regarding the argument that this change would be less than 1% of the building facade, which is insignificant as a ratio. He asked whether the argument would be the same if the proposal was to replace the panel containing "Oregon Agricultural College" (OAC), for example. Mr. Martorello does not view the change as insignificant in any derogatory way; the figure of less than 1% is cited to show the scale of impact. He said he cannot respond to the idea that a sign might be placed over the OAC panel because that is not realistic or feasible. He reiterated that the request to change the roof and plaza was approved, although those changes were much larger than this request.

Board member Graetz cited Standard 4: "Changes to a property that have acquired historic significance in their own right will be retained and preserved." He said the name Apperson has been associated with this building for more than 70 years, and he finds the argument that changing it does not comply with Standard 4 to be compelling. Mr. Martorello reiterated that the actual name change is not of issue tonight. Points of reference do not disappear because of a name change, and Kearney now represents as much significance to the College of Engineering as Apperson did all those years ago.

Board member Weber referred to information in the application about significant architectural features and already-approved changes. She said she doesn't want to make assumptions about how architecture communicates, and acknowledged that the name plate is small as a percentage of the building facade, but she asked to what extent that change matters to people. Mr. Martorello stated that, when looking at the building, the most prominent visual impacts will be changes to the windows, roofline, and entrance. Mr. Cobb agreed the previously-approved changes will be much more prominent than the new nameplate.

F. Staff Report:

Associate Planner Richardson pointed out the HPAB's unanimous recommendation that the Director deny the application for the reasons outlined on pages 5 and 6 of the staff report. Richardson said the HPAB found the application to be inconsistent with Standards for Rehabilitation 1 through 5, and 9, and staff does not make any recommendation to the contrary. He reviewed the LDHB's options: uphold the Director's decision to deny the request; approve the application as proposed; or approve the application with conditions.

G. Public testimony in favor of the application:

Rolland Baxter, 6002 SW Grand Oaks Drive, said he is an OSU Graduate in Civil Engineering, and Apperson Hall was practically his home for more than four years. He supports the appeal and thinks the letter from OSU provides ample response to support their conclusion. He submitted and read a proposed alternative finding of fact for consideration by the LDHB (**Attachment A**). Mr. Baxter is not sure he supports other name changes that have been done on campus, but knows that is how the system works; a donor making a significant investment should be recognized. He said the City and the University need to collaborate and cooperate; the University is the largest economic business in town and should be allowed to do what is needed to sustain itself.

H. Public Testimony in opposition of the application:

BA Beierle submitted and read written testimony into the record (**Attachment B**), in which she cited the Secretary of the Interior's Standards for Rehabilitation 6, 8, and 10, which do

not apply to this application/appeal; then cited Standards 1 through 5, 7, and 9 and reasons that the request does not comply with each. She requested that the application be denied because it fails to meet seven of the ten Secretary of the Interior's Standards for Rehabilitation and because ample opportunities exist to honor the donor in the new plaza or apart from the structure.

In response to an inquiry from Board member York, Ms. Beierle affirmed that she considers the name change to be an elective action on the part of the applicant, because there are other alternatives for honoring a donor. For example, when the Austin family donated \$20 million for an entrepreneurial center, it became known as the Austin Entrepreneurial Center at Weatherford Hall, retaining the original name of Weatherford Hall.

Carol Chin, 219 NW 23rd Street, said she submitted written testimony to the HPAB before their last meeting. She said she is an HPAB member, but is not representing that body this evening. She agreed with comments from Ms. Beierle. Ms. Chin is concerned that drilling holes into the existing stonework, or applying any adhesive, will accelerate weathering and may be one of the most damaging alternatives that the applicant could choose to pursue.

Carolyn Ver Linden, 644 SW 5th Street, submitted written testimony this evening, which was read into the record by Associate Planner Richardson (**Attachment C**).

I. Neutral Testimony: None.

J. Questions of Staff:

Board member Graetz noted that the previous approval for this site lists the sign and name change as a Development Related Concern and asked why the two requests were presented separately. Associate Planner Richardson recalled that the name change was not part of the first application, but there was discussion about the issue at the HPAB meeting. The request was not presented separately at the request of staff.

K. Rebuttal:

Vincent Martorello believes the implication that this request is elective and, therefore, of less importance, is not fair. He said OSU considers the name change to be part of its strategic plan and mission to provide educational opportunities and to compete worldwide. He disagreed with testimony from BA Beierle, noting that the HPAB has previously approved changes to the roof and plaza which result in significant changes to the resource that impact its historic context. Mr. Martorello stated that it is not fair to benchmark this decision prior to the previously-approved decision. He noted that the applicant has proposed methods to deal with potential damage from drilling holes, such as applying a sealant to prevent moisture from collecting behind the sign.

Mr. Cobb referred to testimony about Standards 7 and 9. He thinks the intent of Standard 7 is for cleaning purposes. He referred to Standard 9 and said the proposal to drill anchors and apply a sealant is a method which has been used in the past and is less damaging than gluing to the original facade.

L. Sur-rebuttal:

Carol Chin addressed the issue of drilling into the stonework. She said drilling is a mechanical process that causes damage and any sealant will accelerate weathering. She

noted that another building on campus, Education Hall, has experienced accelerated weathering due to the application of a sealant.

M. Close the public hearing:

The applicant stated he wished to waive a 7-day period to submit additional written argument.

Motion: Board member York moved to close the public hearing. The motion was seconded by Board member Graetz and **passed** unanimously.

N. Discussion and Action by the Board:

Board member York stated that he finds the summary of the HPAB recommendation in the staff report to be compelling, and he hasn't heard anything tonight to change his mind. He said approval of the request would clearly result in permanent and, he believes, unnecessary damage to a significant feature of a historic resource. He thinks the strongest arguments against approval are the Secretary of the Interior's Standards 2, 3, 4, 5 and 9.

Motion: Board member York moved to deny the appeal, thereby affirming the Director's decision to deny the Historic Preservation Permit request (HPP05-00034), based on findings in the December 2, 2005, staff report to the HPAB; findings as expressed during the December 12, 2005, HPAB deliberations and recorded in the minutes of that meeting; findings in the January 18, 2006, staff memorandum to the LDHB; and findings as expressed and recorded in the minutes of this January 18, 2006, LDHB meeting. Board member Graetz seconded the motion.

Board member Graetz spoke in support of the motion. He said he struggled with this decision more than he had anticipated. He does not find all of the arguments presented to be compelling; however, he does find Secretary of the Interior's Standard 4 to be compelling. He believes scale has another dimension - what people think about when they hear a name that has been a part of the community for 86 years. The idea that this name change is needed for economic reasons seems to be shallow; protections for historic structures have been put in place so decisions are not based solely on economics. Mr. Graetz said it appears that the HPAB gave this proposal a thorough evaluation, and he believes Standard 4 is strong enough to support denial of the appeal.

Board member York clarified that he assumes OSU has the authority to change the name of the building and that there may be a fairly simple permit process which would allow for the addition of a monument sign. He said his motion is to deny the appeal, which requests a physical alteration to the resource.

The motion **passed** unanimously.

O. Appeal Period:

The Chair advised that any person may appeal this decision to the City Council within 12 days of the signing of the Notice of Disposition.

III. **Adjournment:**

The hearing was adjourned at 8:30 p.m.

Written Public Testimony

OSU Apperson Hall (HPP05-00034)

Attachment H

This is Attachment H of the February 10, 2006, memorandum to the City Council from Community Development Director, Ken Gibb. This attachment includes written testimony submitted to the LDHB prior to, or during, the January 18, 2006, LDHB hearing.

No written public testimony was submitted to the HPAB prior to, or during, the December 12, 2005, HPAB meeting. No additional public testimony was received prior to the completion of this February 10, 2006, memorandum to the City Council.

Please refer to Attachments F and G of this memorandum for oral testimony given during the December 12, 2005, HPAB meeting, and the January 18, 2006, LDHB meeting.

Memorandum

To: Land Development Hearings Board

From: Bob Richardson, Associate Planner

Re: Public Testimony on OSU Apperson Hall (HPP05-00034)

Date: January 18, 2006

Enclosed is testimony received after release of the LDHB packet for the January 18, 2006, meeting, and prior to 5:00pm on January 18, 2006.

Richardson, Robert

From: Phyllis and Garrett [amigahouse2004@yahoo.com]
Sent: Wednesday, January 18, 2006 2:32 PM
To: Richardson, Robert
Subject: Apperson Hall rename

Dear Mr. Richardson,

This is a comment on the appeal for the renaming of Apperson Hall.

I think in its appeal of the Historic Preservation Advisory Board's decision, OSU is right that the renaming of Apperson "is consistent with the previous actions of OSU." The contributions and hard work of those historic figures who helped build the university are secondary to the amount of money donors give today. Otherwise Valley Library would be Kidder Library, named after the woman who worked so hard to build the OAC/OSC library. The Valleys have the money, so the library is named after them instead. And so on.

It should be clear this is the articulated policy of OSU when you grant its appeal, which you most certainly will. Future students should look at building names and realize these are the corporate donors who generously donated the money for the building or renovation; building names have or will have (eventually) nothing to do with any historical figures or pioneers who worked under considerably more difficult conditions than we have today to achieve what they did. This is now ancient history, and they should just be forgotten, left in the university archives. History has no place in the modern, private-funded university campus. I look forward to the day when Weatherford Hall is renamed "Snapple Hall" or "Yahoo Hall" or something more suitable than Weatherford (named after James Weatherford, who was just a mere OAC/OSC regent for 38 years).

If only Snapple or Yahoo were content with a wing or a floor named after them, their names might stand the test of time. But when the next renovation comes along, their names will fall in favor of the latest donor, and that will be just fine. The OSU policy will be firmly in place by then, and there will be no more controversies such as this one.

Garrett Jones
Corvallis

Yahoo! Photos
Ring in the New Year with Photo Calendars. Add photos, events, holidays, whatever.

3560 NW Tyler Avenue
Corvallis OR 97330
January 18, 2006

TO: City of Corvallis Land Development Hearings Board
FR: Tammy Stehr
RE: OSU Apperson Hall (Case HPP05-00034)

I would like to urge the Hearings Board to uphold the Director's decision to deny OSU's Historic Preservation Site Alteration request to change the name-plate text on Apperson Hall to Kearney Hall.

I fully support the HPAB vote recommending that the Director deny OSU's request. In particular, I support the HPAB concern that new name panels would create a false sense of history. It should be remembered that the OSU is a public institution and all the buildings on the campus are owned by the public. OSU administrators and staff (and the OSU Foundation) are, among other things, the stewards of those resources. It is ethically incumbent upon them to preserve and protect those resources. Figuratively auctioning them off to the highest bidder (i.e., selling naming rights, either directly or indirectly, intentionally or otherwise) is a betrayal of the public trust. And the fact that such actions have been condoned in the past (e.g., with Parker Stadium) is no justification for repeating such mistakes (arguing that "other institutions do it," or "it was allowed before" is to employ the reasoning of children). Two wrongs don't make a right.

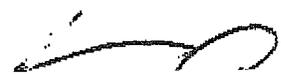
OSU has stated that the process of changing the building sign is "consistent with providing a physical record of time, place and use..." I must say I fail to understand the sense of that sentence. The "place" already has a name, and one which is well-known and in wide usage. Changing the sign to "Kearny" would in fact create confusion for some time over the "place," and would not provide any physical record of "time" or "use."

I can understand OSU's (and the Foundation's?) impulse to somehow thank the Kearneys for their considerable donations of time and energy. As a taxpayer, I am personally thankful to them for their generous contributions to a public institution of higher learning. But it must be remembered that their philanthropy has in fact been rewarded by a significant tax advantage (at public expense). Further, their monetary largesse was in great part made possible by a career at Peter Kiewit Sons, Inc., which as one of the nation's largest construction firms earned much of its profits on government contracts (publicly funded roads, bridges, dams, etc.—that is, tax-funded infrastructure).

The word *philanthropy* in fact means "love of man." Truly philanthropic giving does not require the obscuring of the historic record or violation of a public historic legacy.

My words have been strong and I apologize if they offend. But my words are all that I have with which to counter the considerable political pressure OSU can exert. While I understand that the City has a policy requiring it to assist OSU in fulfilling its mission, it has not been demonstrated that OSU's larger mission would be impaired by the denial of this name change request. And to allow the name change would violate other city policies, as found by the HPAB and the Director.

Thank you for your consideration of my comments



Richardson, Robert

From: Vi Campbell [campbelv@peak.org]
Sent: Wednesday, January 18, 2006 9:51 AM
To: Richardson, Robert
Subject: Apperson Hall

Hello: I am totally against renaming Apperson Hall. The historical image and value of Apperson Hall is very important not only to OSU but to Corvallis as well. It is a landmark that does not need changing. The other thing that upsets me also is the message that OSU is sending to the students, state taxpayers and all Oregonians. It seems to me that OSU is willing to sell it's soul to the highest bidder, anywhere and any time.

What will happen a few years down the road, when someone else donates more money to renovate Apperson Hall. Will the name be changed again?

Please put my name on the ballot as against this name change.

Vi Campbell
4665 S.W. 53rd St
Corvallis, OR 97333

Richardson, Robert

From: Barb Schelp [barbschelp@netzero.com]
Sent: Saturday, January 14, 2006 11:59 AM
To: Richardson, Robert
Subject: Apperson Hall

The solution to the Apperson Hall re-naming controversy seems so simple to me but then I am not directly involved in the process. 1) Leave the signage on the building alone. 2) Create a combined name for the building: Apperson-Kearney Hall 3) Gradually make that change on campus guides/maps and department printings as new printings are needed 4) Have an appropriate bronze plaque commissioned with the new combined name and date and a tribute/thank you recognizing the Kearney's contribution. If it could not be placed on the building, some sort of placement in front of the building could certainly be designed by someone in the engineering department.

This is my simplistic suggestion. Thanks for listening.

Barb Schelp
457-B SE Lilly Avenue
Corvallis, OR 97333
738-6611
barbschelp@netzero.com

**Written Testimony Submitted during the January 18, 2006, LDHB
public hearing.**



ATTACHMENT A

**PROPOSED FINDINGS
OSU APPERSON HALL HISTORIC PRESERVATION PERMIT
HPP05-00034
(SIGN CHANGE)**



JANUARY 18, 2006

The sign alterations proposed comply with the Secretary of the Interior's Standards for Rehabilitation because the alterations will reasonably protect historical materials through adequate design and construction techniques. The sign alterations proposed will:

- provide for a minimum alteration
- preserve the historical character of the structure
- preserve a proper sense of historical development
- preserve the historical record and feature
- preserve craftsmanship by incorporating compatible materials and finishes
- use treatments that will protect and preserve historical features
- use treatments that preserve spatial relationships

ATTACHMENT B

City of Corvallis, Land Development Hearings Board
January 18, 2006
Testimony of BA Beierle



In reviewing this application, it is imperative for the LDHB to focus on the historic resource. Discussion of the civic merits or generosity of Mr. Apperson or Mr. Kearney are not germane to a historic preservation permit application nor appeal. It is equally important to focus only on the proposed change to an architectural feature that is under appeal, not other aspects of rehabilitation of the structure. The Historic Preservation Permit Application reviewed on December 12, 2005 addresses changes only to "changing building name by covering over existing carved stone bldg text with similar cast stone material with new name," and not changes to the historic form, character, or the use of the property. Consequently, discussion of these matters as stated in the applicant's letter of appeal is not relevant to the December 12, 2005 application, nor today's appeal.

Under current code, review criteria include the *Secretary of Interior's Standards for Rehabilitation*. Three Standards 6, 8, and 10, do not apply to this application nor appeal. The proposed change to a significant historic feature fails to meet each of the remaining seven standards 1 - 5 inclusive, 7, and 9 upon which the HPAB unanimously determined their findings. The applicant's failure to meet these standards justifies denial of this appeal.

The standards that do not apply to this appeal are:

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The namestone "Apperson Hall" is neither missing nor deteriorated to the point where it requires either repair or replacement. Consequently, Standard 6 does not apply.

8. *Significant archaeological resources affected by a project will be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The proposed change does not impact archaeological resources; Standard 8 does not apply.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*

The namestone "Apperson Hall" is not a new building addition. Consequently the

reversibility test of Standard 10 does not apply.

The proposed change fails to meet each of the remaining seven standards 1 - 5 inclusive, 7, and 9 upon which the HPAB determined their findings:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, and spatial relations.*

X Since the proposed change to an architectural feature is entirely elective, it is unnecessary for the building's continued use. The proposed change to obscure the historic namestone with a new one, exceeds **minimal change to its distinctive features**, and consequently fails to meet Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property shall be avoided.*

X The proposed change alters a significant, defining feature of the dominant entrance on the primary facade of this structure, and as an elective change is completely avoidable. Standard 2 makes no reference whatsoever to percentages of change, but does say that **alteration of features that characterize the property will be avoided**. Consequently, the proposed change fails to meet Standard 2. Placing signs on the face of this building is like covering someone's eyes with 50 cent pieces. Percentage-wise it may not cover a significant area of the face, but it certainly substantially changes one's facial appearance.

Further, discussion of matters not under appeal is not germane.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

X Obscuring the name "Apperson Hall" distorts the physical record of the building. Moreover, the proposed change **creates a false sense of historicity** by suggesting the proposed new name, incised in similar letter to the 1919 ^{style} and in the same position, implies the new name carries the established tradition of the old. Consequently, the proposed change replaces the genuine record with a conjectural feature and fails to meet Standard 3.

4. *Changes to the property that have acquired historic significance in their own right will be retained and preserved.*

X The incised name "Apperson Hall" has been a defining characteristic of this historically significant resource for more than 86 years, and has thus **acquired historic significance**

in its own right. Consequently, the proposed change to obscure the namestone fails to respect this long-established building feature and fails to meet Standard 4.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- X Among other things, this building is characterized by its stone craftsmanship and distinctive incised stone features and details. Importantly, obscuring the name Apperson Hall fails to preserve this dominant, **distinctive feature**. The proposed change fails to meet Standard 5.
6. Not Applicable
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- X Since the proposed signage will require core holes to be drilled into the stone, the board must focus on the directive “if appropriate” in Standard 7. Since the proposed change is elective, and ample opportunities exist to honor the donor elsewhere where near the building, this proposed physical treatment is **not appropriate**. Consequently, the proposed change fails to meet Standard 7. Further, installation of signs – however conservative – damages historic stone work with fastening holes, and potentially damages the namestone with deterioration from water encroachment.
8. Not Applicable.
9. *New additions, exterior alterations, or related new construction will not destroy historic materials features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the historic integrity of the property and its environment.*
- X This exterior alteration obscures an authentic historic materials feature. Further it does **not differentiate the old from the new**; on the contrary, the proposed change copies the old feature and presents a new sign as if it carried the tradition of the old namestone. Consequently, the proposed change fails to meet Standard 9.
10. Not applicable.

I respectfully request the application be denied, since it fails to meet seven of the ten *Secretary's of Interior's Standards for Rehabilitation* that are the review criteria for Chapter 2.9. Ample opportunities exist in the new plaza or apart from the structure to honor the donor.

The applicant suggests that OSU has established a precedent of changing the names of buildings on campus. While this is true regarding some resources, it is equally untrue for such historic campus icons as Weatherford Hall, Women's Building, Memorial Union, Waldo Hall, ~~Shepard Hall, Pharmacy Building,~~ and others. In these situations, the name on the building hasn't changed, and the historic name proudly remains in place and unobscured.

all outstanding rehabilitations

as an architectural feature

Thank you for your kind attention.

*Austin Family donated \$20 million for
the Austin Entrepreneurial Center @
Weatherford*

ATTACHMENT C

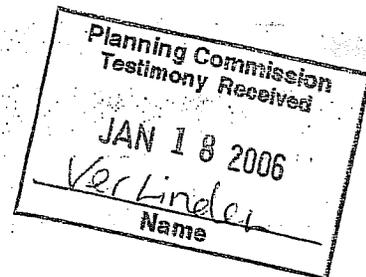
1/18/06

TO CITY OF CORVALLIS LAND DEVELOPMENT BOARD
FROM CAROLYN VER LINDEN

I SUPPORT THE HAS DECISION TO REJECT THE IMPOSITION OF NEW NAME PANELS ON APPERSON HALL. AS NOTED IN THE TESTIMONY, IT VIOLATES MANY OF THE PROVISIONS OF THE SECRETARY'S STANDARDS OF REHABILITATION AS WELL AS DISHONORING THE HISTORIC CONTEXT OF THE BUILDING. NEW YORK CITY HAS DECIDED TO SELL ITSELF TO THE HIGHEST BIDDER BY CHANGING THE NAMES OF SUBSTANTIAL STRUCTURES TO THOSE CHOSEN BY LARGE DONORS — THIS IS A VERY DISTURBING TREND & I WOULD HOPE THAT CORVALLIS WOULD NOT FALL PREY TO SUCH "CHEAP" TACTICS. AN ALTERNATE SOLUTION HAS BEEN PROPOSED WHICH IS PERFECTLY ADEQUATE: ANOTHER SIGN IN FRONT OF THE BUILDING WHICH NOTES THE DONOR'S CONTRIBUTION.

THANK YOU.

CAROLYN VER LINDEN
644 SW 6TH ST
CORVALLIS, OR
97333



Staff Identified Review Criteria

OSU Apperson Hall, Historic Preservation Permit (HPP05-00034)

The following are staff identified review criteria and applicable Comprehensive Plan policies included in the February 10, 2006, memorandum to the City Council from Community Development Director, Ken Gibb.

Applicable Review Criteria

Comprehensive Plan Policies

- 1.2.9 The applicable criteria in all land use decisions shall be derived from the Comprehensive Plan and other regulatory tools that implement the Plan.
- 5.4.1 The City shall continue to use the Corvallis Register of Historic Landmarks and Districts as the City's official historic site listing. The intent of this inventory is to increase community awareness of historic structures and to ensure that these structures are given due consideration prior to alterations that may affect the historic integrity of the structure.
- 5.4.2 The City shall encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.
- 13.2.1 The University and City should work cooperatively to develop and recognize means and methods to allow the University to provide the mission activities.
- 13.2.2 The City and the University shall continue to work together to assure compatibility between land uses on private and public lands surrounding and within the main campus.

Land Development Code

Section 2.9.40 - PROCEDURES FOR ALTERATION OF A HISTORIC RESOURCE

Approval is required for alteration of the exterior appearance of any structure listed on the Corvallis Register of Historic Landmarks and Districts, and the National Register of Historic Places (even if no building permit is required by the Building Official). Exterior appearance as governed by this section includes alterations of a facade, texture, design, material, fixtures, including replacement of windows and doors with dissimilar styles or materials, or other such treatment. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property covered by this section, including painting, that does not involve a change in design, material, or external appearance.

2.9.40.04 - Review Determination

All historic resources not within a district shall be reviewed in the manner outlined below under individual historic resources. Properties within a historic district shall be reviewed in the manner outlined under properties within a historic district. To determine whether a structure in a historic district is contributing, historic non-contributing, or non-contributing, the Director shall refer to the historical inventories for each property. The Director shall evaluate each application to determine the type of alteration and level of review required. The following criteria will be used in determining how each application shall be reviewed.

Individual Historic Resources

- a. Exterior alterations involving replacement of similar or like materials, or alterations which restore the historical integrity will be reviewed administratively by the Director.
- b. Exterior alterations involving replacement with dissimilar materials or any new construction will be reviewed by the Historic Preservation Advisory Board.

2.9.40.05 - Review Criteria for Alteration Review

An application request shall be based upon the following criteria:

- a. The Secretary of the Interior's *Standards for Rehabilitation*, U.S. Department of the Interior.
- b. Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
- c. Other applicable State and local codes and ordinances related to building, fire, health, and safety.

Federal Secretary of the Interior's Standards for Rehabilitation

REHABILITATION IS DEFINED AS the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

- 9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10 New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Section 3.36.10 – PURPOSE (OSU District)

The OSU District implements the provisions in OSU's 2004-2015 Campus Master Plan, which is the blueprint for campus development over the next decade.

The purpose of the OSU District is to:

- a. Encourage coordination between the University and the City of Corvallis, especially in the areas of land use planning and reviewing campus development;
- b. Facilitate University development;
- c. Ensure compatibility of University development with surrounding areas;
- d. Ensure adequacy of public utilities, parking, and transportation facilities;
- e. Expedite the development review process; and
- f. Create a mechanism to regulate development on campus consistent with the CMP.

Memorandum

To: Land Development Hearings Board
From: Bob Richardson, Associate Planner *BR*
Date: January 6, 2006
Re: Appeal of OSU Apperson Hall Historic Preservation Permit (HPP05-00034)

The following report addresses the Appeal of a Historic Preservation Permit decision, issued December 14, 2005. A staff report on this project was submitted to the Historic Preservation Advisory Board (HPAB) on December 2, 2005, and the case was heard by the HPAB on December 12, 2005. Standard practice for applications brought before the HPAB has been to summarize each proposal and identify other applicable Code provisions. Staff recommendations to approve or deny applications are rarely provided, and no such recommendation was provided to the HPAB regarding the subject case.

The Director's decision on this application reflects the recommendation of the HPAB. The findings of the HPAB, and the issues raised on appeal are presented in the Discussion section of this report (Section III).

This report is organized in 4 Sections:

- I. Issue
- II. Background
- III. Discussion
- IV. Requested Action

I. ISSUE

On December 12, 2005, the Historic Preservation Advisory Board (HPAB) reviewed the appellant's Historic Preservation request to change the building's exterior name-plate text from Apperson Hall to Kearney Hall. This change was proposed to occur by placing cast-stone sign panels with text reading Kearney Hall, over the existing text reading Apperson Hall, the name currently carved into the building's exterior elevation above the primary east building entrance (**Attachment H**).

During the December 12, 2005, meeting, the HPAB unanimously voted to recommend that the Community Development Director deny the request. This recommendation was based on findings that the proposal did not comply with applicable Land Development Code (LDC) standards governing historic resources. On December 14, 2005, the Community Development Director issue a disposition denying the Historic Preservation Permit request (**Attachment F**).

On December 27, 2005, an appeal of the Director's Decision was received from the applicant, Greg Strombeck, on behalf of Oregon State University. Land Development Code Chapter 2.19

states that appeals from Director decisions shall be reviewed by the Land Development Hearings Board (LDHB) (**Attachment B**).

II. BACKGROUND

Appellant / Applicant

Oregon State University (OSU)
Greg Strombeck
100 Adams Hall
Corvallis, Oregon 97331

Location

The property is located at the southwest corner of Monroe Avenue and 14th Street. The property address is 1491 SW Campus Way. The site is identified on Benton County Assessor's Map 11-5-34 BC as Tax Lot 2800.

Development District

OSU and the subject building, Apperson Hall, are located in the OSU Development District. Apperson Hall is a historic resource listed on the Corvallis Register of Historic Landmarks and Districts by Order 82-101.

Public Notice

Ninety-two public hearing notices were mailed on December 28, 2005, and four public hearing notices were posted on site. No testimony was received as of January 5, 2006.

Site and Vicinity

Oregon State University has a Public Institutional Comprehensive Plan Map designation, and carries an OSU District designation. Apperson Hall is located on the OSU campus near the intersection of Monroe Avenue and 14th Street. The building is surrounded by the OSU campus on the east, west, and south sides. Monroe Avenue is north of the building, and properties on its north side, opposite Apperson Hall have a Shopping Area - University District designation.

Previous Reviews and Approvals

October 2005

On October 10, 2005, the Historic Preservation Advisory Board (HPAB) reviewed and recommended approval of Historic preservation Site Alteration and New Construction Requests that would alter Apperson Hall and the surrounding area on the OSU campus as outlined below (**Attachments F and G**).

- Add a fully accessible plaza entry element at the east entry of the building as part of a direct pedestrian connection between Apperson Hall and Monroe Avenue.
- Remove and install new vegetative landscaping, including the removal of 2 trees.

- Remove approximately 5 feet of the existing parapet wall and remove portions of the building wall down to the top of the third floor wall framing. Install a new sloped roof, clad with standing "snap seam" metal and roof equipment.
- The new roof is to match the slope and profile of the building's original, 1899, sloped roof. The maximum height of the building is to be 55' to meet OSU Campus Master plan standards, which is lower than the original roof height in 1899.
- Install a gabled skylight at the top of the light court.
- Remove the exterior alcove floor and reconstruct it to ADA standards for accessibility. This includes removing an exterior tile floor and replacing it with a new floor with a different style.
- Other activities related to the above items were included in the request as "alternates" and will be implemented pending Historic Preservation Permit approval.

On October 13, 2005 the Community Development Director issued a disposition approving, with conditions, the Historic Preservation Permit requests (Order 2005-132) (**Attachment E**).

III. DISCUSSION

HPAB Recommendation and Director's Action

Specific LDC Criteria that applied to the proposed Site Alteration were presented to the HPAB in the December 2, 2005, Staff Report (**Attachment H**). Generally, the criteria require that alterations to historic resources be undertaken in a manner compatible with the historic resource and its surroundings. In recommending denial of the application, the HPAB adopted findings made during deliberations during the December 2, 2005, HPAB meeting that demonstrated support for denying the application. The Community Development Director accepted the unanimous HPAB recommendation to deny the request. On December 14, 2005, the Director issued a disposition denying the OSU Apperson Hall Historic Preservation Permit application (Order 2005-156) (**Attachment F**).

Attachments

- A. Site Map
- B. Appeal Letter
- C. Draft minutes from December 12, 2005, HPAB meeting
- D. Letter in absentia from Carol Chin, HPAB member
- E. Director's Disposition (Order 2005 -132)
- F. Director's Disposition (Order 2005 -156)
- G. Graphics illustrating previous approved changes to Apperson Hall elevations (HPP05-00027, Order 2005 -132)
- H. December 2, 2005, Staff Report to the HPAB with application narrative and graphics (HPP05-00034)
- I. Applicable Review Criteria (HPP05-00034)

Applicable Review Criteria (Attachment I)

Comprehensive Plan Policies

- 1.2.9 The applicable criteria in all land use decisions shall be derived from the Comprehensive Plan and other regulatory tools that implement the Plan.
- 5.4.1 The City shall continue to use the Corvallis Register of Historic Landmarks and Districts as the City's official historic site listing. The intent of this inventory is to increase community awareness of historic structures and to ensure that these structures are given due consideration prior to alterations that may affect the historic integrity of the structure.
- 5.4.2 The City shall encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.
- 13.2.1 The University and City should work cooperatively to develop and recognize means and methods to allow the University to provide the mission activities.
- 13.2.2 The City and the University shall continue to work together to assure compatibility between land uses on private and public lands surrounding and within the main campus.

Land Development Code

2.9.40.05 - Review Criteria for Alteration Review

An application request shall be based upon the following criteria:

- a. The Secretary of the Interior's *Standards for Rehabilitation*, U.S. Department of the Interior.
- b. Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
- c. Other applicable State and local codes and ordinances related to building, fire, health, and safety.

Federal Secretary of the Interior's Standards for Rehabilitation

REHABILITATION IS DEFINED AS the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

- 6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8 Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10 New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HPAB Recommendation

The HPAB recommended to deny the proposal to cover the existing name, carved into the stone facade and with the text "Apperson Hall", with cast-stone name plates reading "Kearney Hall". In reaching this recommendation, the HPAB provided the following reasons:

1. The materials used to attach the name plate (e.g. metal anchors and sealant) could result in discoloration of the original stone facade. As such the alteration does not comply with Federal Secretary of Interior's Standard 9, which states alterations will not destroy historic materials.
2. The new name panels could trap water, leading to deterioration of the original facade. As such the alteration does not comply with Federal Secretary of Interior's Standard 9, which states alterations will not destroy historic materials.
3. The new name panels would make the original facade more susceptible to weathering that would damage the original name plates. Therefore the alteration does not comply with Federal Secretary of Interior's Standard 9, which states alterations will not destroy historic materials.
4. Attaching the name plate with anchors drilled into the exterior elevation would damage the original stone facade. Therefore the alteration does not comply with Federal Secretary of Interior's Standard 9, which states alterations will not destroy historic materials.
5. The new panels will alter proportions of the name plates relative to other surrounding carved features on the building. Therefore the alteration does not comply with Federal Secretary of Interior's Standard 9, which states alterations will be compatible in scale and proportion with the property.
6. Installing new name panels would create a false sense of historicity and would create the appearance that the building was always named for Mr. Kearney. As such, the proposal

is in conflict with Secretary of Interior's Standard 3, which states that developments that create a false sense of historic development will not be undertaken.

7. Affixing the new name plates is an alteration to a character-defining feature that has gained historic significance in its own right. Therefore, the alteration does not comply with the Federal Secretary of Interior's Standard 4, which states that such features will be retained and preserved.
8. Affixing the new name plate and covering the existing name plate would cover a distinctive feature, thus not complying with the Federal Secretary of Interior's Standard 2, which states that alteration of distinctive features will be avoided.

In addition to the above rationale, the HPAB found that overall the proposal did not meet the Federal Secretary of Interior Standards for Rehabilitation, numbers 1-5 and 9 as listed above (**Attachments C and D**).

Appeal Issues

The appellant's letter identified eight appeal issues. Excerpts describing each issue are provided below. Please refer to the appeal letter (**Attachment B**) for the complete appeal.

1. Issue Raised on Appeal

Page 1, of the appeal letter dated December 27, 2005, states:

The HPAB has found that OSU's proposal is inconsistent with seven of the Secretary of the Interior's Standards for Rehabilitation, U.S. Department of the Interior. The HPAB specifically cited inconsistencies with standards 1-5 and 7, and 9. However, the HPAB has not provided any findings for how OSU is inconsistent with these standards.

The HPAB has not provided any findings for how the OSU proposal changes the historic form, character, or the use of the property. The HPAB has not provided any findings for how the proposed overlay wrap, which is one of the least destructive treatments available, would damage distinctive materials or features.

2. Issue Raised on Appeal: The HPAB erred in finding the proposal inconsistent with Standard of Rehabilitation 1

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Page 2 of the appeal letter dated December 27, 2005, states:

This standard applies to the use of the property. OSU is not requesting a change to the use of the property.... The HPAB's decision does not provide any findings as to how the change from Apperson to Kearney will result in a change in the use of the property.

3. Issue Raised on Appeal: The HPAB erred in finding the proposal inconsistent with Standard of Rehabilitation 2

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Page 2 of the appeal letter dated December 27, 2005, states:

An overlay wrap will cover the existing name. This wrap will be made of a material, which is compatible to the existing appearance of the building (e.g., similar color as the existing stone and the letters will be of the same size and font as the letters in the name "Apperson")....

The HPAB approved the change in the roofline and the expanded entry design, thus they have approved a change in the architectural appearance of the building. The changes approved by the HPAB represent a greater change in the architectural appearance than that of the building sign. The HPAB's own approval represents a change in the historic character. The change in the building sign does not influence the historic character of this building.

4. Issue Raised on Appeal: The HPAB erred in finding the proposal inconsistent with Standard of Rehabilitation 3

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Page 3 of the appeal letter dated December 27, 2005, states:

The change in the building sign (i.e., name from Apperson to Kearney) does not create a false sense of historical development. The building sign previously changed from Mechanical Hall to Apperson Hall... This process is consistent with providing a physical record of time, place and use, and is consistent with the previous actions of OSU....

OSU would submit that the proposed change in the building sign does not influence the overall site design, juxtaposition of the building to the adjacent buildings or uses, or results in a change of use that would significantly change the historical development of this site. OSU is not proposing to add any features that would create a false sense of historical development. The material used for the overlay is compatible with the architecture.

5. Issue Raised on Appeal: The HPAB erred in finding the proposal inconsistent with Standard of Rehabilitation 4.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Page 3 of the appeal letter dated December 27, 2005, states:

OSU is retaining the name Apperson. The overlay wrap will be anchored to the building in a manner that will allow for the name "Apperson" to remain in its present form....

In addition, the historic significance of this building does not emanate from a 16-foot long slab of stone, which contains the letters A-P-P-E-R-S-O-N. Rather, the historic significance of this building comes from the form and style of the architecture, the period of significance during which the building was constructed and character of the site. OSU would offer, that none of these elements will change with the change of the building sign.

6. Issue Raised on Appeal: The HPAB erred in finding the proposal inconsistent with Standard of Rehabilitation 5.
 5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

Page 4 of the appeal letter dated December 27, 2005, states,

OSU would offer that the craftsmanship of the building is characterized by the stone facade, window treatment, vertical face and elements such as the turrets, and not the stone slab with the letters A-P-P-E-R-S-O-N. The architectural craftsmanship will be preserved and unaffected by the anchoring of the overlay wrap to the existing sign.

7. Issue Raised on Appeal: The HPAB erred in finding the proposal inconsistent with Standard of Rehabilitation 7.
 7. **Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

Page 4 of the appeal letter dated December 27, 2005, states,

The placement of the sign will not damage the stone....

The HPAB has not included any specific reference to how it sees this treatment damaging the stone.

8. Issue Raised on Appeal: The HPAB erred in finding the proposal inconsistent with Standard of Rehabilitation 9.
 9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

Page 5 of the appeal letter dated December 27, 2005, states,

OSU is differentiating between the old and the new with the installation of the overlay wrap. This type of installation the least destructive to the stone.

The HPAB has denied the application because of the impact on the architectural appearance of the building. Other approaches to changing the sign (e.g. removing the stone slab and replacing it with another which could cause a shift in other stones and result in a cascade failure of the stone facade) have greater impact to the building.

IV. REQUESTED ACTION

With respect to the appeal of the HPAB's recommendation and the resulting Director's decision to deny the Historic Preservation Permit request for the OSU Apperson Hall name change (HPP05-00034), the Land Development Hearings Board has the following options:

- OPTION 1:** Uphold the Director's decision to deny the request, thereby denying the appeal; or
- OPTION 2:** Approve the application as proposed, thereby reversing the Director's decision to deny the request; or
- OPTION 3:** Approve the application with conditions, thereby reversing the Director's decision to deny the request.

Should the LDHB support **Option 1**, the following motion is recommended:

MOTION: I move to deny the appeal, thereby affirming the Director's decision to deny the Historic Preservation Permit request (HPP05-00034). This motion is based on findings in the December 2, 2005, Staff Report to the HPAB in support of affirming the Director's decision; findings in support of affirming the Director's decision and denying the appeal as expressed during the December 12, 2005, HPAB deliberations and recorded in the minutes of that meeting; findings in support of affirming the Director's decision and denying the appeal, found in the January 6, 2006, staff memorandum to the LDHB; and findings in support of affirming the Director's decision and denying the appeal, as expressed during the January 18, 2006, LDHB meeting, and recorded in the minutes of that meeting.

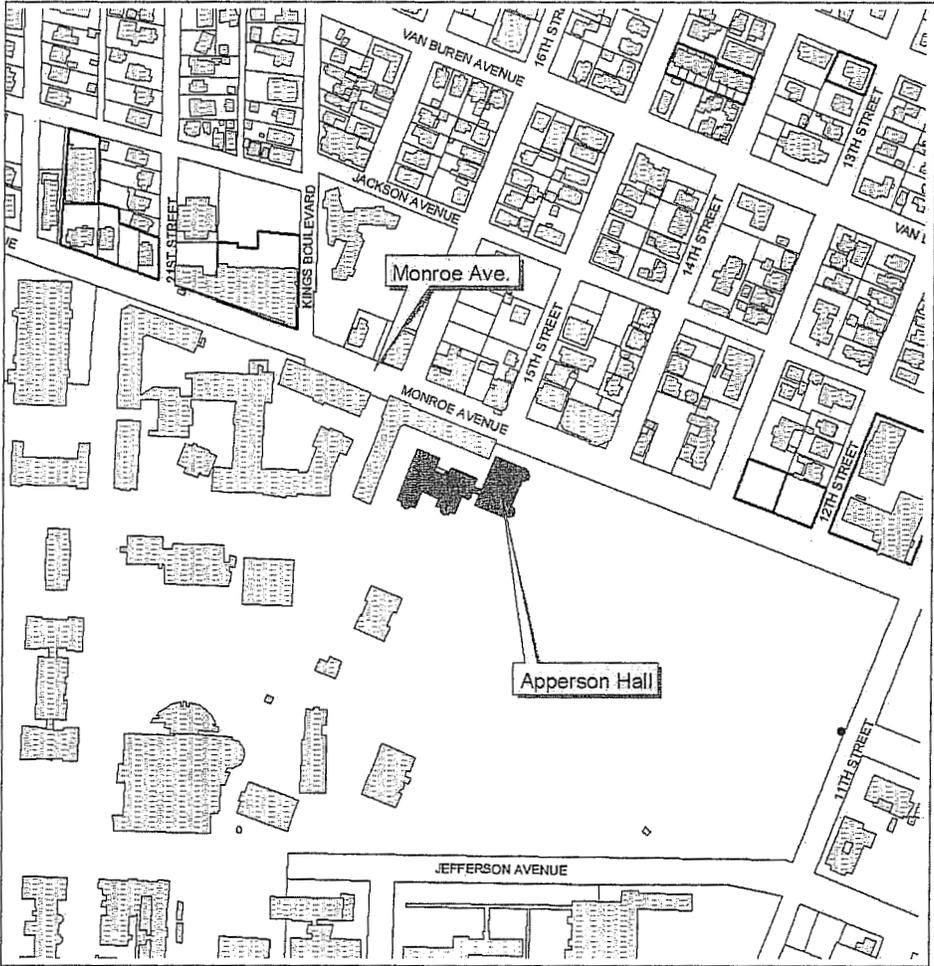
Should the LDHB support **Option 2**, the following motion is recommended:

MOTION: I move to reverse the Director's decision to deny the Historic Preservation Permit request (HPP05-00034), thereby approving the application. This motion is based on findings in support of approving the application found in the December 2, 2005, Staff Report to the HPAB; findings from the December 12, 2005, HPAB deliberations in support of approving the application as recorded in the minutes of that meeting; findings in support reversing the Director's decision and approving the application, found in the January 6, 2006, staff memorandum to the LDHB; and findings expressed during the January 18, 2006, LDHB deliberations in support of approving the application, as recorded in the minutes of that meeting.

Should the LDHB support **Option 3**, the following motion is recommended:

MOTION: I move to reverse the Director's decision to deny the Historic Preservation Permit request (HPP05-00034), thereby approving the application with conditions of approval as recorded in the minutes of the January 18, 2006, LDHB meeting. This motion is based on findings in support of approving the application found in the December 2, 2005, Staff Report to the HPAB; findings from the December 12, 2005, HPAB deliberations in support of approving the application as recorded in the minutes of that meeting; findings in support reversing the Director's decision and approving the application, found in the January 6, 2006, staff memorandum to the LDHB; and findings expressed during the January 18, 2006, LDHB deliberations in support of approving the application, as recorded in the minutes of that meeting.

**OSU Apperson Hall
Historic Preservation Site Alteration Request
(HPP05-00034)**





DEC 27 2005
CITY MANAGERS OFFICE
RECEIVED
DEC 27 2005
Community Development

December 27, 2005

Mr. Ken Gibb, Director
Community Development
502 SW Madison Avenue
Corvallis, OR 97339-1083

RE: LETTER OF APPEAL
OSU APPERSON HALL PROJECT

Dear Mr. Gibb:

Please consider this written appeal for the project noted above.

- A) Oregon State University
Greg Strombeck
100 Adams Hall
Corvallis, OR 97330
- B) Order #2005-156
Director's Decision on HPP Case HPP05-00034 – OSU Apperson Hall
- C) OSU is appealing the decision of the HPAB to deny the application to change the building sign on Apperson Hall. The HPAB has found that OSU's proposal is inconsistent with seven of the Secretary of the Interior's *Standards for Rehabilitation, U.S. Department of the Interior*. The HPAB specifically cited inconsistencies with standards 1-5 and 7, and 9. However, the HPAB has not provided any findings for how OSU is inconsistent with these standards.

The HPAB has not provided any findings for how the OSU proposal changes the historic form, character, or the use of the property. The HPAB has not provided any findings for how the proposed overlay wrap, which is one of the least destructive treatments available, would damage distinctive materials or features. OSU is proposing to drill into the stone, but this is a common practice to affix one material to another on historic and non-historic resources. The HPAB did not distinguish in the form of findings how the drilling would damage the stone.

It is incumbent upon the HPAB to provide such information to ensure its decision is not perceived as arbitrary or capricious, or as a decision to deny the application due to a preference of one name over another name.

OSU would offer that it is necessary for the HPAB to provide such information. The HPAB has grouped these standards with no distinction among them. The HPAB has cited the change in architectural appearance as a reason, but this reasoning is inconsistent with the HPAB's own decision to approve an increase in building height of five feet and an increase in the size of the front entry plaza. Each of these increases represents a greater change in the architectural appearance of the building. Based on the HPAB's decision to change the architectural appearance by virtue of its approval, it stands to reason that it is incumbent upon the HPAB to provide specific findings as to why it has denied the change in the building sign when architectural appearance is cited as a reason.

Standard of Rehabilitation # 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, and spatial relations.

OSU's Response

This standard applies to the use of the property. OSU is not requesting a change to the use of the property. The building will continue to provide general education and academic opportunities to student and faculty. The HPAB's decision does not provide any findings as to how the change from Apperson to Kearney will result in a change in the use of the property. OSU offers that the name of the building will have no impact on the use of the property.

Standard of Rehabilitation # 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

OSU's Response

The overall square footage of the building sign in question is approximately 16 square feet. The overall square footage of the building face, which contains the building sign, is approximately 5,456 square feet. The change in the building sign represents less than a .003 percent change to the building face. This percentage represents a minimal change in the vertical profile of the building face and will have minimal impact on the historic character of the property.

An overlay wrap will cover the existing name. This wrap will be made of a material, which is compatible to the existing appearance of the building (e.g., similar color as the existing stone and the letters will be of the same size and font as the letters in the name "Apperson").

The overlay wrap was cited as being more appealing than a metal sign by a HPAB member during the October 10 2005 HPAB meeting.

The HPAB approved the change in the roofline and the expanded entry design, thus they have approved a change in the architectural appearance of the building. The changes approved by the HPAB represent a greater change in the architectural appearance than that of the building sign. The HPAB's own approval represents a change in the historic character. The change in the building sign does not influence the historic character of this building.

Standard of rehabilitation # 3

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

OSU's Response

The change in the building sign (i.e., name from Apperson to Kearney) does not create a false sense of historical development. The building sign previously changed from Mechanical Hall to Apperson Hall. The change recognized a time-place in the history of the OSU campus and highlighted a person, who in some manner influenced OSU. The College of Engineering, thus OSU, is requesting the ability to recognize the current time and highlight a person who in some manner has influenced OSU. This process is consistent with providing a physical record of time, place and use, and is consistent with the previous actions of OSU.

The HPAB is cited in the October 10, 2005 minutes as recognizing OSU has the right to change the name of its building. Its decision to deny the application was based on their not approving of the change to the architectural appearance. OSU would submit that the proposed change in the building sign does not influence the overall site design, juxtaposition of the building to the adjacent buildings or uses, or results in a change of use that would significantly change the historical development of this site. OSU is not proposing to add any features that would create a false sense of historical development. The material used for the overlay is compatible with the architecture.

Standard of Rehabilitation # 4

Changes to the property that have acquired historic significance in their own right will be retained and preserved.

OSU's Response

OSU is retaining the name Apperson. The overlay wrap will be anchored to the building in a manner that will allow for the name "Apperson" to remain in its present form.

The HPAB has not provided any specific information as to how the proposal is inconsistent with this standard. OSU can only presume the HPAB is considering the name "Apperson" as having some historic significance. OSU would offer that the name of the building has already changed once before. In addition, the historic significance of this building does not emanate from a 16-foot long slab of stone, which contains the letters A-P-P-E-R-S-O-N. Rather, the historic significance of this building comes from the form and style of the architecture, the period of significance during which the building was constructed and character of the site. OSU would offer, that none of these elements will change with the change of the building sign.

Standard of Rehabilitation # 5

Distinctive materials feature, finishes, and construction techniques or examples of craftsmanship that characterize the building shall be preserved.

OSU's Response

OSU would offer that the craftsmanship of the building is characterized by the stone façade, window treatment, vertical face and elements such as the turrets, and not the stone slab with the letters A-P-P-E-R-S-O-N. The architectural craftsmanship will be preserved and unaffected by the anchoring of the overlay wrap to the existing sign.

Standard of Rehabilitation # 7

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

OSU's Response

The placement of the sign will not damage the stone. Five-eighth-inch core holes will be drilled into the stone. This is a common procedure, which is often used when affixing signs to stone (on historic and non-historic buildings).

The HPAB identified this procedure as damaging the distinctive materials. OSU does not agree. The HPAB has not included any specific reference to how it sees this treatment damaging the stone. Conversely, OSU will use a contractor skilled in this type of installation. Additionally, Peter Meijer, AIA, our historical consultant, will assist in this process.

Standard of Rehabilitation # 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be

compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

OSU's Response

OSU is differentiating between the old and the new with the installation of the overlay wrap. This type of installation is the least destructive to the stone. OSU has provided the HPAB with the most appropriate treatment approach to changing the sign. This change is compatible to the historic materials of the building.

The HPAB has denied the application because of the impact on the architectural appearance of the building. Other approaches to changing the sign (e.g., removing the stone slab and replacing it with another which could cause a shift in other stones and result in a cascade failure of the stone façade) have greater impact to the building. Such an approach would be inconsistent with this Standard.

Summary

The HPAB has denied the proposed change in the building sign citing inconsistencies with Standards for Rehabilitation 1-5, 7 and 9. These standards apply to how alterations impact the historic use and character of the property, impact on distinctive materials features, spaces, the historical significance to the property, and minimizing damage to materials and features.

The HPAB has not provided any specific findings as to how the proposed change in the building sign is inconsistent with the above referenced standards. The members of the HPAB have cited a preference for the name Apperson, but have provided no definitive information as to why or how the name Apperson defines the architectural design or style of the building. There are no findings as to how the change from Apperson to Kearney, as proposed, changes the craftsmanship or overall appearance of the building. There are no findings as to how the change in the name from Apperson to Kearney as proposed, changes, impacts, or otherwise minimizes the historical significance or form of the building. Conversely, OSU has provided findings as to how the proposed change in the sign is consistent with the HPAB approval to change the architectural appearance of the roofline and entry plaza. In addition, OSU has responded to each of the standards cited in HPAB's denial with specific reasons, which counters HPAB claims.

The historical significance, character, and influence of this building on the OSU campus is not based on the 16-foot long sign, but rather the predominant features such as the turrets, the stone work, windows, etc. The composition of these elements creates a unique design, which is not defined by the existing sign.

OSU requests the Land Development Hearings Board grant OSU's appeal.

D) As Oregon State University's Project Manager for this project, I am the appropriate person to represent the College of Engineering in this appeal.

Best regards,

A handwritten signature in black ink, appearing to read "Greg N. Strombeck", written over a faint circular stamp or watermark.

Greg N. Strombeck
Project Manager

**Historic Preservation Advisory Board
Meeting Minutes DRAFT
December 12, 2005**

Present

Andy Collins
Gary Day
Steve Gadd, Vice Chair
Max Geier, Chair
Bob Newton
Ross Parkerson
Karyn Bird, Planning Comm. Liaison
arrived at 6:10 p.m.

Excused/Absent

Carol Chin
Scott Zimbrick, Council Liaison

Staff

Ken Gibb, Community Development Director
Bob Richardson, Associate Planner
Mark Lindgren, Recorder
Carolyn Rawles-Heiser, Library Director

Visitors

B A Beierle, PO Box T
Tom Brooks, 1851 NW Jameson Place
Brian Cobb, SERA Architects
Lyle Hutchens, 245 NW Conifer (DEVCO)
John Stewart, 444 NW 9th Street
Greg Strombeck, OSU, Facilities
Rudy Wehrmann, 719 SW 4th Street

SUMMARY OF DISCUSSION

DRAFT

| Agenda Item | Recommendations |
|--|--|
| I. Call to Order | The meeting was called to order at 5:20 p.m. |
| II. Visitor Comment | Rudy Wehrmann, 719 SW 4 th Street, expressed disappointment on the November 14, 2005, HPAB decision for the outbuilding at 727 SW 4 th Street. |
| III. Application Review A. HPP05-00034, Apperson Hall, 1491 SW Campus Way, OSU B. HPP05-00035, Corvallis-Benton County Library, 645 NW Monroe Avenue | A. Application was denied. See details below. B. Application approved as submitted. |
| IV. Review Minutes A. October 6, 2005 B. November 14, 2005 | A. Minutes approved as amended by staff memo. B. Minutes approved as written. |
| V. Other Information and Sharing | Reports on planning for Historic Preservation Month. Motion passed in support of tax status w/regards to SHPO. See below for details. |
| X. Adjourn Meeting | The meeting was adjourned at 6:36 p.m. Next regular meeting scheduled for January 9, 2006 |

CONTENT OF DISCUSSION

I. CALL TO ORDER/REVIEW MEETING AGENDA - The meeting was called to order at 5:20 p.m. by Chair Max Geier.

II. VISITORS' PROPOSITIONS/CONSULTATIONS. **Rudy Wehrmann, 719 SW 4th Street,** expressed his disappointment with the Board's decision on November 14, 2005, when they approved the application for case HPP05-00032, to allow the outbuilding to remain at 727 SW 4th Street. Mr. Wehrmann asked what would happen if everyone was allowed to build shacks in historic districts and expressed his concern that iguanas and snakes were being raised in the shack.

Chair Max Geier responded that although the meeting had adjourned, the Board should respond to Mr. Wehrmann's concerns. The Board has certain criteria under which it can restrict what property owners do within a historic district; the Board must appreciate that it is a restriction on property owner rights. In this case, the shed in question was in an area that had no appreciable impact on the historic significance of the structure and no appreciable impact on the primary facade of either that structure or the adjacent structure. Where it may have the most potential visible impact, stated Geier, those residents testified that they were not concerned.

Geier elaborated that the Board is not in the business of regulating what people do with their property. It can only try to preserve the historic integrity of historic structures, so it was quite clear to the Board that due to the small size of the shed and its relatively obscure location, that it had very little appreciable impact on the historic integrity of the primary structure, or/and especially the facade. The Board must follow certain criteria in making decisions; it can not apply criteria arbitrarily. The Board generally does not look at the actual use of a property in making a decision.

Mr. Wehrmann asked why the Board would allow a new structure to be built on a historically significant property. Max Geier replied that it is not a permanent structure; it is a temporary structure and is of a scale that does not normally fall under the criteria for the Board's review. Mr. Wehrmann stated that the structure protrudes four feet over his six foot tall fence, and he must look at it every day.

(Note: Mr. Wehrmann's comments came after the meeting was adjourned and Chair Geier respectfully stated that the Board should listen to and respond to Mr. Wehrmann's concerns.)

III. APPLICATION REVIEW

A. Apperson Hall (HPP05-00034), 1491 SW Campus Way, OSU. Gary Day noted that he performs consultant work for OSU and works with Greg Strombeck on local projects; however, he does not feel a conflict in the case or that it would affect his ability to render an impartial decision. No one expressed a wish to contest his impartiality.

Associate Planner Bob Richardson summarized the application for the structure located on the southwest corner of Monroe Avenue and 14th Street. The structure is listed individually

on the Corvallis Register of Historic Places. The application requests to change the name of the building from Apperson Hall to Kearney Hall, by placing cast stone panels with the new building name over the existing text, which is currently carved into the stone of the building.

Richardson stated that staff encouraged the applicant to submit their application to request covering up the name, rather than to replace it. Staff's rationale is based upon three broad Secretary of Interior Standards:

- * Standard #10 - That the proposed alteration would be reversible, with the name plate being placed over the existing plate, which would allow the ability of the current name to be utilized at a future date if necessary.
- * Standards #9 and #5 - The alteration does not destroy or remove any historic materials or distinctive features.

Lastly, the existing nameplate is historic in its own right (it was placed there in the early 1990s); therefore, staff discouraged OSU from removing the wording by sandblasting; noting that a preferred alternative is to cover up the name to try to minimize the impact to the existing nameplate as much as possible. Although it would be necessary to drill holes into the building to affix the new nameplate, efforts would be taken to ensure the preservation of the underlying existing nameplate.

Applicant Brian Cobb, SERA Architects, displayed a large photo of the intended alteration. Mr. Cobb noted that the first building on the site was named "Mechanical Hall," which burned sometime around 1897. The building was replaced by the current structure which was also named "Mechanical Hall." The name was changed to Apperson Hall in 1917, honoring Mr. Apperson, who served OSU in various ways including as a member of the board of regents, and starting the OSU engineering program. Mr. Cobb also noted that there is a portrait of Mr. Apperson's wife, Katherine, displayed in the building.

Mr. Cobb called attention to other alterations that have been made to the building over the years: sloped roof replaced by a stuccoed third story in 1920; and interior alterations made in 1949 and 1970. Mr. Cobb also highlighted different sections of the design elements surrounding the text of the name, including cherubs and the carved initials "O.A.C." which represented the initials of the college's name (Oregon Agricultural College) at that time.

The application is to cover each of the two panels, so that it is symmetrical; the materials appear the same as the original materials. The proposed panels will be cast in the field so that they fit tightly. The holes to attach the new panels will be placed in the smooth face of the existing text so that they will not damage or interrupt any existing letter. The small-diameter holes in the smooth face could be patched if the covering sign is removed at a future date.

The building is to be re-named after a contractor, Lee Kearney, who has been involved in fund raising for OSU and the Civil Engineering and Construction Engineering Management Programs for 32 years, and has donated funds for the restoration of the Apperson Building.

The application proposes that a cast, similar in color, will be made to cover the existing banner; although it is intended to be in keeping with the building, it is not intended to look historical. Mr. Cobb emphasized that the existing text panels being affected by the change are only a subpart of a grouping of existing carved stone historical elements.

Mr. Cobb stated that OSU also proposes to place the original 1917 portrait of Apperson in the Lobby of the building along with a timeline panel documenting the progression of the building.

Steve Gadd asked how far out from the building would the proposed panels protrude; Mr. Cobb estimated it would be about 1 ½" in depth and about 3 inches longer and wider than the existing letters. The applicant also explained that a sealant would be placed along the edges to prevent water from entering behind the new panel and cause damage to the original panels.

Gary Day asked if any thought had been given to differentiating from the existing material (Secretary of Interior Guidelines #9 states that new features should not mimic historic features.) Mr. Cobb replied that while other materials were considered, it was decided that cast stone would be more appropriate material for the building, though it could be in a different color tone or texture to make it look newer.

Ross Parkerson asked if there was any other way to attach the new panels to avoid drilling into the existing panels. Mr. Cobb stated that using glue would cause a lot of physical damage to the original Apperson Hall sign if the new sign were ever removed. They believed that drilling 1/4" to ½" diameter holes in four to six locations along each panel would be the least invasive and destructive. These holes could be cut out and patched over, if necessary, to return to an original panel.

Andy Collins noted that specifications call for the holes to be ½" to 1" and added that the panels are proposed to be attached to the smooth edge of the sign, rather than on a textured surface. However, patching a smooth surface would probably be much more likely to show discoloration if the new panel were removed. Mr. Cobb replied that may be true in some respects; and stated that the applicant is open to attaching to a carved section, instead of the smooth areas, if preferred. Andy Collins added that there would be a good chance that there would also be staining caused from aging metal anchors.

Andy Collins also noted that even if the new panels are sealed at the top, things expand and contract over time and it is still likely to leak. Collins asked if the sealant could cause staining and if there will be any openings on the lower edge to allow moisture to escape, or for air to get in to dry it out if it does leak. Collins also inquired whether the panel will be designed in such a way as to be tapered to move water off the top of the panel. Mr. Cobb drew a cross section of the proposed cast stone which showed its shape and verified that the top could be sloped, with sealant on the tops and sides, which would leave the bottoms primarily open.

Chair Max Geier asked about the change in the carved sign from Mechanical Hall to Apperson Hall. Mr. Cobb responded that the original Mechanical Hall sign was probably carved down for the succeeding Apperson Hall sign. Geier stated that the change in design (from Mechanical Hall to Apperson Hall) had become a historical feature.

Max Geier highlighted the written comments from Board Member Carol Chin, who was unable to attend this meeting. (Associate Planner Bob Richardson noted that the letter was made available to the public.) Geier stated that Ms. Chin contended that the application fails to meeting the following Secretary of Interior Standards for Rehabilitation: numbers 1 through 5 and 9.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Gary Day noted that the addition of the new panels over the existing panels will significantly alter the proportion of the panel, overlapping the surrounding carved features.

Max Geier asked for the overall dimensions of each of the new sections. Mr. Cobb replied that the panels are roughly 16 inches high and 7 feet long, depending on whether the banners are included in the measurement. Cobb emphasized that the applicants characterize the building element as all the carved panel pieces; the building name text itself is not necessarily a historical element; it is just a building name and building names change. Only the building name would be adjusted; the entire feature (as a whole) will not be covered over. Mr. Cobb stated that he believes that if this had been a metal sign that had been there for the last 100 years, it would not be as much of an issue to change the name. Max Geier replied that is the problem; it is not a metal sign and it is part of the building.

Public Comment:

B A Beierle, P.O. Box T, spoke against the application, noting that three of the Secretary of Interior Standards do not apply to this property (Standards 6, 8 and 10); the application fails all the remaining seven Standards.

Standard 1: The proposed change is entirely elective and completely unnecessary for the building's continued use. Consequently, the proposed change to obscure the historic name stone with a new one does not pass the minimal change to the defining characteristic test, so it fails to meet Standard 1.

Standard 2: The proposed change alters a significant defining feature of the dominant entrance on the primary facade of the structure, and as it is an elective change, is completely avoidable. Consequently the proposal fails to meet Standard 2.

Standard 3: Obscuring the name Apperson Hall distorts the physical record of the building. Moreover, the proposed change creates the false sense of historicity by suggesting that the proposed new name, incised in similar letters to the 1919 style and in the same position, implies that the new name carries established tradition of the old. Consequently, the proposed change replaces the genuine record with a conjectural feature, thus failing Standard 3.

Standard 4: The incised name Apperson Hall has been a defining characteristic of this building for more than 86 years and has thus acquired historic significance in its own right. The proposed change fails to respect this change over time and thus fails Standard 4.

Standard 5: Among other things, this building is characterized by its stone craftsmanship and distinctive incised stone features and details. Importantly, obscuring the name Apperson Hall fails to preserve this dominant distinctive feature, so the proposed change fails to meet Standard 5.

Standard 7: While the proposed change is not a surface cleaning, it does physically treat and damage historic stonework with fastening holes, so it fails to meet Standard 7.

Standard 9: While the proposed change tries to minimize impact to the incised stonework, it is an exterior alteration that obscures an authentic feature of historic materials and so fails to meet Standard 9.

Ms. Beierle stated that while three of the Secretary of Interior Standards do not apply to this property (Standards 6, 8 and 10), the application fails all the remaining seven Standards, so she respectively requests that the application be denied. Beierle added that many other opportunities exist in the new plaza or other parts of the structure to honor the donor.

Ross Parkerson stated that he has noted that many building around campus are identified by signs located on the lawns in front of the buildings, at pedestrian level. Parkerson added that while it is sometimes a repeat identification of the building, it is an option that many campuses use for the identification of buildings. Parkerson stated that he believes this is a good opportunity to use such a sign, especially since there are other alterations being proposed to the landscape in the front as well as to the front entrance. The building could

be renamed without touching the structure. Parkerson stated that putting aside the issues surrounding the Secretary of Interior's Standards for Rehabilitation, the description for how the applicants intend to attach the (new) signs make him very anxious. Mr. Parkerson stated that the proposal is the worst option the applicant could have chosen for a significant historic building; and, he added, it is ludicrous; the proposal was not carefully considered. This building is one of the first building that one sees when entering the campus and there isn't any way, according to Ross, that the applicant should be allowed to make the adjustment that is requested. Parkerson added that the application is destructive, inconsiderate of the Secretary of Interior Standards, and does not consider other more reasonable options that are available to the applicant. Furthermore, Parkerson stated that he does not support the application and will vote to deny it outright.

Steve Gadd stated that many reasons have been enumerated, and it seems foreign to him that the applicant would seek to fake it in the name change. History of the building would be lost by the fact that the application calls for a fake stone carving. Gadd expressed hope that the donor would not be discouraged if the proposal is denied, but would also appreciate what the Board is protecting. Gadd stated that the proposal does not meet any of the Standards, and it would be a far stretch to allow something like this. The proposal suggests that the new name would have the appearance of being on the building since the beginning, and Gadd added he would have to vote against the application as submitted.

Max Geier stated he also echoed some of the earlier comments and noted that the application is an elective change. Geier added that the name change creates a false sense of historicity that does not belong on a major architectural edifice at the front entrance of a keystone building which is located at a major entry point to a university campus. Apperson Hall, Geier noted, has accumulated historic significance, with the last name change made over 86 years ago. Geier stated that there are numerous reasons to deny the application request and no compelling reason to vote in favor of the request. Geier added that the Board has previously approved some significant changes to the building, though not exactly a restoration of the building, but for an adaptive reuse of the building. Geier stated that he believes the current proposal is purely a cosmetic change, which has no impact on trying to preserve its characteristics, and it would have no impact on the ability on the usability of the building or its adaptive reuse. Geier's main concern is that it is an invasive alteration that has the potential for serious degradation of the primary facade of the structure. It is also unclear what the weathering effect will be over time: the potential for staining, erosion and degradation and possible freezing and splitting of the facade that could occur. Geier stated that he will also vote against the proposal.

Gary Day stated that he does not take all of the issues that other Board members have voiced, but in particular, the presentation, as presented, does not identify itself uniquely; he takes strong exception to that aspect, and would therefore vote against the proposal as submitted.

Ross Parkerson moved and Steve Gadd seconded to deny the application as proposed, for the following reasons; it does not meet the Secretary of Standards 1, 2, 3, 4, 5, 7, and 9, as stated in the staff report. The motion passed unanimously.

B. Corvallis-Benton County Library (HPP05-00035), 645 NW Monroe Avenue, Associate Planner Bob Richardson reviewed the application for this property, located at 645 NW Monroe Avenue, and individually listed on the Corvallis Register of Historic Districts and Landmarks. The request is a Historic Preservation New Construction request to enclose the existing 280 square foot outdoor roof patio on the Library's northeast corner. It is proposed to be constructed of bricks, glass and metal materials to match the building's existing materials. The aluminum frame for the curtain wall is proposed to match the finish of the existing frame; the proposed standing seam metal roof is proposed to match the existing roof.

Applicant Tom Brooks, 1851 NW Jameson Place, introduced designer-engineer Lyle Hutchens, 245 NE Conifer Avenue, and John Stewart, 444 NW 9th Street, who prepared the application, and Carolyn Rawles-Heiser, 645 NW Monroe Avenue, Director of the Corvallis-Benton County Library. Mr. Brooks explained that the Library is greatly in need of more space; this space has essentially never been used since it was constructed during the last remodel. Enclosing the space will provide an area for people to sit and read in an atrium-like structure. Ms. Rawles-Heiser added that the outdoor patio has been unusable for security reasons.

Max Geier also clarified that the area in review is part of the most recent remodel/construction, not the historic portion. Ms. Rawles-Heiser added that the second addition was built in 1992, whereas the original building was constructed in 1931, with a later addition in 1965.

Mr. Brooks verified that the space will remain essentially the same other than being enclosed; the exposed brick wall will be retained; and carpet may be added over the pavers at a later date. John Stewart illustrated with street-level drawings that the proposed roof will not be visible from the street level. Mr. Brooks noted that gutters will be held very close to the face of the glass.

Max Geier stated that he would support the proposal because it was an alteration to a new addition that is not visible from the primary facade of the historic structure.

Ross Parkerson moved and Steve Gadd seconded to approve the project as proposed. The Motion passed unanimously.

IV. MINUTES REVIEW

A. October 6, 2005 - Associate Planner Bob Richardson highlighted the memorandum from Associate Planner Kathy Seeburger regarding the October 6, 2005 minutes. There was no audio tape recording of the meeting so the requested verbatim transcript of the meeting was

Date: 11 December 2005
To: Max Geier, Chair, HPAB
From: Carol Chin

I will not be able to attend the HPAB meeting on Monday, 12 December. I do have some comments and concerns about the OSU Apperson Hall application (HPP05-00034) that will be considered at that meeting, and wanted to forward those concerns to you for consideration during the board's deliberations.

I stand by the decision conveyed to the applicant at our previous meeting, and voted on by the board at that time, that the exterior of the structure not be altered in any way to convey a name change.

While I am not supportive of a name change for the building (such changes ignore the established history of a building), such a change can be accommodated by a pedestrian-level sign in front of the building (as has been done at Gilkey Hall), or other signage incorporated into the new plaza. There are many other structures on the OSU campus that have undergone renovation without such an obtrusive change to the structure itself. Gilkey, Weatherford, and the Pharmacy building are examples that come to mind -- I'm sure there are others.

In terms of our decision making criteria, this application fails to meet the following Secretary of the Interior's Standards for Rehabilitation: 1, 2, 3, 4, 5, 9.

The proposed alteration significantly affects a character-defining element of the structure, one that has acquired historic significance in its own right. This alteration would also create a false sense of development, by creating the appearance that the building was always named for the donor. The existing name plate, which is actually an important and very visible part of the structure, would be damaged in order to apply any new cast stonework. This is clear from the application, but I am also approaching this as a geologist and considering the process known as "weathering," which is the chemical or mechanical breakdown of rock. The materials that were used for the construction of this building are, as stated in a document from the OSU Archives, "Oregon gray granite and sandstone" that was quarried near McMinnville. The foundation of the building, constructed in a pattern that is called "random ashlar", is the portion of the building that is "gray granite." This material is actually what I would call diorite, a rock that is composed of slightly more dark colored minerals than true granite. The upper portions of the building are faced with sandstone, a material that is somewhat softer and much better for the kind of decorative carving that this building displays. Because it is not as sturdy as the diorite (or granite), this rock is much more susceptible to weathering, and therefore any holes drilled into it, or adhesives applied to it, could accelerate the natural weathering process.

Please urge the board to consider these factors as they discuss this application. This alteration is significant, and in my opinion, inappropriate.

Thank you, and happy holidays.



SCANNED

Date: 10/13/05 By: RAZ

Community Development
Planning Division
501 SW Madison Avenue
P.O. Box 1083
Corvallis, OR 97339-1083
(541) 766-6908
FAX (541) 754-1792

**NOTICE OF DISPOSITION FOR
HISTORIC PROPERTY SITE ALTERATION REQUEST**

ORDER NO. 2005-132

CASE: OSU Apperson Hall (HPP05-00027)

PROPERTY LOCATION: The property is located at the southwest corner of Monroe Avenue and 14th Street. The property address is 1491 SW Campus Way. The site is also identified on Benton County Assessor's Map 11-5-34 BC as Tax Lot 2800.

OWNER / APPLICANT: Oregon State University
Greg Strombeck
100 Adams Hall
Corvallis, Oregon 97330

HISTORIC CLASSIFICATION(S): Individually Listed on the Corvallis Register of Historic Landmarks and Districts

REQUEST/PROPOSAL: Historic preservation Site Alteration and New Construction Request to:

- Add a fully accessible plaza entry element at the east entry of the building. The plaza area will be part of a direct pedestrian connection between Apperson Hall and Monroe Avenue. Remove and install new vegetative landscaping, including removing 2 trees.
- Remove approximately five feet of the existing parapet wall and remove portions of the building wall down to the top of the third floor wall framing. A new sloped roof, clad with standing "snap seam" metal will be installed along with roof equipment. Additionally, a gabled skylight is proposed to be installed at the top of the light court. The applicant's narrative states that the new roof would match the slope and profile of the building's original, 1899, sloped roof. The maximum height of the building would be 55' to meet OSU Campus Master plan standards, which is lower than the original height in 1899.
- Remove exterior alcove floor and reconstruct it to ADA standards for accessibility. This proposed work includes removing an exterior tile floor and replacing it with a new floor with a different style.
- Other work related to the above items is included in the request as "alternates", and will be implemented pending Historic Preservation Permit approval and the project budget.

REVIEW CRITERIA: The historic preservation Site Alteration and New Construction requests will be approved if the Community Development Director finds the following criteria from Chapter 2.9 of the Corvallis Land Development Code (LDC) have been met:

2.9.40.05 - Review Criteria for Alteration Review

- (a) Consistency with the purposes of Chapter (2.9 of LDC) and the Corvallis Comprehensive Plan.
- (b) The Secretary of the Interior's *Standards for Rehabilitation, U.S. Department of the Interior*.
- (c) Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
- (d) Other applicable State and local codes and ordinances related to building, fire, health, and safety.

2.9.50.04 - Review Criteria for New Construction

- (a) The new construction maintains any unifying development patterns such as sidewalk and street tree locations, setbacks, building coverage, and orientation to the street.
- (b) The structure is consistent with the size and scale of surrounding contributing buildings and reflects their architectural elements.
- (c) Building materials are reflective of and complementary to existing contributing buildings within the district.
- (d) Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the architectural character of the surrounding contributing buildings.

PUBLIC

COMMENT: The site was posted with 3 public notice signs on September 26, 2005. No public notices were mailed because the subject site is not within 100 feet of a property not owned by OSU.

DECISION: Based on the information submitted by the applicant, a review of the applicable criteria, and the recommendation for approval of the request by the Historic Preservation Advisory Board, it is the decision of the Community Development Director to approve the New Construction, and Site Alteration request as proposed, and presented in the October 3, 2005, Staff Report to the HPAB, subject to the following conditions of approval.

CONDITIONS OF APPROVAL:

1. Consistency with the application: Except as modified through the conditions of approval below, the New Construction shall be consistent with the applicant's plans in the October 3, 2005, Staff Report to the HPAB.
2. Tile entryway floor: The decorative tile entryway floor is to be removed. Rather than placing salvaged portions of the floor in the new entryway floor as proposed, the floor shall be replaced with new tiles in style, size, texture, and a pattern to

- match as closely as possible the character of the tile floor being removed. The distinctive pattern of the border and herringbone pattern of the internal portions shall be duplicated.
3. Landscaping: Trees # 2632 and #1997 (as shown on the attached drawing B) may be removed. The landscaping surrounding the building and the shrubs surrounding the existing deciduous tree at the northeast corner of the site (as shown on the attached drawing B) may be removed. The applicant shall provide the replacement landscaping as indicated in any one of the three proposed landscaping plans.
 4. Windows: Windows shall be treated as per any of the three alternatives presented except that if the windows are replaced (Option #3), the windows shall be replaced with windows with transoms over double-hung windows to approximate the historical pattern. Also, while any of the three approaches may be used, the selected approach shall be applied building wide.
 5. Entry Doors: When doors are replaced on the east and west sides, exterior hardware shall be provided. This may include non-functioning hardware, particularly on the northernmost door on the west side.
 6. Steps and East Plaza Entry: The light fixtures on the stairs and handrails are not to be as shown on page 7 of the applicant's report, nor shall they match the common pattern for buildings on campus designed by a different architect. Instead, the lights are to be designed for this location and be clearly identifiable as being a newer, but compatible, feature of the site.'
 7. Bicycle parking: The bicycle racks shown in front of the east entry of the building shall be relocated to the side of the building along Monroe Avenue.
 8. Application for necessary building permits: The applicant is directed to consult with the Development Services Division regarding any building permit requirements related to the development on the site and with the Community Development Department regarding any modifications for the zoning approvals.

DEVELOPMENT RELATED CONCERNS:

1. Birch Tree: Removal of a third tree (a birch tree) on the east side of the building was discussed. The applicant did not include the removal of this tree in the Arborist's report. Removal of this tree may be resubmitted to the HPAB with a recommendation from the Arborist.
2. Signage and Name Change: Based upon a request for input regarding potential building name and signage changes, the Board stated the members would not support modification (or a covering up) of the exterior sign stonework. While the re-naming of the building is the University's prerogative, any changes to the

exterior materials or appearance of the building impact the historic resource. The Board members suggested other alternatives to be explored.

October 13, 2005
DATE OF DECISION



KEN GIBB, COMMUNITY DEVELOPMENT
DIRECTOR

APPEALS:

If you wish to appeal this decision, the appeal must be filed within 12 calendar days from the date of the Director's decision. When the final day of the appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent working day. All appeals must be submitted in writing to the City Recorder and they must explain the specific grounds for appeal. If you have any questions about the appeal process, contact this office at 766-6908.

Date of Mailing: October 13, 2005

Appeal Deadline: October 25, 2005, 5:00 p.m.

ATTACHMENTS: A. Staff Report to HPAB, dated September 2, 2005
B. Trees and shrubs to be removed.



Community Development
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**NOTICE OF DISPOSITION FOR
HISTORIC PROPERTY SITE ALTERATION REQUEST**

ORDER NO. 2005 -156

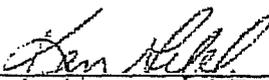
- CASE:** OSU Apperson Hall (HPP05-00034)
- APPLICANT/OWNER:** Oregon State University
Greg Strombeck
100 Adams Hall
Corvallis, Oregon 97330
- HISTORIC CLASSIFICATION(S):** Individually Listed on the Corvallis Register of Historic Landmarks and Districts
- PROPERTY LOCATION:** The property is located at the southwest corner of Monroe Avenue and 14th Street. The property address is 1491 SW Campus Way. The site is also identified on Benton County Assessor's Map 11-5-34 BC as Tax Lot 2800.
- REQUEST/PROPOSAL:** Historic Preservation Site Alteration request to change building name from Apperson Hall to Kearney Hall. This is proposed to occur by placing cast-stone sign panels with the new building name over the existing text, which is carved into the building.
- CRITERIA:** The historic preservation site alteration request will be approved if the Community Development Director finds the following criteria from Chapter 2.9 of the Corvallis Land Development Code (LDC) have been met:
1. Consistency with the purposes of Chapter (2.9 of LDC) and the Corvallis Comprehensive Plan.
 2. The Secretary of the Interior's *Standards for Rehabilitation, U.S. Department of the Interior.*
 3. Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
 4. Other applicable State and local codes and ordinances related to building, fire, health, and safety.

PUBLIC

COMMENT: Four public notices were posted on the site on November 28, 2005. No property owners/residents other than OSU are located within 100 feet of the subject site, therefore no notices were mailed.

DECISION: The Historic Preservation Advisory Board (HPAB) reviewed this proposal on December 12, 2005 and found that the site alteration request was inconsistent with criteria in LDC Section 2.9.40.05.a, the Secretary of the Interior's *Standards for Rehabilitation, U.S. Department of the Interior*. The HPAB specifically cited inconsistencies with standards 1-5 and 7, and 9. Based on the information submitted by the applicant, a review of the applicable criteria, and the HPAB's unanimous recommendation to deny the request, it is the decision of the Community Development Director to deny the site alteration request.

December 14, 2005
DATE OF DECISION



COMMUNITY DEVELOPMENT DIRECTOR

Date of Mailing: December 14, 2005
Appeal Deadline: December 27, 2005 - 5:00 pm

APPEALS: If you wish to appeal this decision, the appeal must be filed within 12 calendar days from the date of the Director's decision. When the final day of the appeal period falls on a weekend or holiday, the appeal period shall be extended to 5:00 p.m. on the subsequent working day. All appeals must be submitted in writing to the City Recorder and they must explain the specific grounds for appeal. If you have any questions about the appeal process, contact this office at 766-6908.

ATTACHMENTS: A. Site Alteration Review Criteria

Existing elevations



DEMOLITION; EAST ELEVATION

1/8" = 1'-0"



DEMOLITION; WEST ELEVATION

1/8" = 1'-0"

LEGEND

GENERAL NOTES

1. REMOVES APPLY TO SHEET, DRAW & THIS DRAW. ALL REWORKED THIS INTO BE USED ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS UNLESS INDICATED.

KEYNOTES

1. REMOVE GUTTER TIE & SPRING TOP FENCE
2. REMOVE WOOD
3. NOT USED
4. REMOVE EXTERIOR DOOR ASSEMBLY AS IS EXISTING. THIS INCLUDES RELOCATED WOOD ENTRY WAYS & SILL IN ROOM TYPE OF EXISTING WALL
5. REMOVE METALLIC CORNICE-BELLS IN BRICK CORNER AND FROG FOR (6) WIND
6. REMOVE CORNERPOST, CORNERPOST HEADS, & TRIMMING BRACKETS IN THEIR ENTIRETY
7. NOT USED
8. REMOVE EXTERIOR & EXTERIOR LA SILL IN ROOM PROJECT & SLOPE AS SHOWN IN SECTION
9. PAINT & STAIN TO REPAIR, PROJECT IN PLACE

DESIGNER: _____
CHECKED: _____

SERA

500A ARCHER ST. SUITE 200
300 HWY 5TH AVE.
PORTLAND, OR 97208
TEL: 503.445.7272
FAX: 503.445.7250
WWW.SERADRAWING.COM

PRELIMINARY
NOT FOR CONSTRUCTION

APPERSON HALL
OREGON STATE UNIVERSITY
CORVALLIS, OR 97331

DEMOLITION;
EAST & WEST
EXT ELEVATIONS

REVISIONS

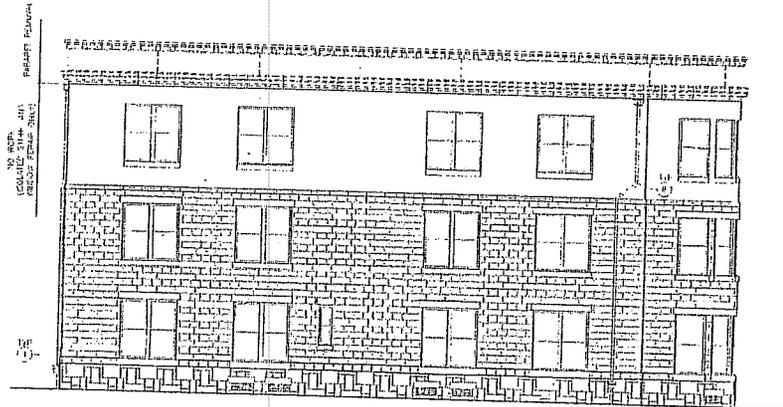
SHEET
D401

HP18 SUBMITTAL

Existing Elevations



DEMOLITION; NORTH ELEVATION 1/8"=1'-0"



DEMOLITION; SOUTH ELEVATION 1/8"=1'-0"

LEGEND

GENERAL NOTES

1. DIMENSIONS SHOWN IN SHEETS 0101 & 0102 ONLY. ALL DIMENSIONS MAY NOT BE USED ON THIS SHEET AND ARE NOT APPLICABLE TO OTHER SHEETS EXCEPT WHERE NOTED.

KEYNOTES

- (1) REMOVE BRICK TRIM & SANDWICH FOR REUSE
- (2) REMOVE BRICK
- (3) NOT USED
- (4) REMOVE EX-HORON BRICK ASSEMBLY IN ITS ENTIRETY. THIS INCLUDES: RECESSSED BRICK ENTRY, SILL & SOUTH AS FACING FACE OF EXTERIOR WALL.
- (5) REMOVE BRICK/STEELED EXTERIOR-FRAMES IN THEIR ENTIRETY AND BRICK FOR THE WORK.
- (6) REMOVE HORIZONTAL CORNER/CORN HEADS, & HORIZONTAL BRICKS IN THEIR ENTIRETY.
- (7) NOT USED
- (8) STUCCO PATCH & REPAIRS TO BE DONE BY GENERAL CONTRACTOR. MAKEUP IN PLACE AS REQUIRED.
- (9) PAINT & STAIN TO REMAIN: FINISHED IN PLACE.

SEERA
 5200 N. UNIVERSITY
 PORTLAND, OR 97202
 TEL: 503-445-1372
 FAX: 503-445-1305
 INFO: 503-445-1305

PRELIMINARY
 NOT FOR CONSTRUCTION

APPERSON HALL
 OREGON STATE UNIVERSITY
 CORVALLIS, OR 97331

DEMOLITION;
 NORTH & SOUTH
 EXT ELEVATIONS

SHEET
D402

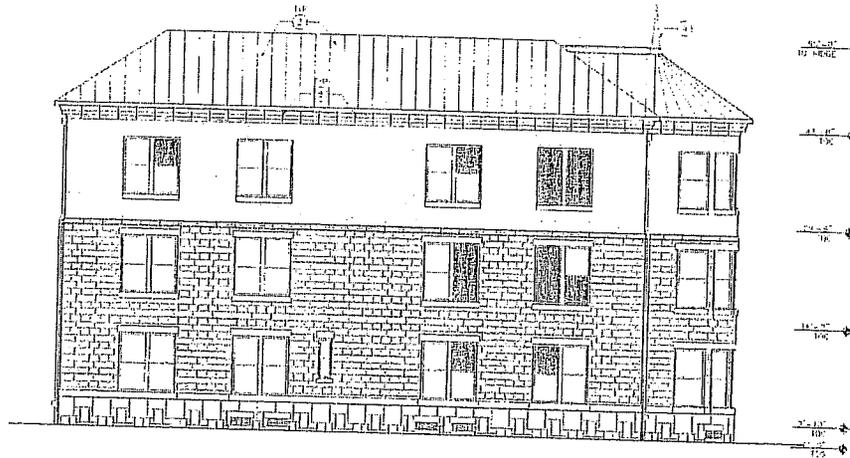
HP&B SUBMITTAL

Approved Alterations



1" = 12'-0"

NORTH ELEVATION (1)



1" = 12'-0"

SOUTH ELEVATION (2)

LEGEND

REWORKED ELEMENTS SHOWN TO BE REPLICATED UNLESS NOTED OTHERWISE

GENERAL NOTES

1. REVISIONS APPLY TO SHEETS A401 & A402 ONLY. ALL REVISIONS SHALL BE FOR THE ARCHITECT'S REVIEW AND NOT APPLICABLE TO ANY OTHER SHEETS UNLESS INDICATED OTHERWISE.
2. ALL EXISTING & NEW SPACES SHALL BE FINISHED PER SPEC.
3. REPAIR EXISTING STAIRS, ELEVATORS, & OTHER VERTICAL TRANSPORTATION DEVICES. REPAIRS SHALL BE PER SPEC. ALL REPAIRS SHALL BE PER SPEC.
4. SHALL VERIFY REPAIRS FOR ALL APPLICABLE UNLESS NOTED OTHERWISE.

KEYNOTES

- (1) SOLID PATTERN INDICATES REPAIR AND RECONSTRUCTION, COLORED PATTERNS INDICATE NEW CONSTRUCTION.
- (2) NOT USED PER SPEC.
- (3) NOT USED.
- (4) FINISH FLOOR & CEILING FINISHES PER FINISHES AND SPECIFICATIONS.
- (5) STAIR & RAMP TO BE PER SPEC.
- (6) SHALL VERIFY TO ARCHITECT'S REVIEW AT THE PROJECT. SEE SPEC FOR ELEVATIONS FOR ARCHITECTURAL FINISHES.
- (7) EXISTING & NEW STAIRS PER SPECIFICATIONS, SEE SPEC FOR FINISHES AND SPECIFICATIONS.
- (8) RECONSTRUCT 10' CLEARANCE, SEE SPEC FOR ARCHITECTURAL FINISHES.
- (9) RECONSTRUCT 10' CLEARANCE, SEE SPEC FOR ARCHITECTURAL FINISHES.
- (10) NOT USED.
- (11) RECONSTRUCT 10' CLEARANCE, SEE SPEC FOR ARCHITECTURAL FINISHES.

SERA
SERVICES ARCHITECTURAL
3333 E. 17TH AVE.
PORTLAND, OR 97232
TEL: 503-449-7322
FAX: 503-449-7366
WWW.SERAARCHITECT.COM

PRELIMINARY
NOT FOR CONSTRUCTION

APPERSON HALL
OREGON STATE UNIVERSITY
CORVALLIS, OR 97331

EXTERIOR ELEVATIONS: NORTH & SOUTH

DATE: 08/11/2011 10:58 AM

SHEET **A402**

HPA SUBMITTAL

CASE: OSU Apperson Hall (HPP05-00034)

PROPERTY LOCATION: The property is located at the southwest corner of Monroe Avenue and 14th Street. The property address is 1491 SW Campus Way. The site is also identified on Benton County Assessor's Map 11-5-34 BC as Tax Lot 2800.

OWNER/APPLICANT: Oregon State University
Greg Strombeck
100 Adams Hall
Corvallis, Oregon 97330

HISTORIC CLASSIFICATION(S): Individually Listed on the Corvallis Register of Historic Landmarks and Districts

REQUEST/PROPOSAL: Historic Preservation Site Alteration request to change building name from Apperson Hall to Kearney Hall. This is proposed to occur by placing cast-stone sign panels with the new building name over the existing text which is carved into the building.

CRITERIA: The historic preservation Site Alteration request will be approved if the Community Development Director finds the following criteria from Chapter 2.9 of the Corvallis Land Development Code (LDC) have been met:

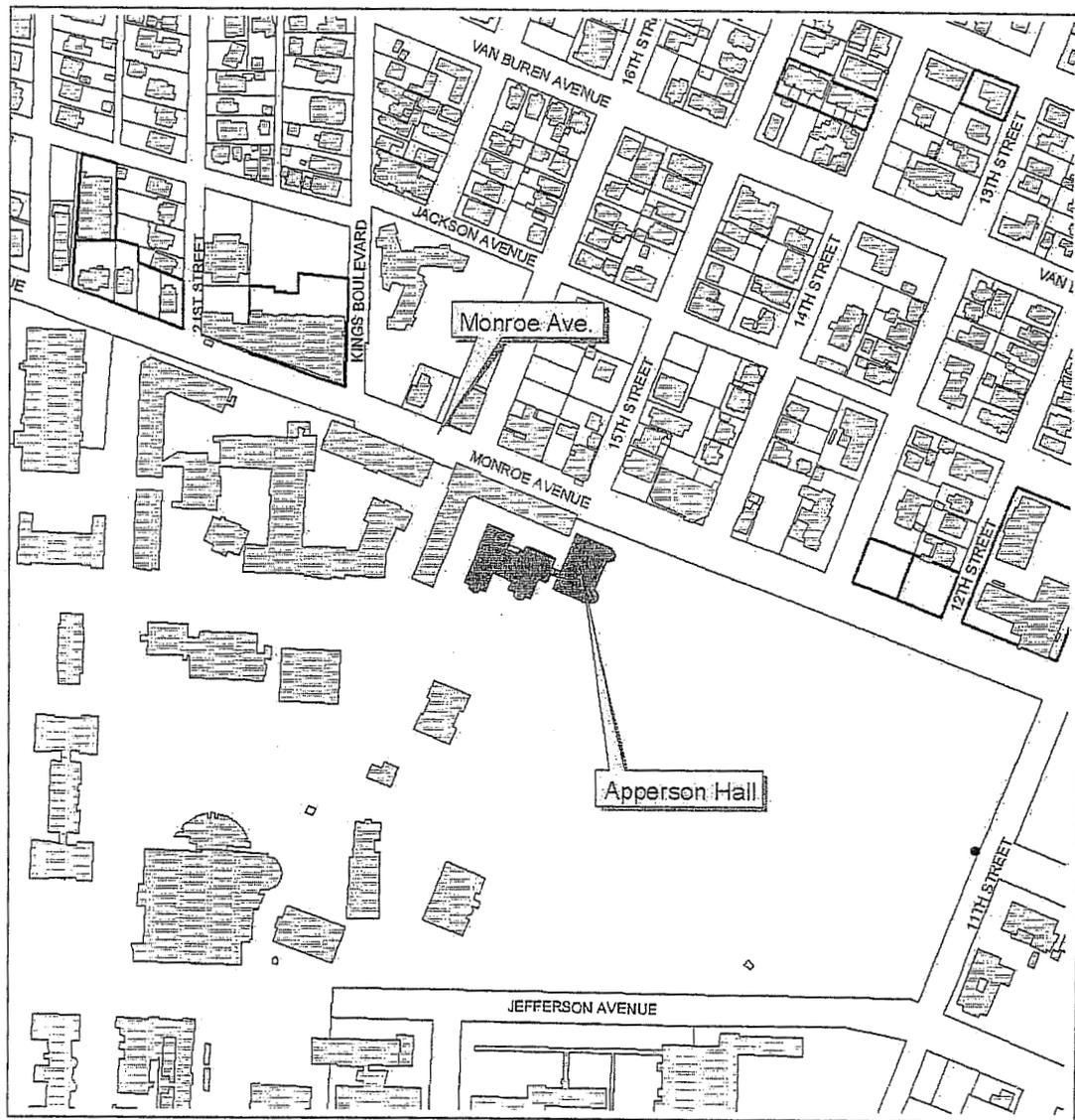
2.9.40.05 - Review Criteria for Alteration Review

- (a) Consistency with the purposes of Chapter (2.9 of LDC) and the Corvallis Comprehensive Plan.
- (b) The Secretary of the Interior's *Standards for Rehabilitation, U.S. Department of the Interior*.
- (c) Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
- (d) Other applicable State and local codes and ordinances related to building, fire, health, and safety.

PUBLIC COMMENT: Four public notices were posted on the site on November 28, 2005. No property owners/residents other than OSU are located within 100 feet of the subject site, therefore no notices were mailed.

PROCEDURE: The Historic Preservation Advisory Board (HPAB) will make a recommendation regarding this request to the Community Development Director. Based on the review criteria, the HPAB's recommendation, and any public comments, the Community Development Director shall either approve, conditionally approve, or deny the request. A "Notice of Disposition" containing the Community Development Director's decision will be mailed to the applicant and to those people who have submitted written comments and/or oral testimony before the HPAB. The decision can be appealed by submittal of a written appeal to the City Recorder within 12 calendar days of the signature date of the Notice of Disposition.

OSU Apperson Hall Historic Preservation Site Alteration Request (HPP05-00034)





CITY OF CORVALLIS
HISTORIC PRESERVATION REVIEW CRITERIA
(from Chapter 2.9, Corvallis Land Development Code)

Alteration of a Historic Resource
(2.9.40.05)

An application request shall be based upon the following criteria:

- a. The Secretary of the Interior's *Standards for Rehabilitation*, U.S. Department of the Interior. *(See below.)*
- b. Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
- c. Other applicable State and local codes and ordinances related to building, fire, health, and safety.

Federal Secretary of the Interior's Standards for Rehabilitation

(For further information: www2.cr.nps.gov/tps/secstan5.htm)

REHABILITATION IS DEFINED AS *the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

is linked to Gerlinger Hall, Honors Hall and Susan Campbell Hall, second most common
 ve grouping, by Friendly Hall, the Faculty Club, and Johnson Hall. Structures in the Girls'
 miliary unit designed by Dr. E. F. Lawrence were built through the support of alumnae and
 ublic subscription before formation of the State Board of Higher Education. A third ensemble
 note is that formed by the University Library and the Art Museum.

Of Prime Significance - Top Priority for Preservation or Restoration

| | | | |
|--------------|-----------|----------------|-----------------------|
| Gay Hall | 1876 | W. W. Piper | Second Empire Baroque |
| Harold Hall | 1885 | W. H. Williams | Second Empire Baroque |
| Ward's Gates | 1940-1941 | | |
| Faculty Club | 1885-1886 | | Italian Bracketed |

A good, late example of the Italian Bracketed, or Italian Villa Style. Occupies an important setting in the core of the campus. Built for faculty member George H. Collier and occupied by University presidents from 1896 through the 1930s. Recommended for preservation.

| | | | |
|---------------------|------|----------------|-------------|
| Art Museum | 1930 | E. F. Lawrence | Modernistic |
| University Library | 1936 | | Modernistic |
| Gerlinger Hall | 1921 | E. F. Lawrence | "Georgian" |
| Endricks Hall | 1917 | E. F. Lawrence | "Georgian" |
| Susan Campbell Hall | 1921 | E. F. Lawrence | "Georgian" |

Of Secondary Significance - Recommended for Consideration in Future Planning

| | | | |
|--------------------|-----------------|--|--------------------|
| Friendly Hall | 1893 | | "Jacobean" |
| Johnson Hall | 1915 | | "Roman" |
| John Straub Hall | 1929 | | "Georgian" |
| President's House | 1923 (Acquired) | | Norman Farmhouse |
| Chancellor's House | 1938 (Acquired) | | Craftsman Bungalow |

Also Noted

| | | | |
|-------------|------|--|---------------------|
| Benton Hall | 1905 | | Renaissance Revival |
|-------------|------|--|---------------------|

Oregon State University

The core of the Oregon State University campus is comprised of three major units, or ensembles. The greatest concentration of early structures is found in the easterly unit surrounding Benton Hall, which is the symbol of the institution. Structures in this grouping which are more or less contemporaneous with Benton Hall share a common orientation which runs on a southeast axis. The other principal units are associated with quadrangles formed by the Memorial Union and Kidder Hall. New construction has been successfully integrated into the north side of the latter.

Of Prime Significance - Top Priority for Preservation or Restoration

| | | | |
|----------------|------|----------------|-----------------------|
| Benton Hall | 1889 | | Second Empire Baroque |
| Fairbanks Hall | 1892 | Walter D. Pugh | Renaissance Revival |

A good example of the Renaissance Revival Style in wood construction by an architect who was for a time a leading architect in the capital city. Second oldest building on campus (contemporaneous with the Chemistry Building). An important anchor on the southwest corner of the prime quadrangle. Still commodious and functional if brought up to code. Recommended for adaptive restoration.

| | | | |
|--------------------|------|--------------------|--------------------|
| Memorial Union | 1928 | Thomas and Mercier | |
| Mitchell Playhouse | 1898 | | Queen Anne Revival |

A rare example of the "Shingle Style" of the Queen Anne Revival. In a good state of preservation. Recommended for retention on original site.

| | | | |
|------------------|------|--|--------------------|
| Paleontology Lab | 1892 | | Queen Anne Revival |
|------------------|------|--|--------------------|

A typical example of the "Stick Style" of the Queen Anne Revival on a small scale. A suitable element in the immediate setting of Benton Hall. Recommended for restoration.

Of Secondary Significance - Recommended for Consideration in Future Planning

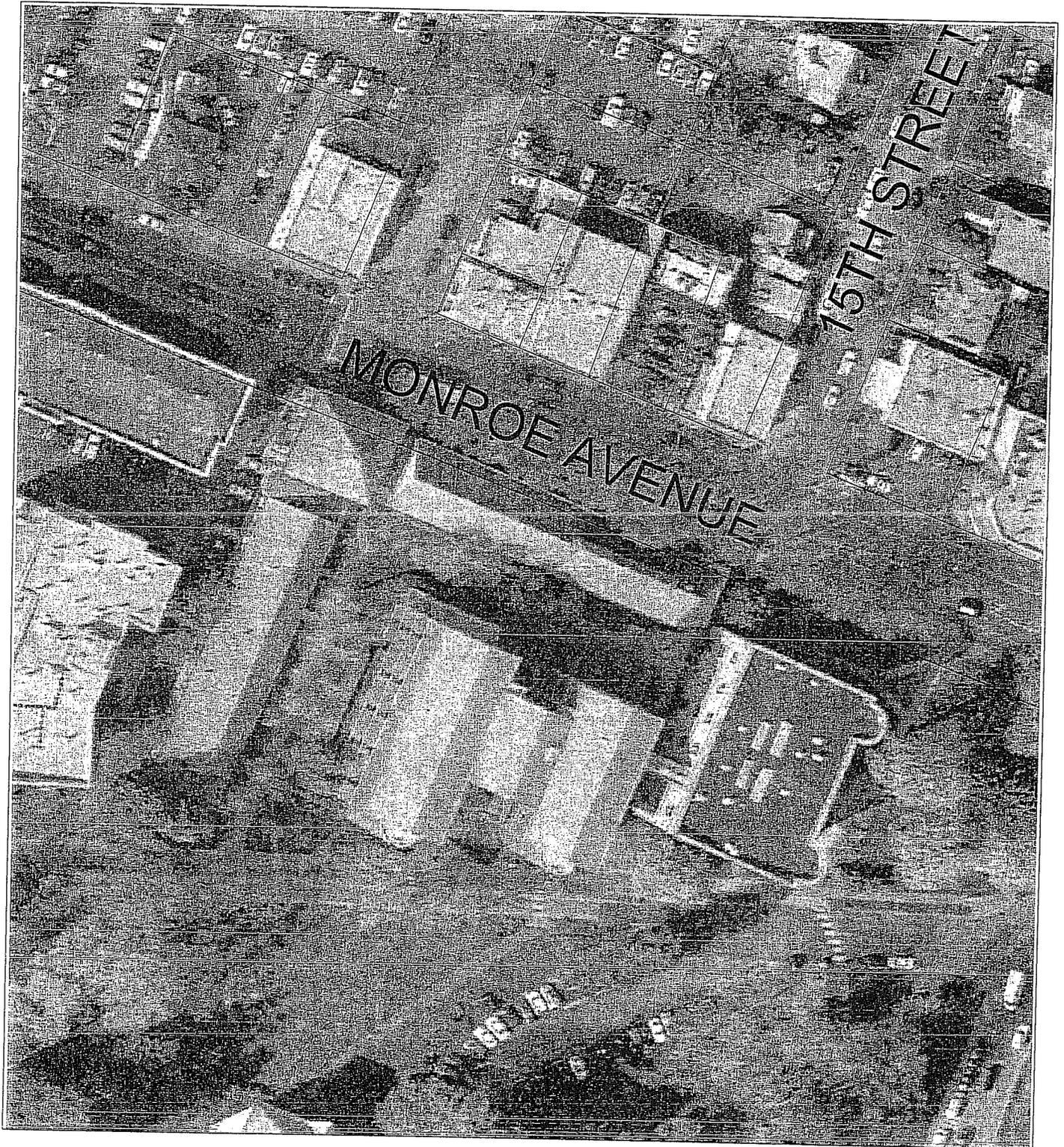
| | | | |
|---------------|------|---------------|--------------------|
| Apperson Hall | 1900 | Edgar Lazarus | Romanesque Revival |
|---------------|------|---------------|--------------------|

Work of a noted Portland architect whose master work in masonry construction is Vista House on Steam Point on the Columbia River Highway. Originally Mechanical Hall. Third story later altered (see Figs. 15 and 16). An anchor on the north side of the Benton Hall ensemble. Recommended for preservation.

| | | | |
|----------------|------|---------|--|
| Education Hall | 1902 | Burgess | |
|----------------|------|---------|--|

An anchor on the south side of the Benton Hall ensemble combining elements of the Romanesque Revival and "Whitneysque" Style. Recommended for preservation.

OSU Apperson Hall



50 0 50 Feet

A scale bar with three segments: a black segment on the left labeled '50', a white segment in the middle labeled '0', and a black segment on the right labeled '50 Feet'.



City of Corvallis Historic Preservation Permit Application

RECEIVED
NOV 8 1 2005

Community Development Department - Planning Division
501 SW Madison, P. O. Box 1083
Corvallis, OR 97339-1083
Phone: (541) 766-6908, Fax: (541) 766-6936
email: planning@ci.corvallis.or.us

| | | |
|-------------------|--------------------|------------------|
| Case Number _____ | For staff use only | Date Filed _____ |
|-------------------|--------------------|------------------|

Please tell us about your property and your request. Attach additional information, if necessary. If you have any questions, contact the Planning Division at (541) 766-6908.

1) **Historic Property Address/Location:** *(Or general vicinity, side of street, distance to intersection.)*
14th & Monroe Avenue

| Assessor's Map Number(s)* | Related Tax Lot(s) |
|---------------------------|---------------------|
| 1. _____ | _____, _____, _____ |
| 2. _____ | _____, _____, _____ |

*The Assessor's Map Number (Township, Section/Range) and the Tax Lot Number (parcel) can be found on your tax statement or at the Benton County Assessor's Office

2) **Historic Name of the Property:** *(Available from Historic District nomination and/or inventory form. If you need assistance, contact staff.)*
Apperson Hall

3) **Historic Property Information:** *(Check all that apply.)*

- Individually Significant Historic Resource:
- Local Register
- National Register
- Property is Located within a Historic District:
- Historic Contributing
- Historic Non-Contributing
- Non-Historic Non-Contributing

4) **Request:** *(Check all that apply. For further information, refer to checklist on page 4.)*

- Alteration
Type: _____
- New Construction
- Demolish Historic Resource
- Move Historic Resource
- Establish Historic Designation
- Remove Historic Designation
- Reclassify Property within a Historic District

5) Applicant Information: (Include all that apply.)

Property Owner(s) Name: Oregon State University; Greg Strombeck
Phone (541) 737-7695 E-mail greg.strombeck@oregonstate.edu

Address 100 Adams Hall, Corvallis, OR 97330

Signature (Required) _____ Date _____

Applicant's Name: (If different from owner) SERA Architects, Inc; Brian T Cobb, AIA
Phone (503) 445-7322 E-mail brianc@serapdx.com

Address 338 NW Fifth Ave, Portland, OR 97209

Signature _____ Date _____

Project Staff:

Developer N/A Phone _____

Engineer _____ Phone _____

Planner N/A Phone _____

Architect SERA Architects, Inc Phone (503) 445-7372
338 NW Fifth Ave, Portland, OR 97209

Other _____ Phone _____

6) Please provide a brief summary of the proposal:

Proposal includes changing building name from Apperson Hall to Kearney Hall by covering over existing carved stone bldg text with similar cast stone material with new name.

7) Please describe how your proposal meets the review criteria that apply: (Lists of criteria are included in your application packet. If you prefer, you may describe this in the narrative describing your request.)

Refer to the attached Narrative Description

8) **Attachments:**

Required: *(Please number all pages. All drawings should be shown to scale.)*

- Narrative regarding request.
- Site plan - existing. *(Include any significant site elements such as fencing or significant trees and shrubs.)*
- Site plan - proposed. *(Highlight items relevant to your proposal.)*
- Elevation drawings - existing and proposed.

Optional: *(Please check all that apply.)*

- Photos

Recommended:

§ Photo(s) of your property/building(s), including trim details.

§ Photo(s) of surrounding homes/buildings.

§ Photo(s) of structures in the area which are similar to the proposed structures.

§ Photo(s) of existing mature vegetation, fencing, etc., if relevant.

- Other: _____

Additional Requirements for permits evaluated by the Historic Preservation Advisory Board (HPAB):

The checklist on the following page will help you determine whether HPAB review is needed; however, contact the Planning Division at (541) 766-6908 if you have any questions.

9) **Additional Attachments/Color and/or Oversize Attachments:**

If any attachments are larger than 8 ½" x 14", or if you would like color copies to be distributed to the Board, please submit 12 copies of your attachments.

10) **Authorization for Staff and HPAB Members to Enter Land:**

City staff and members of the Historic Preservation Advisory Board (HPAB) are encouraged to visit the sites of proposed developments as part of their review of historic preservation applications. Please indicate below whether you authorize City staff and HPAB members to enter onto the property(-ies) associated with this application as part of their site visits.

- I authorize City staff and HPAB members to enter onto the property(-ies) associated with this application.
I do not authorize City staff and HPAB members to enter onto the property(-ies) associated with this application.

11) **Public Notice Signs:**

If the application must be reviewed by the HPAB, the applicant is responsible for ensuring that up to three public notice signs are posted on the site at least 14 days prior to the HPAB meeting. Staff will prepare the signs and will let you know when the signs are ready to be picked up from City Hall.

Please indicate who will be responsible for posting any required signs:

Name: Greg Strombeck

Phone: (541) 737-7695

HISTORIC PRESERVATION PERMIT REQUEST CHECKLIST

(For Question #4. Check All That Apply. Relevant Review Processes Noted in Parentheses)

- ALTERATION*:**
 - Individual Historic Resources**:**
 - Alteration involving replacement of similar or like materials. (*DIR*)
 - Alteration involving replacement of dissimilar materials. (*HPAB, with public notice*)
 - Historic District Resources:**
 - Non-Historic/Non-Contributing Resources:**
 - Exterior alterations involving replacement of similar or like materials. (*DIR*)
 - Exterior alterations involving replacement with dissimilar materials or any new construction (less than 120 square feet) visible from a public right-of-way. (*DIR, with site posted 14 days prior to decision*)
 - Historic/Non-Contributing Resources:**
 - Exterior alterations involving replacement of similar or like materials, or alterations which restore the historical integrity. (*DIR*)
 - Exterior alterations involving replacement with dissimilar materials or any new construction (less than 120 square feet). (*DIR, with site posted*)
 - Historic/Contributing Resources:**
 - Exterior alterations involving replacement of similar or like materials, or alterations which restore historical integrity. (*DIR*)
 - Exterior alterations involving replacement with dissimilar materials or any new construction. (*HPAB, with public notice*)
- NEW CONSTRUCTION** (*HPAB, with public notice*)
- DEMOLISH HISTORIC RESOURCE** (*HPAB, with public notice and 45-day advance notice to State*)
- MOVE HISTORIC RESOURCE** (*HPAB, with public notice and 45-day advance notice to State*)
- ESTABLISH HISTORIC DESIGNATION (HISTORIC PRESERVATION OVERLAY)** (*LDHB, after HPAB review*)
- REMOVE HISTORIC DESIGNATION (HISTORIC PRESERVATION OVERLAY)** (*LDHB, after HPAB review*)
- RECLASSIFY PROPERTY WITHIN A HISTORIC DISTRICT** (*LDHB, after HPAB review*)

DIR: Request is reviewed administratively, by Community Development Director.

HPAB: Request is reviewed by Historic Preservation Advisory Board at one of its monthly meetings.

LDHB: Request is reviewed by Land Development Hearings Board at a public hearing, typically on the first or the third Wednesday of the month.

*Ordinary maintenance or repair of any exterior architectural feature in or on any historic property, including painting, that does not involve a change in design, material, or external appearance is exempt from the need for City review. Exterior alterations to non-historic, non-contributing resources involving replacement with dissimilar materials or any new construction (less than 120 square feet) not visible from public right-of-way also are exempt.

**If a property is both an individual historic resource and is located in a Historic District, this section applies.

RECEIVED

1.0 | BUILDING NAME NARRATIVE NOV 2 1 2005

A | Building Name History

Community Development

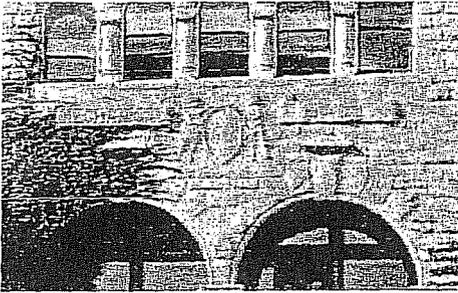


Fig. 1.0 | 1; Mechanical Hall 1900

Historic Overview

1898; Mechanical Hall, Apperson Hall's original name, was constructed to replace a facility lost to a fire, see figure 1.0.1 and Exhibit A. The original Mechanical Hall was designed by Portland architect Edgar H. Lazarus in a Richardsonian-Romanesque style.

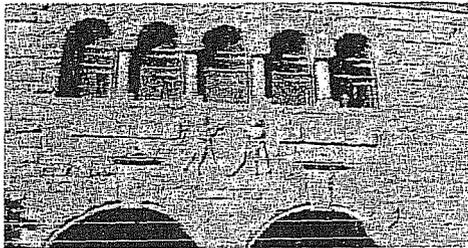


Fig. 1.0 | 2; Apperson Hall 1920

1917; Mechanical Hall was formally renamed to Apperson Hall; see figure 1.0.2 and Exhibit B, after an extensive renovation. Due to the influx of students after the First World War the sloped metal roof was removed and an additional story was added creating a three story structure.

Captain John T. Apperson gave Oregon State University 32 years of service and was appointed to the Board of Regents. Upon his death on April 3, 1917, a portrait of Captain Apperson was donated to the University. In addition, the University recommended the building name be change as he was instrumental in getting a new engineering program for the College

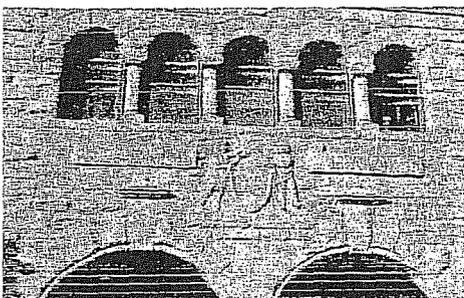


Fig. 1.0 | 3; Kearney Hall 2006

2004; Apperson Hall was designated a priority for a full building renovation to create a viable building for the next 50 to 75 years for the Construction and Engineering Management program, currently located within the building with the Civil Engineering Program. Lee and Connie Kearney donated \$3 million dollars to kick off the donation drive to fund the renovation of Apperson Hall.

Lee Kearney graduated from OSU in 1963, retiring after a 32-year career at one of the nation's largest construction firms, Peter Kiewit Sons', Inc., where he served as division manager and on the board of directors. While at Peter Kiewit Sons', Inc., Kearney personally hired more than 50 OSU engineering graduates. Lee has a deep connection to both the building and the program that is housed within its walls. For the Kearney's generous donation and Lee's legacy, connection to the building, and efforts within the construction industry, Oregon State University deemed a building name change completely appropriate and necessary as it was in 1917 when the building became Apperson Hall; see figure 1.0.4 and Exhibit C for signage intent.

J-8-j

B | Proposed Exterior Sign

Existing Signage Description

The existing building name is located on the east side of the building carved in a portion of several decorative stone panels. The name "Apperson" and "Hall" are scribed into a raised stone "banner" like carving on either side of two cherubs holding an emblazed emblem with the original university acronym, i.e. OAC, an abbreviation of Oregon Agricultural College, see figure 1.0.2.

Proposed Signage Description

We are proposing to create sign panels with the Kearney Hall name that would cover over only the existing "Apperson" and "Hall" banner elements. The significant portion of the entire sign panel elements will be retained without modification.

The new sign panels will be created to approximate the existing decorative banner element, see Exhibit C. Sign form work will be created from casts of the existing panels and modified for the new building name. These new cast stone sign banner elements will be enlarged slightly allowing them to fully cover and protect the existing stone sign from water intrusion damage.

These new sign panels will be attached to the un-carved & smooth areas of the existing banner elements so as to limit damage to the existing panels. The new sign panels will be fabricated to allow for an integral sealant bead around the edge of the panel to keep water from getting behind these panels. The sealant band will be installed such that the joint will not be seen from a direct frontal view and will be of similar color to the cast stone panels to limit its overall impact.

Four to six small diameter holes (1/2 to 1 inch) will be drilled into the each of the existing banner faces to allow for the installation of epoxy bolts for the connection of the new panels. This will limit the damage to the existing stone veneer panels to areas easily patched with matching color materials, as opposed to areas of carved decorative elements.

As designed, these new sign panels will be constructed of similar textured and colored materials so that they may be removed in the future with limited damage to the existing carved stone panels. Thus there is no permanent destruction or defacement of the historical building elements which allows the element to be returned to its original design and intent in the future.

J-8-k

C | Historical Time Line

Interior Historical Narrative

As part of maintaining the history of the building through time, Oregon State University is proposing to create interior signage panels within the lobby of the building, see Exhibit D.

One of these "panels" would be the originally donated 1917 portrait of Captain John Apperson, item #1 – Exhibit D. The other panel would include a building through time photographic series, similar to the overall elevations provided in Exhibits A through C. In addition to the photographic record, a short historical narrative of the building, its various renovations, and the important individuals involved in the building and its program will outlined next to these photographs.

D | Summary

The building, as well as its name, has changed over time in response to extensive renovation in conjunction with significant assistance from key individuals within the community.

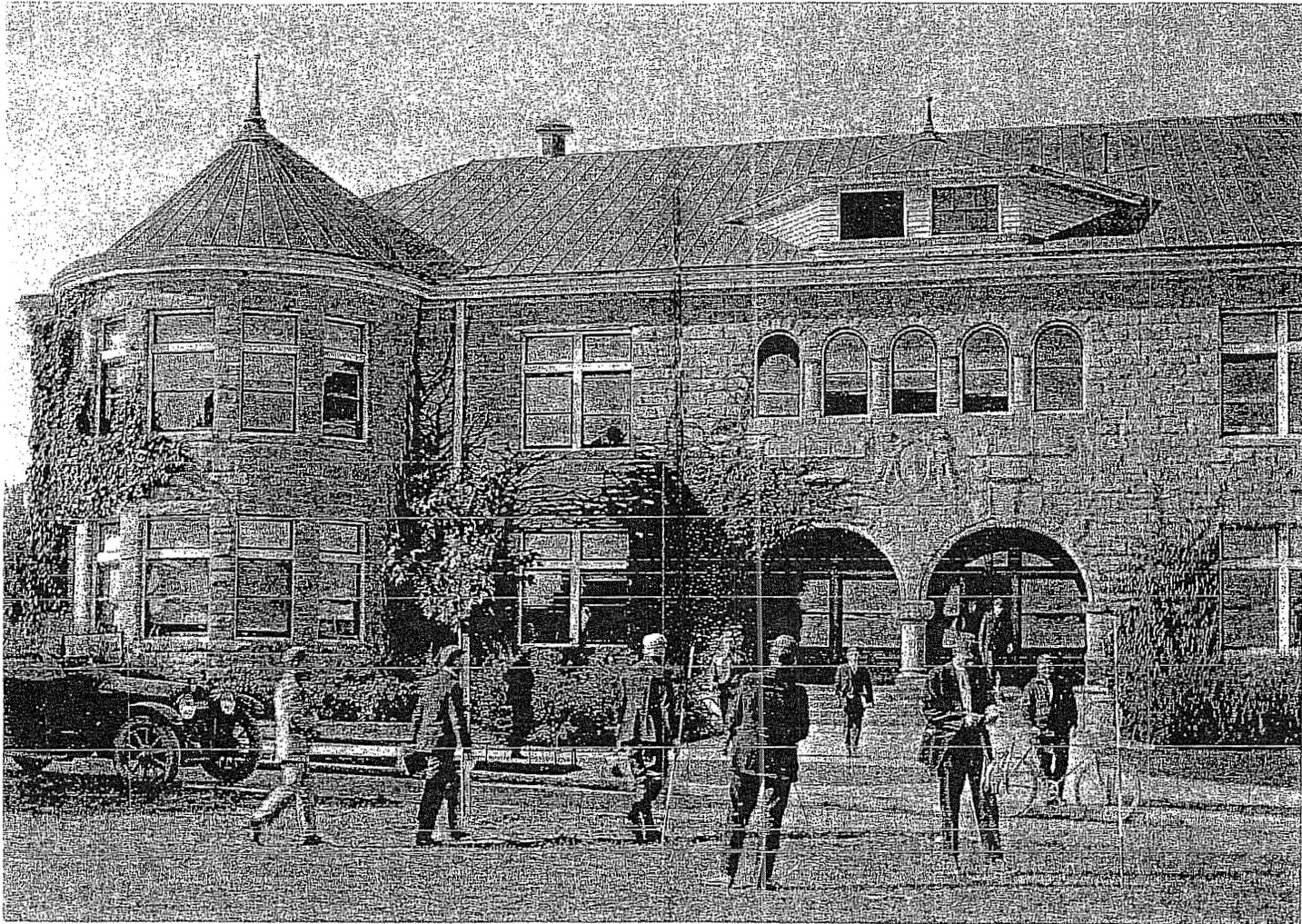
The building name was changed from Mechanical Hall to Apperson Hall when the building required extensive renovation, i.e. addition of a third story. Captain Apperson was instrumental in getting an Engineering program on the Oregon State Campus.

Similarly, the building requires extensive renovations to update the building to current educational requirements while creating a structure and environment that will last for another 75 years. Like Captain Apperson, Lee and Connie Kearney have contributed significant resources to Oregon State University to give the Construction Engineering Management program a boost into the future and toward the University's goal of having a Top 25 Engineering program.

Furthermore, Lee and Connie have co-chaired the College of Engineering's Top-25 Campaign since its inception in 1999. Lee has 32 years in an industry directly related to the programs contained within the walls of this existing historic building.

The proposed design will cover over a small portion of the existing stone panels in such as way as to minimize damage to the existing stone carving. In addition, the new panels will be installed such that they could be removed and with a limited amount of repair return the existing stone panels to their pre-renovation state. Therefore, we feel that this proposal meets the intent of the historical criteria as it relates to the protection of the existing elements, to the greatest extent possible, while using compatible materials and allowing for future reversal of these proposed modifications.

J-8-1

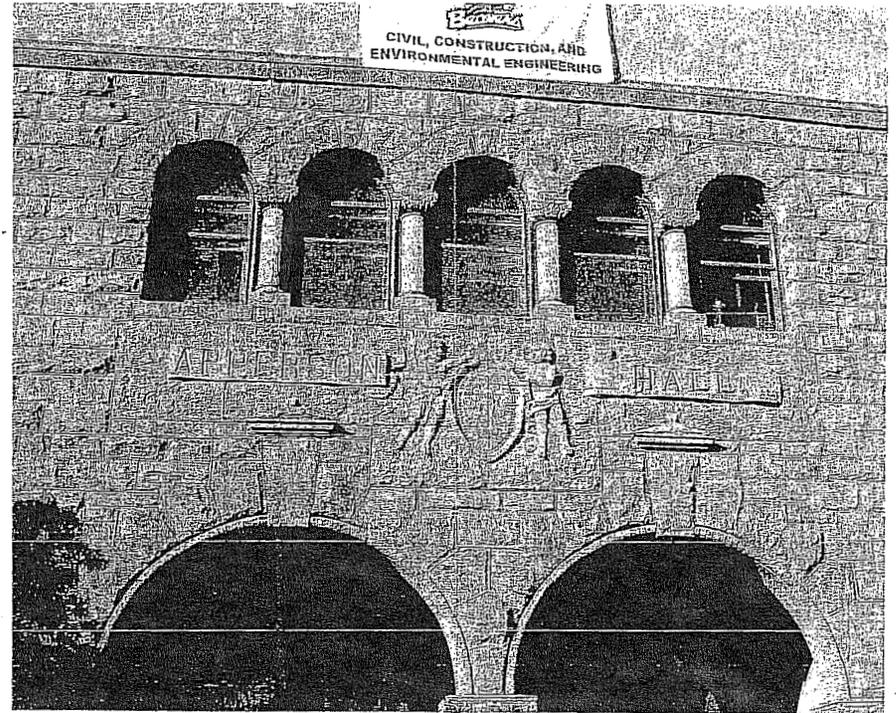
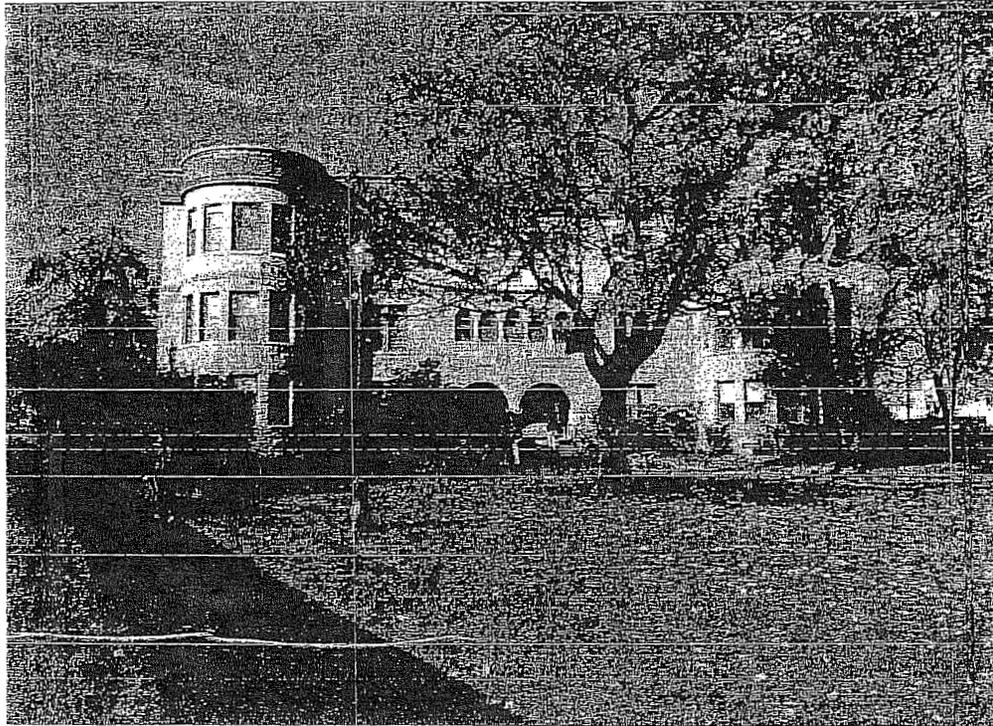


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FBI - CORVALLIS



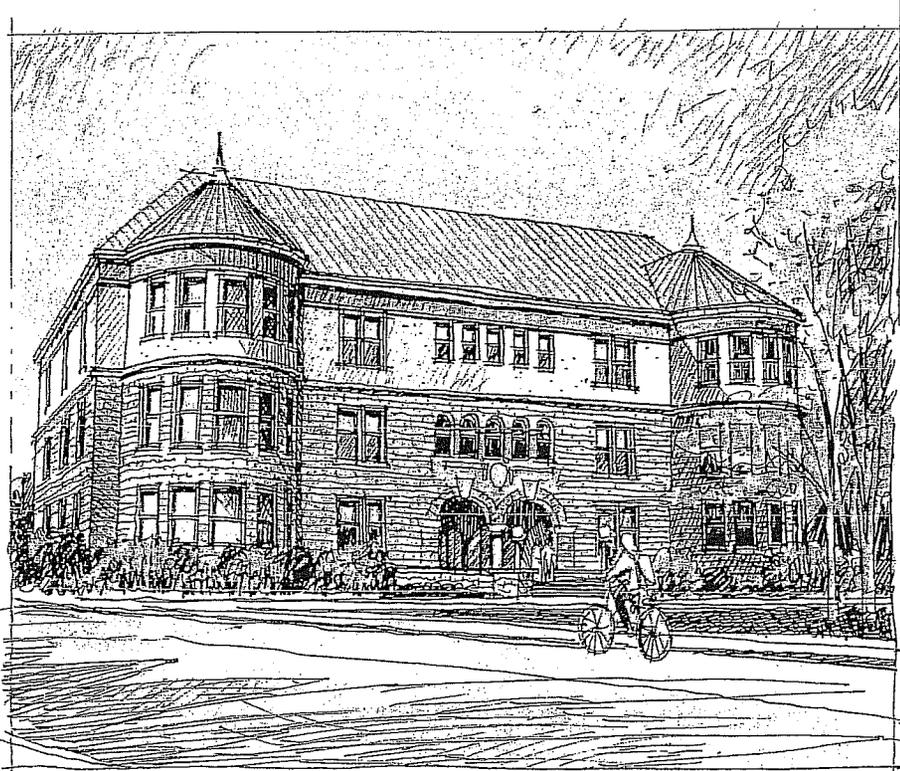
APPERSON HALL
OREGON STATE UNIVERSITY
CORVALLIS, OR 97331

EXHIBIT A; EXISTING EXTERIOR BUILDING SIGN PRE-1920S
BUILDING NAME; "MECHANICAL HALL"



SERA OSU | APPERSON HALL
 OREGON STATE UNIVERSITY
 CORVALLIS, OR 97331

EXHIBIT B; EXISTING EXTERIOR BUILDING SIGN
 BUILDING NAME; "APPERSON HALL"



SERA OSU APPERSON HALL
 303 N. W. 10th Ave.
 Corvallis, OR 97331
 TEL 303-448-7372
 FAX 303-448-7369
 WWW.OSU.EDU

OREGON STATE UNIVERSITY
 CORVALLIS, OR 97331

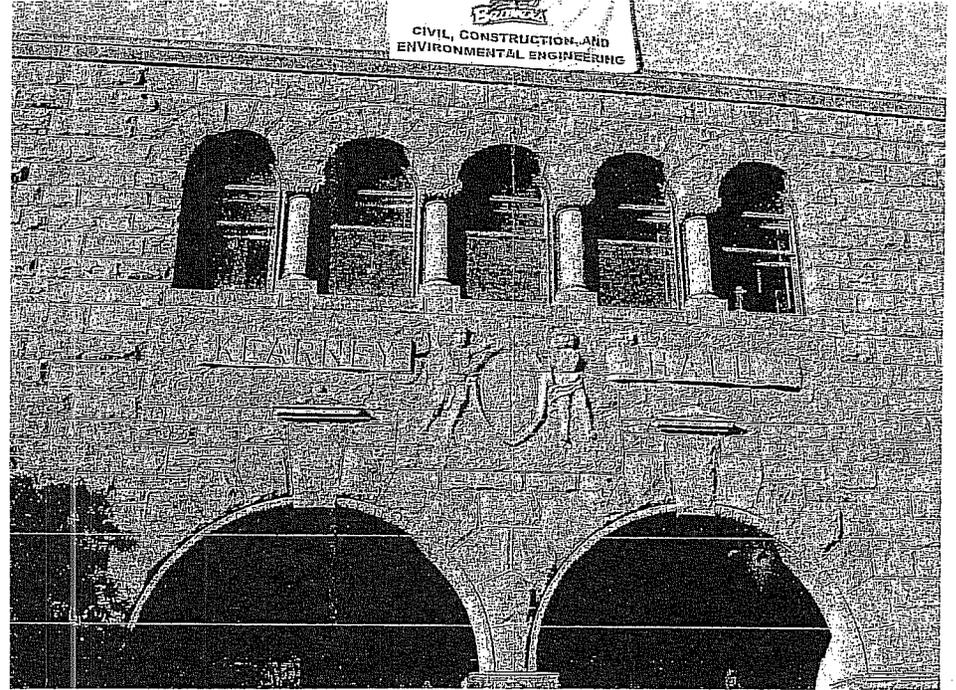
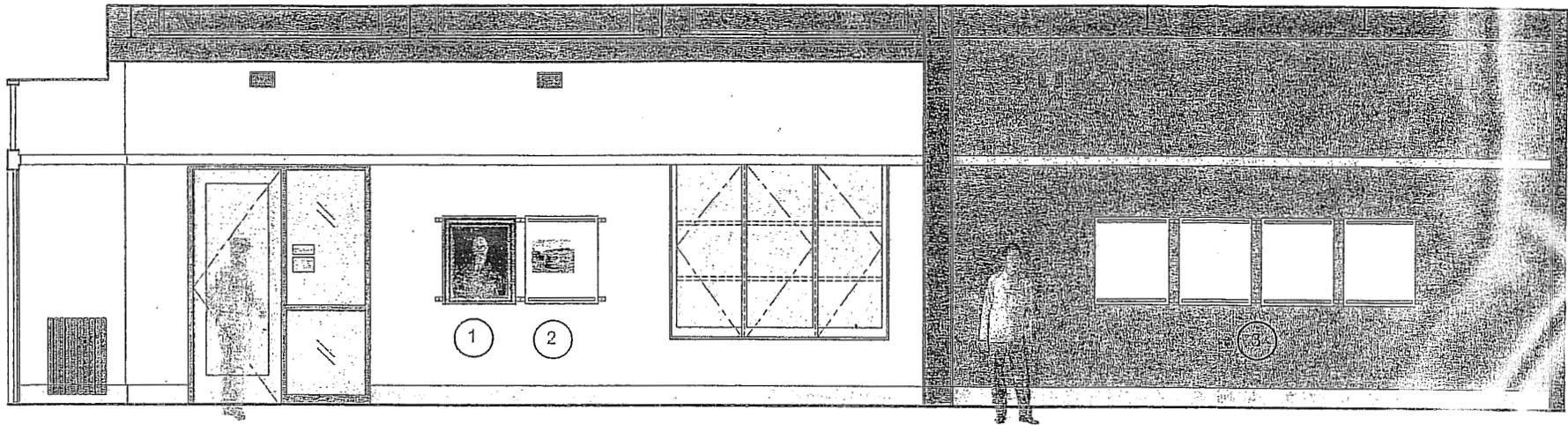


EXHIBIT C; PROPOSED EXTERIOR BUILDING SIGN
 BUILDING NAME; "KEARNEY HALL"



LOBBY ELEVATION

LIGHT COURT ELEVATION

- 1 APPERSON PORTRAIT
- 2 HISTORICAL TIMELINE & NARRATIVE SIGNAGE PANEL
- 3 DONOR WALL

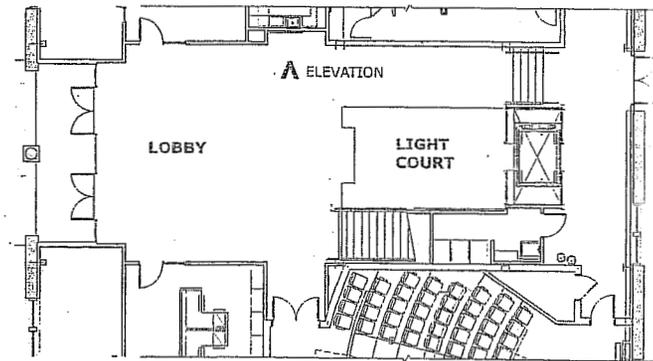
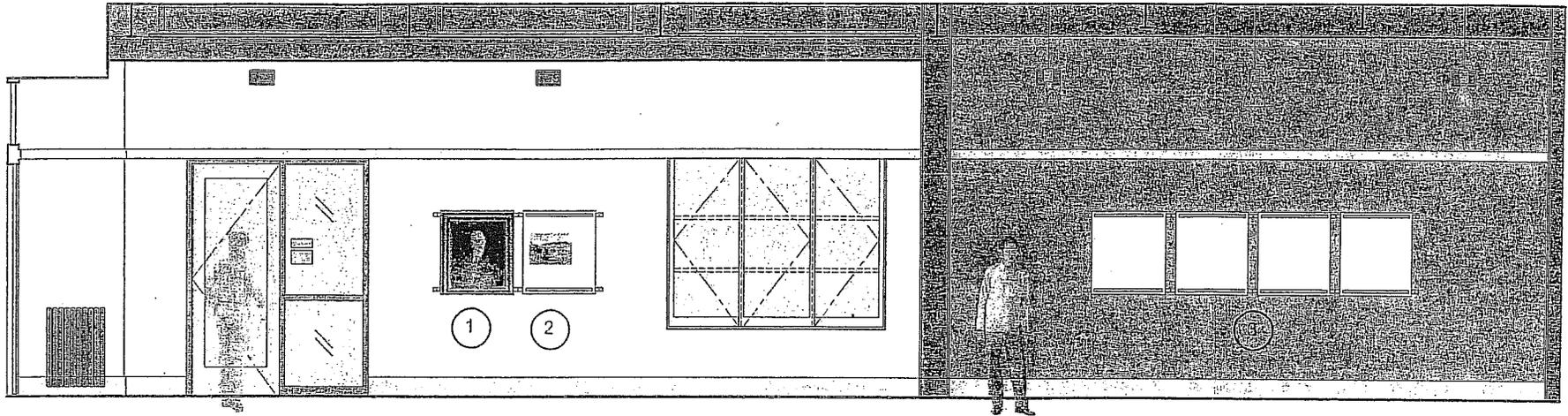


EXHIBIT D; SOUTH LOBBY ELEVATION;
PROPOSED "HISTORICAL RECORD WALL"



APPERSON HALL
 OREGON STATE UNIVERSITY
 CORVALLIS, OR 97331



LOBBY ELEVATION

LIGHT COURT ELEVATION

- 1 APPERSON PORTRAIT
- 2 HISTORICAL TIMELINE & NARRATIVE SIGNAGE PANEL
- 3 DONOR WALL

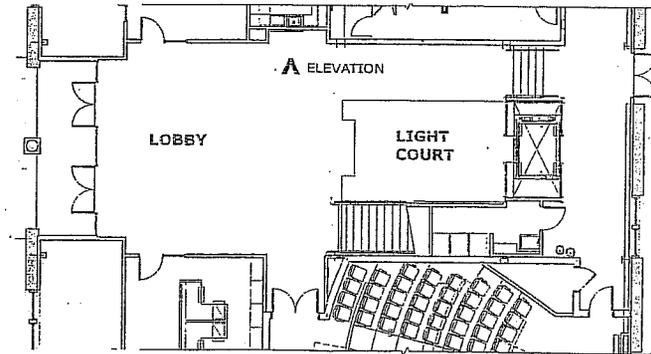


EXHIBIT D; SOUTH LOBBY ELEVATION;
PROPOSED "HISTORICAL RECORD WALL"



APPERSON HALL
 OREGON STATE UNIVERSITY
 CORVALLIS, OR 97331

Staff Identified Review Criteria

OSU Apperson Hall, Historic Preservation Permit (HPP05-00034)

Applicable Review Criteria

Comprehensive Plan Policies

- 1.2.9 The applicable criteria in all land use decisions shall be derived from the Comprehensive Plan and other regulatory tools that implement the Plan.
- 5.4.1 The City shall continue to use the Corvallis Register of Historic Landmarks and Districts as the City's official historic site listing. The intent of this inventory is to increase community awareness of historic structures and to ensure that these structures are given due consideration prior to alterations that may affect the historic integrity of the structure.
- 5.4.2 The City shall encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.
- 13.2.1 The University and City should work cooperatively to develop and recognize means and methods to allow the University to provide the mission activities.
- 13.2.2 The City and the University shall continue to work together to assure compatibility between land uses on private and public lands surrounding and within the main campus.

Land Development Code

2.9.40.05 - Review Criteria for Alteration Review

An application request shall be based upon the following criteria:

- a. The Secretary of the Interior's *Standards for Rehabilitation*, U.S. Department of the Interior.
- b. Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
- c. Other applicable State and local codes and ordinances related to building, fire, health, and safety.

Federal Secretary of the Interior's Standards for Rehabilitation

REHABILITATION IS DEFINED AS the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Memorandum

To: Mayor and City Council

From: Bob Richardson, Associate Planner *BAR*

CC: Ken Gibb, Community Development Director

Date: February 16, 2006

Subject: Supplemental Information to OSU Apperson Hall appeal (HPP05-00034)

Enclosed is supplemental information regarding the above referenced case, submitted by Oregon State University on February 16, 2006.



Finance and Administration
Oregon State University, 640 Kerr Administration, Corvallis, Oregon 97331-2156
Phone 541-737-2447 | Fax 541-737-3033

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CITY MANAGERS OFFICE

Mullens

February 16, 2006

Mayor and City Council Members
City of Corvallis
City Hall
502 SW Madison Avenue
PO Box 1083
Corvallis, OR 97339-1083

Re: OSU Apperson Hall (Case #HPP05-00034)
Appeal Documents

Dear Mayor and Council Members:

Enclosed please find Oregon State University's materials in support of its appeal in this matter.

Sincerely,

Mark McCambridge
Vice President for Finance and Administration

Enclosures
cc: Jon Nelson

OSU Apperson Hall, Case #HPP05-00034
Oregon State University Appeal from the January 20, 2006 Order of the Land
Development Hearings Board
Order 2006-014

I. Introduction

The renovation of Apperson Hall, a historic building on the OSU main campus, is part of OSU's effort to build a Top 25 Engineering College for Oregon. That effort includes a major infrastructure transformation including the recently opened Kelley Engineering Center, the renovation of Apperson Hall, the renovation and use of donated facilities on the Hewlett Packard campus for the Oregon Nanoscience and Microtechnology Institute, and several other future projects. Apperson Hall needs substantial renovation to deliver the talent and research needed for Oregon's future. The renovation is also needed if OSU is to preserve the building as a historic resource. OSU must fund this renovation completely through private donations. OSU will honor the lead donor and mark this phase in the building's history by renaming the building "Kearney Hall." Lee Kearney has been a member of the College of Engineering Advisory Board since 1999. He and Connie Kearney are also co-chairs of the OSU Top 25 Engineering campaign, and Connie Kearney is a trustee of the OSU Foundation.

The request before the City Council is OSU's Historic Preservation Permit Application ("Application"), in which OSU asked to cover the existing text incised in the building, reading "Apperson Hall," with similar cast stone material bearing the new name "Kearney Hall."

OSU listened carefully to the input it received from the HPAB and the Hearings Board in the earlier decisions on this application, and submits here two alternative approaches to resolve this appeal. OSU continues to believe that its proposal is consistent with the applicable criteria, including those that most concerned the HPAB and the Hearings Board. In this appeal OSU submits additional information to address those concerns, and asks the City Council to approve its application as submitted.

In the alternative, OSU asks the City Council to authorize OSU to affix a new sign over the existing Apperson Hall sign, but to continue a decision on the specific design. OSU understands and respects the need to design and execute the sign change in a way that best preserves this historic property. OSU also understands and respects the role of the HPAB in this process and the expertise that body brings to the discussion. OSU disagrees, however, with the premise of the HPAB and the Hearings Board that obscuring a sign incised into a historic building is, in itself, a violation of the Secretary of the Interior's Standards on Historic Preservation. OSU thus requests in the alternative that the City Council 1) affirm that OSU may obscure the existing Apperson Hall sign by affixing a new sign; and 2) continue this proceeding for 60 days to allow OSU to work with the HPAB on how to make the signage change in a way that retains the historic character of the building and does not irreversibly damage the building. After

consultation with the HPAB, and before the expiration of the 60 day period, OSU would return to the City Council for a final decision on a proposed design.

II. Statement of Facts

The former Mechanical Hall burned down in 1897 and was rebuilt in 1898 to house the fledgling engineering program as well as other Oregon Agricultural College programs. At that time, the words "Mechanical Hall" were etched into the stone façade of the building. Exhibit A. The building was renamed Apperson Hall in 1917 after an extensive renovation, during which the sloped metal roof was removed and an additional story was added, creating a three story structure. Captain John T. Apperson had been president of the Board of Regents and also a State Legislator, and it was through his efforts that the Legislature was convinced to appropriate the emergency funds to rebuild Mechanical Hall after the fire. When the building was renovated and renamed, the words "Mechanical Hall" were ground out of the stone exterior and the words "Apperson Hall" were etched into the stone in their place. Exhibit B.

Apperson Hall is badly in need of renovation if it is to be preserved as a historic resource and serve the purposes of Oregon's Top 25 Engineering effort. In 2004 OSU designated Apperson Hall as a priority for renovation. OSU needs to create a viable building for use into the future for the Construction and Engineering Management program and the Keiwi Center for Infrastructure and Transportation, a research center that focuses on issues of public concern such as Oregon's cracked bridge problem. The total cost of the renovation, which involves a complete replacement of the entire interior, is projected to be roughly \$10 million. The City has recently approved plans for the building that will, among other changes, restore a metal slope roof to match the slope and profile of Mechanical Hall's original sloped roof.

Because of funding constraints, OSU will need to pay for the renovation entirely with private donations. This renovation, which will address dual goals of advancing OSU's educational and research mission and preserving this historic building, will not happen without a significant infusion of private funds.

At issue in this proceeding is the University's proposal to place a new sign over portions of the existing Apperson Hall sign. On the existing sign, on the east side of the building, the words "Apperson" and "Hall" are scribed into banners on a raised stone carved panel. The banners are on either side of two cherubs holding an emblazoned emblem with the original university acronym – "OAC" – for Oregon Agricultural College. OSU's proposal is to create two new sign banners, one reading "Kearney" and the other reading "Hall" to cover the existing "Apperson" and "Hall" banners. Exhibit C. The Oregon State Board of Higher Education approved this name change on November 5, 2004.

The lobby of the renovated Kearney Hall will include an exhibit that will document the history of the building. The exhibit will feature a portrait of Captain John Apperson, as well as a photographic and narrative record of the building's previous renovations and the significant individuals involved in the building and the program it houses. Exhibit D.

III. Procedural History

On December 12, 2005 the Historic Preservation Advisory Board recommended that the Community Development Director deny this application to change the text on the building. The Director did so on December 14, 2005. The Corvallis Land Development Hearing Board denied the University's application on January 20, 2006. The City Council is not bound by these earlier decisions, and in fact the City's procedures call for the Council to make an independent decision on this application. But the earlier decisions provide context for this appeal, as well as important feedback for OSU to consider as it moves forward with this proposal.

IV. Requested Action – Alternative 1

OSU asks the City Council to approve its Application as proposed. OSU submits that its original proposal for the signage is consistent with the Standards and the other applicable review criteria. OSU relies in part on the attached letters from Brian Cobb, an architect with SERA Architects, who has assisted OSU with the design of the Apperson renovation (Exhibit F) and from Peter Meijer, an architect with significant expertise in renovation of historic buildings, who is also a member of the City of Portland Historic Landmarks Commission (Exhibit G).

Argument

The applicable substantive review criteria include Land Development Code 2.9.40.05 and Comprehensive Plan Policies 5.4.2 and 13.2.1. Each criterion is discussed below.

Land Development Code

Land Development Code 2.9.40.05 provides

“2.9.40.05 - Review Criteria for Alteration Review

An application request shall be based upon the following criteria:

- a. The Secretary of the Interior's Standards for Rehabilitation, U.S. Department of the Interior.
- b. Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
- c. Other applicable State and local codes and ordinances related to building, fire, health and safety.”

OSU believes its Application is consistent with any applicable Building Code and other building, fire, health and safety requirements.

The Secretary of the Interior's Standards for Rehabilitation ("Standards") were the focus of the previous decisions. It appears there is no dispute that three of the ten Standards are not applicable to this decision.¹ To the extent the remaining Standards apply, they are met here.

Standard 1 - A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

OSU is not proposing to change the use of this property. It will continue to be used as it was historically, by the OSU Engineering program. As a result, this Standard is inapplicable. Even if the Standard were determined to be applicable, the name change does not change distinctive materials, features, spaces or spatial relationships. That aspect is developed further under Standard 2 below.

Standard 2 - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

As Mr. Meijer explains, a name change such as that proposed for Apperson Hall is reflective of a changing period of history and does not impact any character defining features of the property. Exhibit G. As described further below, the distinctive aspect of the building as it relates to this application is the entire carved panel, not the banners bearing the name text. The panel will remain unchanged – only the name banners will change. The new name banners will only be roughly six inches larger on the horizontal and vertical planes than the existing name banners. Thus, the overall proportion of the two new sign banners against the entire façade, which measures 120 feet by 44 feet, will keep them within a compatible scale and proportion to the existing architecture. Exhibit F.

Standard 3 - Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

This Standard fully supports the proposed name plate change. The current Apperson Hall sign banners constitute a physical record of the building's history to date, reflecting the name change from Mechanical Hall to Apperson Hall. The name of the building is about to change from Apperson Hall to Kearney Hall. To leave the existing sign banners in place in the face of the change in the name of the building would fail to recognize the building as a physical record of its time, place and use, and would create a false sense of historical development. See also Exhibit G, in which Meijer explains that it would be unusual for a historic building not to have a name change reflective of significant development periods.

¹ Criteria 6 (deteriorated historic features), 8 (archaeological resources) and 10 (new additions) are not applicable.

Standard 4 - Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The name itself is not the feature of this building that has acquired historic significance. As described further in Exhibit G, a building's name holds a minor hierarchical position in relation to the overall integrity of a historic property. In the case of Apperson, the building's history includes a previous name change, and a previous change to the exterior signage on the building. What has acquired historic significance is the entire carved panel on which the sign banners reside, and the fact that the sign banners change when the name of the building changes. The proposed change is consistent with this Standard.

Standard 5 - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Leaving aside the question of damage to the existing name plates, discussed fully under Standard 9, nothing in the record suggests that the building's distinctive materials, finishes or construction techniques will be affected by the change to the sign banners. Mr. Meijer's letter confirms that the name itself is not properly regarded as a character defining feature of Apperson Hall. Exhibit G. As discussed above, the carved panel and the fact of sign banners within the panel, rather the name on the sign banners, constitute the distinctive historic feature of this property. The change to the sign banners will preserve the property's distinctive aspects.

Standard 7 - Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

OSU questions whether this Standard is applicable, as it appears to focus on a treatment that is necessary to preserve a feature of a property. OSU does not propose any chemical treatment. The only physical treatments under consideration would be those necessary to accomplish the sign banner change. Any such treatments would be undertaken by the gentlest means possible, as described further under Standard 9.

See also the discussion under Standard 9 relating to removal in the past of significant ivy growth on the building. Chemical and physical treatments are clearly available that could reverse any damage to the building's façade.

Standard 9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The HPAB and the Hearings Board both expressed serious concern about consistency of the OSU proposal with this Standard. In particular, they were concerned about damage to

the existing sign banners or to the building, about alteration of spatial relationships that characterize the property, and about differentiating the new sign banners from the old.

OSU understands these concerns and takes them very seriously. Nonetheless, OSU continues to believe that its original proposal is consistent with Standard 9. In Exhibit F Brian Cobb of SERA Architects fully describes the proposal and why it will not irreversibly damage the building or alter spatial relationships, and how the new sign would be differentiated from the old.

Damage

The HPAB and the Hearings Board were particularly concerned about discoloration or other damage from the use of metal anchors and sealant, water damage, differential weathering, and damage resulting from expansion and contraction of the stone materials. OSU submits that its original design proposal will not irreversibly damage the existing panels or the building itself.

Under the original proposal, the new sign banners would cover and encapsulate the two existing sign banners that bear the text "Apperson" and "Hall." Experienced professionals will create a form that will match the size, shape and configuration of the two existing sign banners. Sign fabricators will then use the forms to create the new sign banners. These fabricated forms will constitute the back of the new sign banners, and be sized such that the banners will remain as close to the original size as possible while encapsulating and protecting the original banners for posterity. The new banners will be slightly larger, approximately six inches total in each direction, to allow the new cast stone material to wrap and protect the edges of the existing banners. The new banners will be a minimum of ¼ inch from any surface of the existing stone banners to allow for expansion and contraction of the new and existing materials.

The two new banners will be attached to the existing wall by epoxy anchors, approximately ½ to 1 inch in diameter, drilled in up to six locations per panel. The holes will be made in the face of the existing banners in locations that will avoid the original text. This is a commonly used method of affixing and repairing elements to historic buildings. It is used because it minimizes the area affected by the work, and because the drilled holes can be patched and custom matched to the existing stone color and texture should the Kearney sign be removed and the Apperson sign restored in the future.

The sign banners will be caulked on the top and sides to prevent water intrusion between the existing and the new banners. Caulking is one of the most common and successful water intrusion methodologies. With periodic checks and maintenance, it is warranted for up to 20 years. The gap along the bottom of the banners will be left open to allow for escape of any condensation or incidental water that is behind the banners, and to keep air circulating behind the banners. This method further protects the existing sign banners by keeping them dry but acclimated to the same environment.

The HPAB and the Hearings Board were also concerned that the new façade would weather differently from the existing sign, and that the differential would be apparent if the Kearney Hall sign were removed in the future. The existing stone is heavily textured and has a visible range of color variation across the entire façade. A slight color variation of the stone under the new sign could occur, but will be nearly undetectable from the start and in most cases completely undetectable after a short period of re-exposure to sunlight. This is demonstrated by comparing Exhibit A and E to Exhibit B. As shown in Exhibit A, the existing building prior to 1920 had ivy growth on the south façade. As shown in Exhibit E, sometime in the 1950s, the ivy had completely covered the east façade stone veneer. OSU removed this ivy and around 1998 repaired and restored areas of cracked stone and grout that were damaged by the ivy and structural cracking. As shown in Exhibit B, as well as through site observation, the areas of repair to the stone façade and those areas covered by ivy do not display color variations. The ivy grew across the façade over many decades and eventually completely covered it, eliminating light from weathering the surface, but allowing water and air to circulate. Just like the ivy growth, the proposed sign will cover part of the existing façade and prevent light from weathering the surface, but will allow any moisture to move through and air to circulate. History shows that in these circumstances the façade can be restored to its original condition in spite of any weathering differential that might occur.

OSU believes the record demonstrates that the proposed sign change will not irreversibly damage the existing Apperson Hall sign.

Alteration of Spatial Relationships

The HPAB and the Hearings Board concluded that the OSU proposal would alter spatial relationships that characterize the building, presumably on the ground that the new sign would be slightly larger than the existing sign. To put this issue in perspective, as described in Exhibit F, the entire carved panel on the façade, including the name banners at issue, covers approximately 5 feet by 23 feet, or 84 square feet, of the overall 120 feet by 44 feet, or 5280 square feet, building façade. Of the 84 square feet of carved stone panels, the two sign panels are each approximately 16 inches by 72 inches, or 8 square feet, which constitutes 0.1% of the entire building façade. The new sign panels will be approximately six inches larger in each direction than the existing panels, and will be fitted roughly ¼ inch from any existing surface. The new sign panels will occupy approximately 22 inches by 78 inches on a façade that measures 120 feet by 44 feet. The overall proportion of the two new sign panels against the entire façade will stay within a compatible scale and proportion to the existing architecture. This change cannot fairly be characterized as an alteration of spatial relationships for this building.

Differentiating the New Sign from the Old

As described in Exhibit F, the new sign panel will approximate the shape and proportion of the existing sign, although it will be roughly six inches longer and taller. It will be constructed of cast stone materials in a compatible but distinct color. This will

sufficiently define the new panels as different while keeping them compatible with the existing stone materials of the building.

Overall consistency with the Standards

With respect to all of the applicable Standards, Exhibit G provides specific examples of signage changes to historic buildings, including examples in which the original sign is changed or obscured to reflect the new name. These examples demonstrate that a change to the signage on a building can retain the historic character of the property, preserve the property as a physical record of its time, place and use, avoid a false sense of historical development, and preserve historic materials, features and spatial relationships that characterize a property.

Mr. Meijer's letter described four specific situations in the Portland area that are analogous here. In the case of the Bank of California Building, listed on the National Register of Historic Places, the City of Portland approved the current owner's proposal to cover the original excised name with a sign bearing its name. Exhibit H shows the new sign. An additional sign was permitted to be placed on the face of the original bronze entry doors provided that the new sign was compatible and indistinguishable from the historic bronze finish. Exhibit I. A plaque was mounted to the exterior façade by the new owner reflecting the original building name and its historic status. Exhibit J.

Mr. Meijer also described changes made to the historic "White Stag" neon sign at the foot of the Burnside Bridge in Portland, and to the historic Montgomery Ward building in northeast Portland. The White Stag sign has been changed several times, most recently to reflect the current owner, "Made in Oregon," a change that was approved by the City of Portland Historic Landmarks Commission. With each change the original jumping stag element has been retained. Exhibit K. Similarly, the Montgomery Ward building was listed in the National Register of Historic Places under its original name. After it was renovated to an office building the large neon roof sign, visible for miles, had two letters modified when the name of the building was changed to the "Montgomery Park" building. This change was approved by the National Park Service and the City of Portland Historic Landmarks Commission, because the change did not jeopardize the historic integrity of the building.

Finally, the example of the Wells Fargo Bank building in Portland, which now bears the names of three banks that have occupied the building, demonstrates the minor position of a building's name in relation to the overall integrity of a historic property.

Comprehensive Plan Policies

Although the previous decision-makers did not take into account any criteria other than the Standards, applicable substantive review criteria include two Comprehensive Plan Policies. Policy 5.4.2 provides that "[t]he City shall encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner."

This policy does not mandate preservation of historic structures in their original state at all costs. Instead, it calls for balance between protection of historic resources and economically viable use of the building in question. As discussed above, OSU's proposal is consistent with the Standards. But under Policy 5.4.2, the Council should also take into account today's economic realities. Apperson Hall needs to be renovated in order for OSU to pursue its mission-related goals, and OSU must rely on private donations to fund the renovation. The renovation of this building is critical both to allowing for its continued use as an educational facility for Oregon's college students, and to preserving it as a historic resource for the people of Oregon. It has become customary to offer recognition in the form of naming rights to a donor who contributes a substantial amount to a fundraising campaign such as this one. A City decision that denies OSU the ability to offer such recognition may diminish its ability to secure donations now and in the future, calling into question OSU's ability to preserve this and other historic buildings on campus, and to make viable use of the property as an educational facility.

Another applicable review criteria is Policy 13.2.1, which provides that "the University and the City should work cooperatively to develop and recognize means and methods to allow the University to provide the mission activities." As part of its mission, OSU has embarked on a campaign to achieve top 25 national standing for its College of Engineering. The renovation of this building is part of that campaign, and the associated name change is integral to the renovation.

Insufficient Findings and Conclusions

OSU notes finally that the HPAB's decision did not adequately identify findings of fact to support the legal conclusions that Standards are not met or that the Application should be denied, and that the findings of fact that are identified are not supported by the record. Order 2006-014 states that the decision to deny the Application is based on "findings contained in the January 6, 2006 staff report to the Board, and findings in support of the Board's decision made during deliberations of the January 18, 2006, Board meeting, as reflected in the minutes of that meeting." As best OSU can ascertain, the minutes of the January 18, 2006 meeting² do not contain any findings of fact by Board members that support the legal conclusion that the Standards are not met. The Board members asked questions. Two Board members expressed the belief that there are other ways to honor donors while leaving architectural features intact. One Board member stated that the name Apperson has been associated with the building for more than 70 years. He concluded from that, without further explanation, that Standard 4 was not met.

The Board also adopted findings contained in the January 6, 2006 staff report to the Board. As best OSU can ascertain, the only findings that appear in that staff report are those listed as the "HPAB Recommendation" on pages 5 and 6. The findings of fact in that recommendation are 1) the materials used to attach the name plate (e.g. metal anchors and sealant) could result in discoloration of the original stone façade; 2) the new

² At the time of submission of these materials to the City Council, the minutes were only available to the public in draft.

name panels could trap water, leading to the deterioration of the original façade; 3) the new name panels would make the original façade more susceptible to weathering that would damage the original name plates; 4) attaching the name plate with anchors drilled into the exterior elevation would damage the original stone façade; 5) the new panels will alter proportions of the name plates relative to other surrounding carved features on the building; 6) installing new name panels would create a false sense of historicity and would create the appearance that the building was always named for Mr. Kearney; 7) the existing sign is a character-defining feature that has gained historic significance in its own right; and 8) the new name plate would cover a distinctive feature.

Nothing in the record supports the findings labeled above as 1, 2 and 4. Even if the record did support these findings, they do not justify the conclusion that the corresponding Standard is not met. Numbers 1, 2 and 4 are phrased in terms of what could happen if the Application were approved. It is generally easy to say that something “could” happen, but it is not appropriate to base a decision on what “could” happen when the evidence in the record is that it will not happen. In fact, the record supports findings that any discoloration that results from the attachment mechanism can be corrected; that the new name banners will not trap water; that drilling into the existing exterior will not irreversibly damage the original façade; and that the new banners are not sufficiently different in size from the original to alter the proportions on the building.

As to the findings labeled above as 3, OSU submits that the concern about weathering is not supported by the preponderance of information in the record. Ms. Chin expressed the opinion, based on her understanding of the type of stone used in the building, that the existing sign would be damaged if new cast stonework were applied, and that the façade itself would weather more quickly if a new sign were affixed. OSU’s information, presented in its application, in its earlier appearances on this matter, and in its submittals in this appeal, is that drilling holes into historic buildings for purposes such as this is an established practice, and the holes and any differential weathering can be readily repaired in the future if the sign is removed.

The finding labeled above as 5 states that the proposed change will alter proportions of the building relative to other surrounding carved features on the building. It is true that the new sign banners will be six inches larger on the vertical and horizontal planes than the existing banners. But that will be on a panel that encompasses 84 square feet, on a building whose façade encompasses 5,280 square feet. The record does not support the finding that this change will alter the relative proportions of the building.

Regarding the findings labeled above as 6, 7 and 8, based on the Statement of Peter Meijer, Exhibit G, precedent establishes that the name incised on a historic building may be covered or obscured without creating a false sense of history, or violating any of the Standards. The name change proposed for Apperson Hall would be reversible and is reflective of a changing period. Nothing in this record supports the Board’s findings and conclusions to the contrary.

V. Requested Action – Alternative 2

If the City Council elects not to approve OSU's Application as submitted, OSU asks that the Council authorize OSU to affix a sign reading "Kearney Hall" over the existing sign reading "Apperson Hall." OSU asks the City Council to continue a decision on its Application for 60 days so that OSU may consult with the Historic Preservation Advisory Board on a design for the sign that maintains the historic features of the property without creating irreversible damage to the existing signage or the building itself. OSU would return to the City Council before the expiration of 60 days for a final decision on a specific sign design.

Argument

The HPAB and the Hearings Board both appeared to conclude, without any evidence to support the conclusion, that a change to a sign carved into the exterior of a historic building is in itself a violation of the Standards, focusing particularly on Standards 2, 3, 4 and 9. OSU submits that the act of obscuring the name affixed or carved on a historic building with a new name does not violate these or any other of the Standards. As further described in the Statement of Peter Meijer, Exhibit G, there is ample precedent for such a change to historic buildings. Properly designed and executed, a change to the signage on a building can retain the historic character of the property, preserve the property as a physical record of its time, place and use, avoid a false sense of historical development, and preserve historic materials, features and spatial relationships that characterize a property.

If OSU's additional explanation of its original proposal, set out above under Alternative 1, does not sufficiently address the concerns raised by the HPAB and the Hearings Board, there are other means of changing the sign that can be considered. If the City Council does not approve OSU's Application as originally proposed, OSU requests that the City Council 1) affirm that OSU may obscure the existing Apperson Hall sign with a Kearney Hall sign; and 2) continue this proceeding for 60 days to allow OSU and the HPAB to consult on an appropriate design. This proposed alternative resolution of OSU's appeal is particularly appropriate under Comprehensive Plan Policy 13.2.1, which calls for cooperation between the City and OSU to allow OSU to pursue its mission activities.

OSU would return to the City Council before the expiration of the 60 day period with a proposed design for final decision by the City Council.

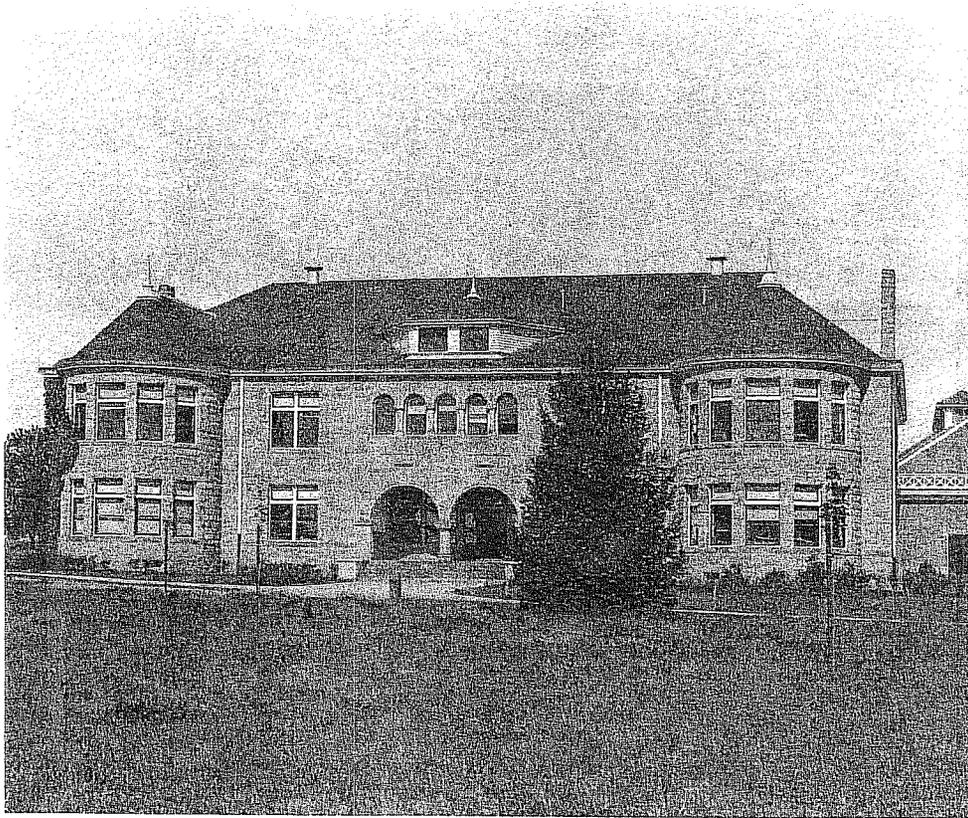
VI. Conclusion

OSU asks the City Council to approve its Application as proposed. In the alternative, OSU asks the Council to approve its proposal to affix the name Kearney Hall over the existing name Apperson Hall, but continue a decision on its Application for 60 days. OSU would return to the Council before the expiration of the 60 day period for a final decision on a design for the new sign.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark McCambridge', written over a horizontal line.

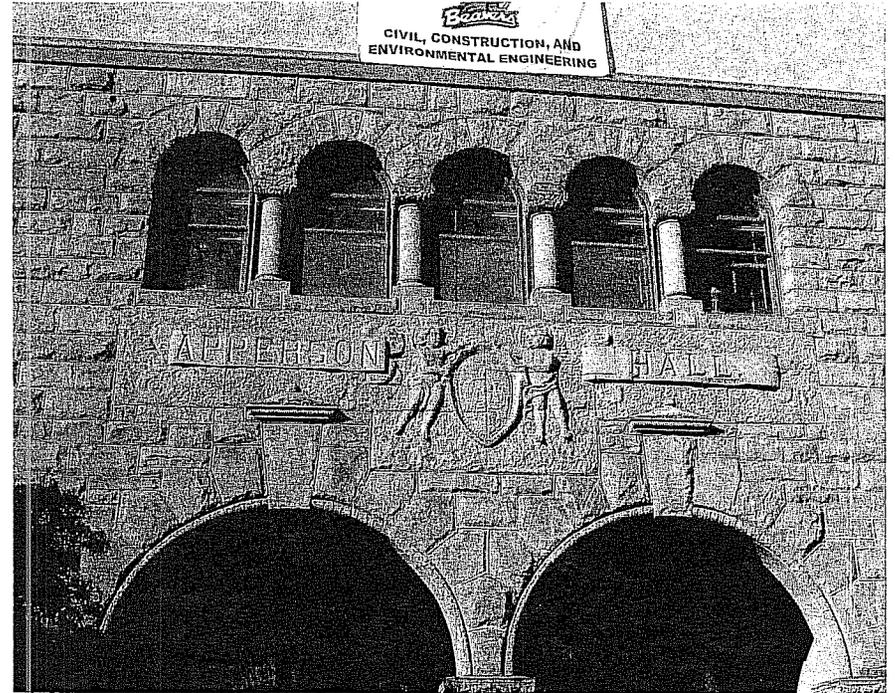
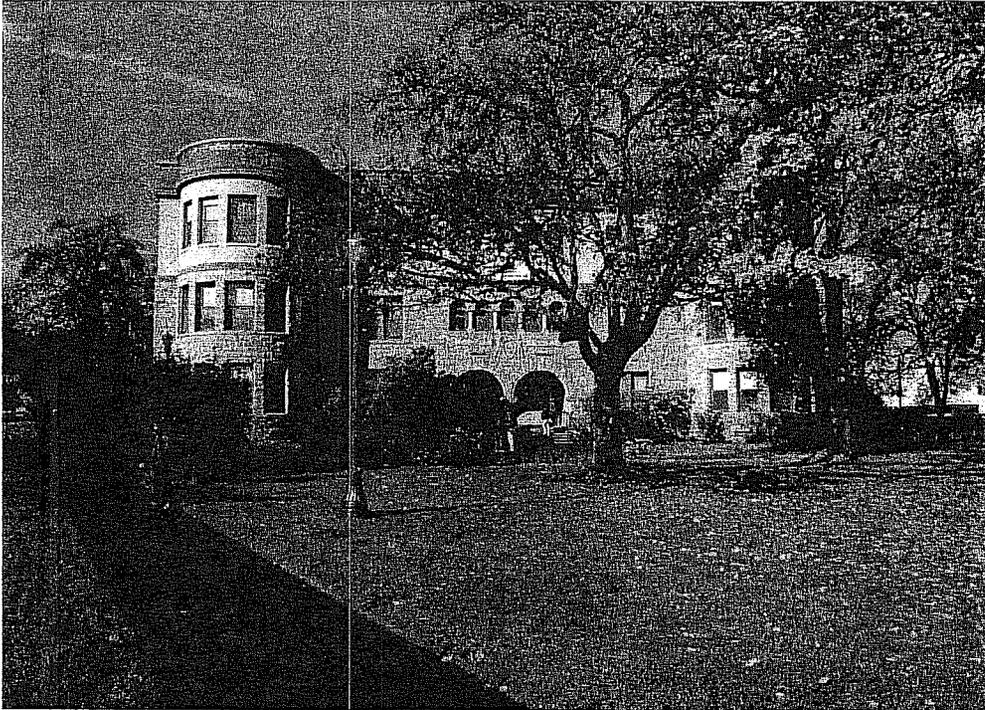
Mark McCambridge
Vice-President for Finance and Administration
Oregon State University



SERA **OSU** | **APPERSON HALL**
SERVA ARCHITECTS INC.
2300 NW 5TH AVE
PORTLAND, OR 97209
TEL: 503.445.7372
FAX: 503.445.7352
EMAIL: info@serva.com
Oregon State
UNIVERSITY

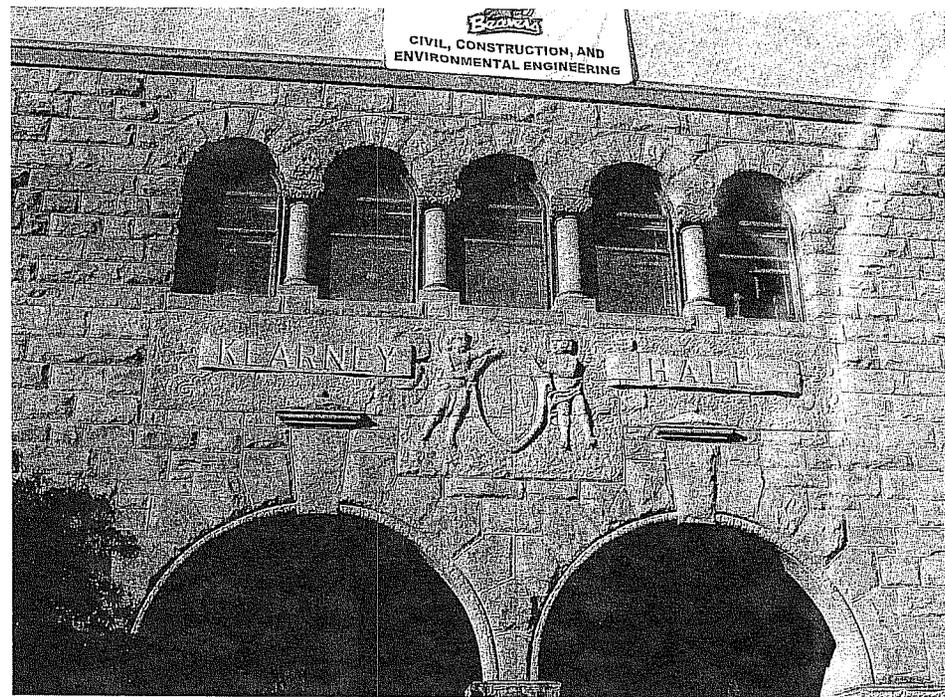
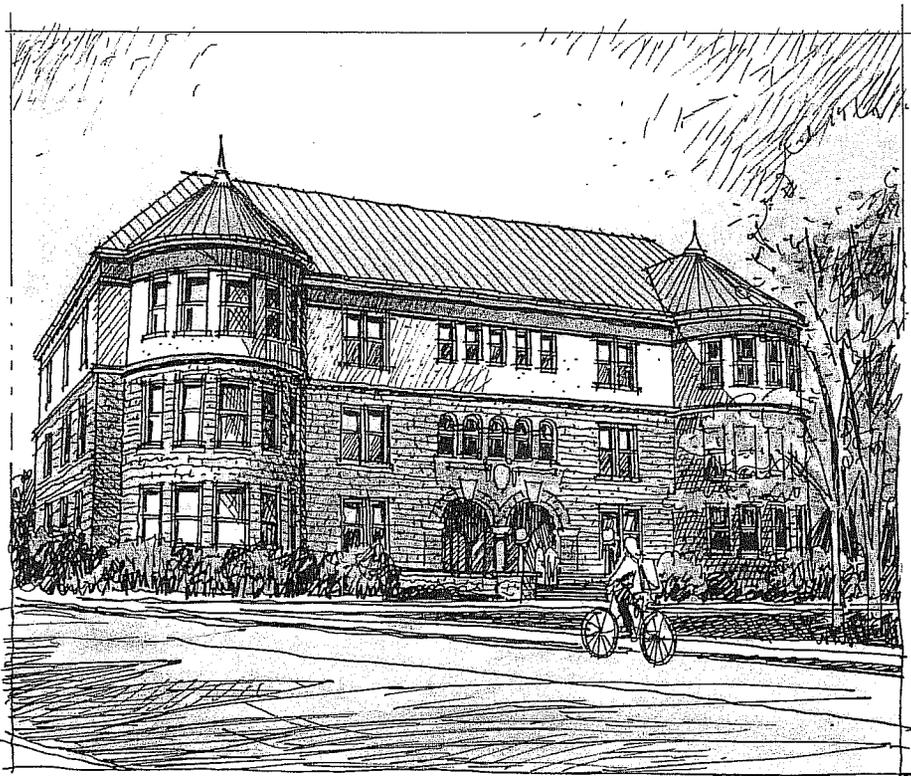
OREGON STATE UNIVERSITY
CORVALLIS, OR 97331

EXHIBIT A; EXISTING EXTERIOR BUILDING SIGN PRE-1920S
BUILDING NAME; "MECHANICAL HALL"



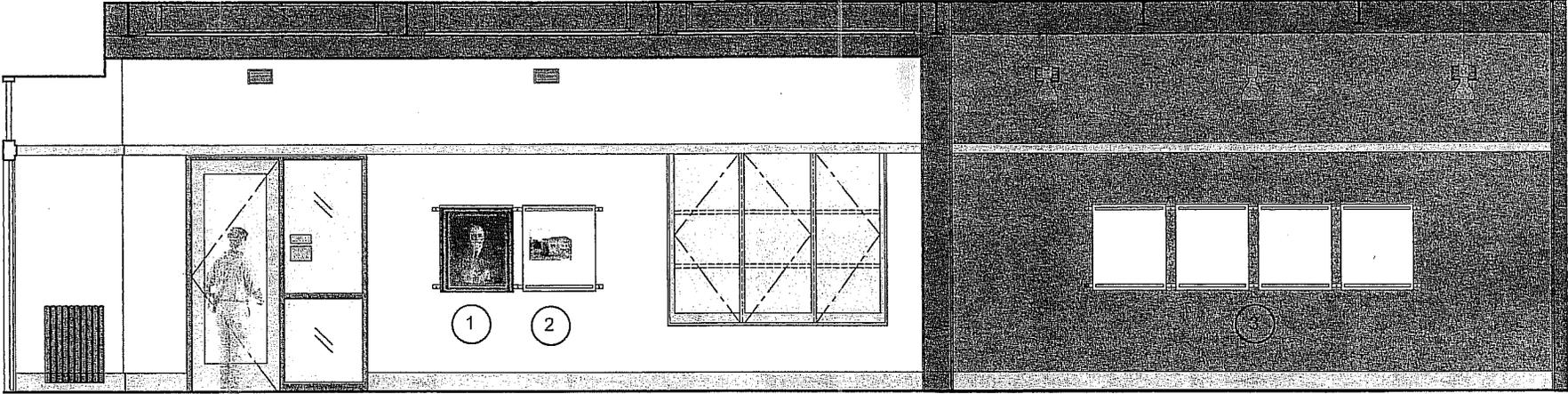
SEERA **OSU** **APPERSON HALL**
SEERA ARCHITECTURE INC.
330 HWY 57th AVE.
CORVALLIS, OR 97331
TEL: 503.448.7372
FAX: 503.448.7368
EMAIL: seera@seera.com
Oregon State
UNIVERSITY

EXHIBIT B; EXISTING EXTERIOR BUILDING SIGN
BUILDING NAME; "APPERSON HALL"



SERA **OSU** **APPERSON HALL**
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TEL: 503-445-7372
FAX: 503-445-7368
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EXHIBIT C; PROPOSED EXTERIOR BUILDING SIGN
BUILDING NAME; "KEARNEY HALL"



LOBBY ELEVATION

LIGHT COURT ELEVATION

- 1 APPERSON PORTRAIT
- 2 HISTORICAL TIMELINE & NARRATIVE SIGNAGE PANEL
- 3 DONOR WALL

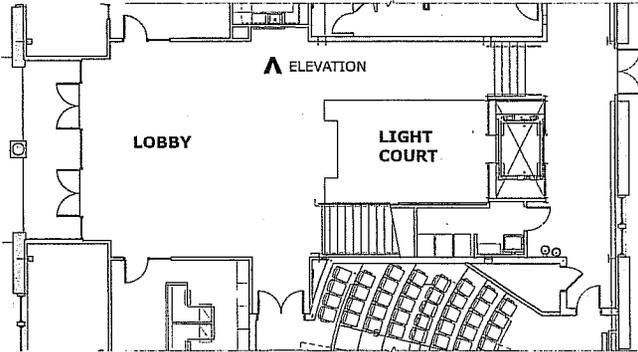
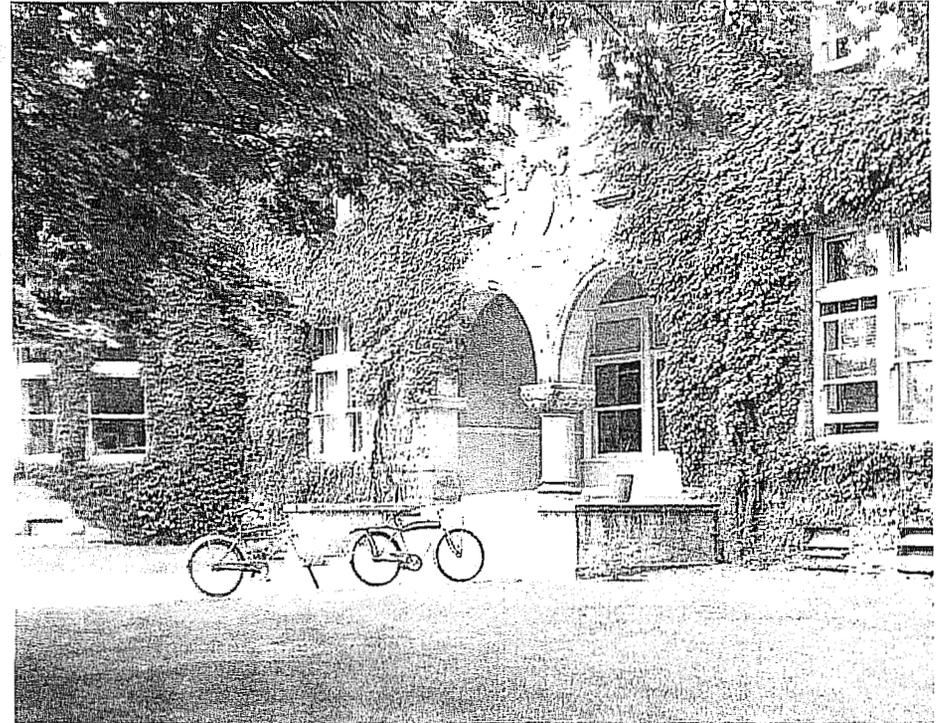


EXHIBIT D; SOUTH LOBBY ELEVATION;
PROPOSED "HISTORICAL RECORD WALL"

SERA **OSU** **APPERSON HALL**
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OSU
Oregon State
OREGON STATE UNIVERSITY
 CORVALLIS, OR 97331



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Oregon State
UNIVERSITY

OREGON STATE UNIVERSITY
CORVALLIS, OR 97331

EXHIBIT E; EXTERIOR BUILDING COVERED IN IVY

February 15, 2006

Mark McCambridge
Vice President for Finance and Administration
Oregon State University
640 Kerr Administration Building
Corvallis, Oregon 97331

Re: Apperson Hall
City of Corvallis Case #HPP05-00034

Dear Mr. McCambridge:

You asked me to provide additional information about how the new Kearney Hall sign would be created and affixed to Apperson Hall, and to explain why no irreversible damage will result from the design and methods OSU has proposed.

The proposed sign will cover and encapsulate the two banners on the existing carved stonework panel that contain the "Apperson Hall" text. A form will be created in the field, by experienced professionals, that will match the form, size, shape and configuration of the two existing sign banners. These forms will be taken to the sign fabricators shop and used to create the new sign banners. These field fabricated forms will be the back of the new sign banners and will be created such that the sign banners will remain as close to the original sign size as possible while encapsulating and protecting it for posterity.

The overall carved stone work above the arches on the east side of the building, of which the banners with the Apperson Hall text are a part, covers approximately 5 ft x 23 ft, or 84 sq ft, of the overall 120 ft x 44 ft, 5280 sq ft, building facade. Of the 84 square feet of carved stone panels the two sign banner elements are each approximately 16" x 72" long, or 8 sq ft which equates to 0.1% of the entire historic façade.

The new sign banners will be created slightly larger, approximately 6" total in each direction, than the existing sign banners to allow the new cast stone material to wrap and protect the edges of the existing sign banners. The banners will be created such that they are a minimum of ¼" from any surface of the existing stone panel below to allow for differential movement between the new and existing stone materials. The new sign banners will approximate the shape and proportion of the existing sign banners, albeit 6 inches long and taller, and will be constructed of cast stone materials in a compatible but distinct color. This will define the new banners as different from, but compatible with, the existing stone materials of the building. Although the sign will be slightly larger than the existing sign panels, the overall proportion of the two new sign panels, within the carved panels, will be only slightly discernible and against the entire façade, 120 ft x 44 ft, will be undetectable to the general public. This slight increase in size/proportion will still keep these panels within a compatible scale and proportion to the existing architecture.

Mark McCambridge
Page 2
February 15, 2006

These two sign banners, approximately 22" x 78" long, will be attached to the existing wall by epoxy anchors drilled up to 6 locations per panel, and approximately 1/2" to 1" in diameter. These holes will be made in the face of the existing sign banner at such locations as to avoid the original text. This method is a commonly used method of affixing and repairing elements to historic buildings as it limits any effects to a very small area. Other options such as "glue" would be very destructive to the existing façade if and when the sign banners are removed as they would pull sections of the stone from the face of the panel. These drilled holes can be patch to match the existing stone color should the Kearney sign be removed and the Apperson sign restored.

The approximate 1/4" gap proposed between the new sign and the existing stone panel/facade will be caulked on the top & sides to prevent water intrusion between the existing and the new sign panel. Caulking is the one of the most common and successful water intrusion methodologies and with periodic checks and maintenance, every 3-5 years, is warranted up to 20 years. The bottom gap will remain open to allow any condensation or incidental water that is behind the panel to get out and keep air circulating behind the panel, allowing the space to dry. This further protects and preserves the existing sign banners from damage by keeping them dry but acclimated to the environment they are accustomed to.

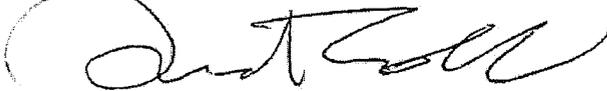
The existing stone is heavily textured and has a visible range of color variation across the entire façade. On the issue of differential weathering of the existing sign banner as opposed to the fully exposed façade, a very slight, if any, color variation of the stone under the new sign may occur but will be nearly undetectable and in most cases undetectable after a short period of exposure to sunlight again. As shown in Exhibit A the existing building prior to 1920 had ivy growth on the south and eventually east facades. As shown in Exhibit E, sometime in the 1950s, the ivy had completely covered the east façade stone veneer.

Oregon State University removed this ivy and around 1998 repaired and restored areas of crack stone and grout from the ivy damage and structural cracking. As shown in Exhibit B, as well as through site observation, the areas of repair to the stone façade does not show these areas of repair or those areas covered by ivy to have color variations. The ivy grew across the façade over many decades and eventually completely covered the façade eliminating light from weathering the surface, but allowing water and air to circulate. This ivy growth is very similar to the proposed sign in that it will cover the façade, preventing light from weathering the surface, but for added protection water intrusion will be limited while allowing air circulation to keep the air space dry. As shown in Exhibit B, and site observation, it is entirely possible to cover the existing stone façade for decades and return the façade to its original splendor. Any repairs, such as hole infills, made to the surface upon removal of the proposed sign will be custom color matched to the color and texture of the existing sign panels at the time of repair.

Mark McCambridge
Page 3
February 15, 2006

If I can be of further assistance, please contact me.

Sincerely,



Brian T. Cobb, AIA
Project Architect
SERA Architects Inc.

Attachment: Statement of Qualifications

Brian T. Cobb
Statement of Qualifications

Mr. Cobb is with SERA Architects Inc., an architectural firm in Portland, Oregon that has worked with OSU on the design of the Apperson Hall renovation. Mr. Cobb has thirteen years of professional experience, six of which were directly related to historic renovation and restoration, in design, construction, and construction administration. He has completed numerous retail, hospitality, high-end residential, and historic renovation projects across the United States. Those projects include Kalberer Creative Services Center, circa 1908, in Portland; The Laundry Building, circa 1908, in Lake Oswego; and Weatherford Hall, circa 1928 at Oregon State University. Mr. Cobb received a Bachelor of Architecture from Roger Williams University in Bristol, Rhode Island. He is a registered Architect in Oregon, a member of Tau Sigma Delta and the American Institute of Architects, and is a City Councilor for the city of Donald, Oregon.

3434 NE Peerless Place
Portland, Oregon 97232
503.231.8122
503.493.1514 FAX

Peter Meijer Architect LLC

February 14, 2006

EXHIBIT G

Mr. Mark McCambridge
Vice President for Finance and Administration
Oregon State University
640 Kerr Administration Building
Corvallis OR 97331

RE: Historic Building name changes
OSU Apperson Hall

Dear Mr. McCambridge,

In response to your inquiry regarding the frequency and precedence of building name changes associated with historic properties, I would like to offer the following perspective.

Building property name changes generally fall into three major categories: 1) sign alterations, 2) building name changes, and 3) multiple building names on a single historic structure.

Sign Alterations

When business properties are as well known for their external marketing signs as they are for their products, the existing signs are often retained yet modified when the business property is sold. A City of Portland example of this is the well known "Made in Oregon" sign at the foot of the Burnside Bridge. Prior to new ownership, the "Made in Oregon" sign was known as the "White Stag" sign. And prior to the "White Stag," name, the original property owner and sign name was for "Satin Sugar." In both acquisitions, the jumping, white neon stag element was retained (albeit a "red" nose was added to portray Rudolph during Christmas season) but the company logos were modified to reflect business ownership. The change to "Made in Oregon" was a Type III public process approved by the City of Portland Historic Landmark Commission.

A second example of a sign alteration is the Montgomery Park building. A sign alteration, and thus a building name alteration, occurred when the Montgomery Ward distribution center in Portland Oregon's industrial district was renovated to an office building. Prior to the renovation, the Montgomery Ward building was listed in the National Register of Historic Places under its original name. After the renovation, the large neon roof sign, visible for miles, had two letters modified when the name of the building was changed to the "Montgomery Park" building. This change was approved by the National Park Service and the City of Portland Historic Landmark Commission in order for the property Owner to qualify for federal tax credits and not jeopardize the historic integrity of the building. The building is currently known as the Montgomery Park building but all historic data references the original name.

Building Name Changes

The Bank of California Building, Portland, Oregon is a prime example of a historic structure listed in the National Register of Historic Places that has been renamed. The new owners submitted an application to revise the existing historic name, carved into the historic façade, to reflect their primary business enterprise. The application proposed covering the excised original name with a flat metal panel mechanically attached to the stone façade. This application was considered and approved under the City of Portland's Type II design review process. Type II processes are used for minor alterations to historic properties and are administered by city staff with public notification of the decision but without a public hearing in front of the Portland Historic Landmarks Commission. An additional sign was permitted to be placed on the face of the original bronze entry doors provided that the new sign was compatible and indistinguishable from the historic bronze finish. A plaque was mounted to the exterior façade by the new owner reflecting the original building name and its historic status.

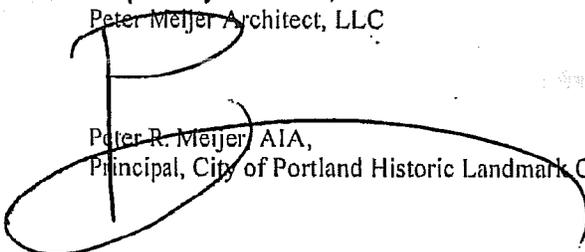
Multiple Signage

Under very limited circumstances, historic structures will have multiple building names. Multiple names occur when a structure undergoes multiple renovations over the life of the property. The name of the property will be revised in permanent methods and these names will neither be removed from the property nor covered by the current tenant. As a result, a historic property, like the Wells Fargo Building in Portland, is an amalgam of building names. The original "Wells Fargo Bank" name was mounted in cast iron over the entry doors. Later, "US Bank" carved their logo into the door lintel just above the Wells Fargo Bank sign, and the current banking tenant has simply taken the most prominent left-over location above all the ground floor windows to mount their flat sheet metal banking name. Multiple building names are very confusing to the public and are therefore avoided whenever possible. The Wells Fargo Bank building demonstrates the minor hierarchical position a name has in relation to the overall integrity of an historic property.

As demonstrated by the above examples, Oregon State University would not be establishing a new precedence by changing the name of Apperson Hall. A name change, such as proposed for Apperson Hall, is considered reversible, reflective of a changing period of history, and does not impact any character defining features of the property. It would be highly unusual for an historic building not to have a name change reflective of significant development periods.

Please do not hesitate to contact me if I may be of further assistance.

Respectfully submitted,
Peter Meijer Architect, LLC



Peter R. Meijer AIA,
Principal, City of Portland Historic Landmark Commissioner

EXHIBIT G

Resume**Peter Meijer Architect, LLC****Peter R. Meijer, AIA, Principal**

Peter has 24 years of professional experience with an emphasis on the preservation and renovation of historic structures. He is providing technical consultant work for historic structures for private, public, and institutional clients. Recent work included indefinite quantity contracts with the National Park Service and the General Service Administration. He has been the preservation advisor to the City of Portland, Bureau of Water and performed work on historic structures in Oregon, Washington, Illinois and North Dakota.

Education:

University of Illinois, M. Arch 1982
St. Olaf College, BA Biology 1979

Registration:

Architect, NCARB certified
Architect, State of Oregon
Architect, State of Wisconsin

Technical Societies:

PHLC City of Portland Historic Landmark Commissioner
APTI Chair, NW Chapter, Assoc. for Preservation Technology International
AIA American Institute of Architects
Chair 2002 - 2004, Historic Resource Committee, AIA Portland

Work History:

2003 Principal, Peter Meijer Architect, LLC
Portland, OR
1995 - 2003 Director of Historic Resources, SERA Architects
Portland, OR
1990 - 1995 Principal, Meijer + Meijer
Chicago, IL

Publications/Presentations:

Carnegie Libraries: Adaptive Reuse
Oregon Heritage Conference, May 2004

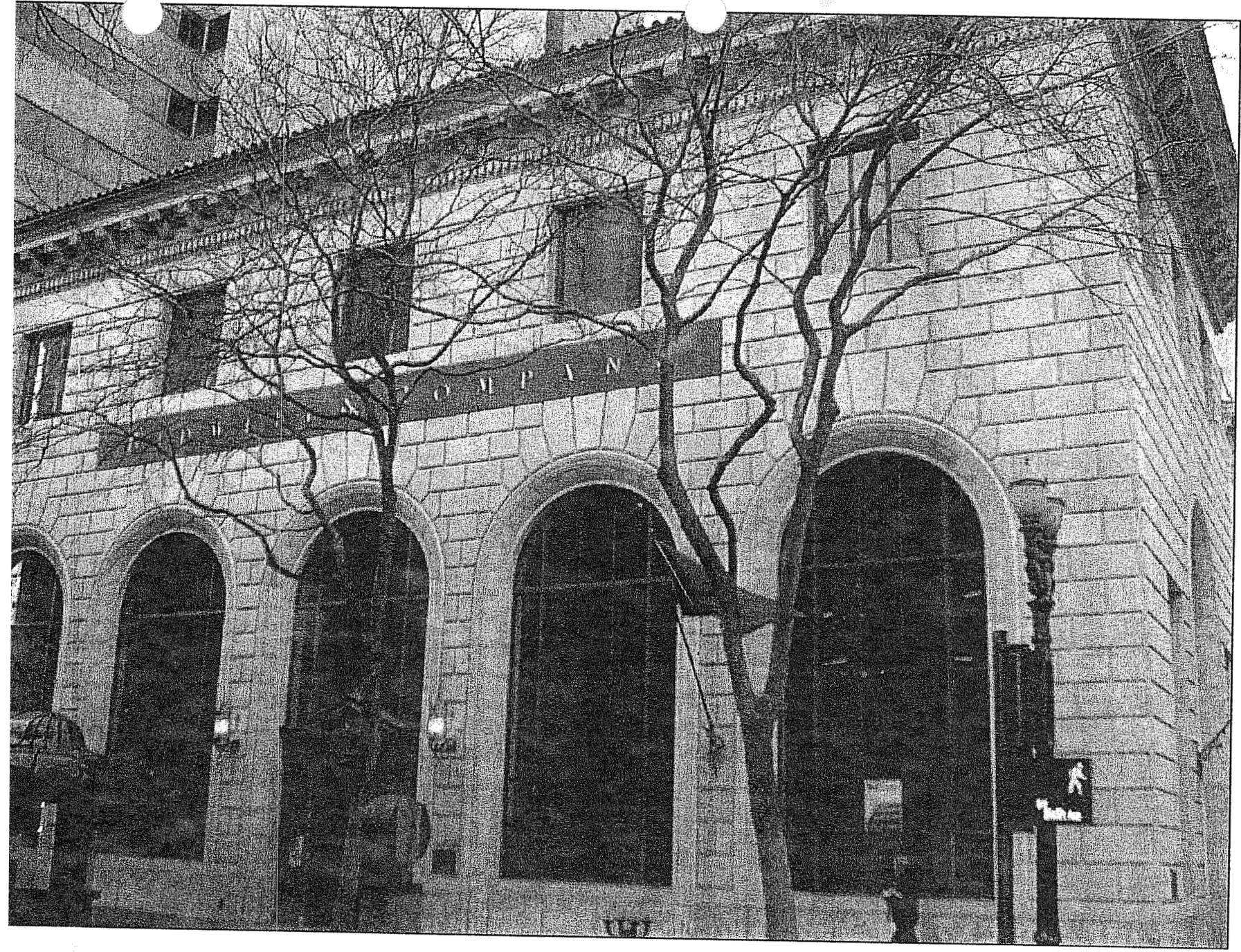
Proposed Modifications to the Mt. Tabor Reservoirs,
APTI annual conference, September 2003

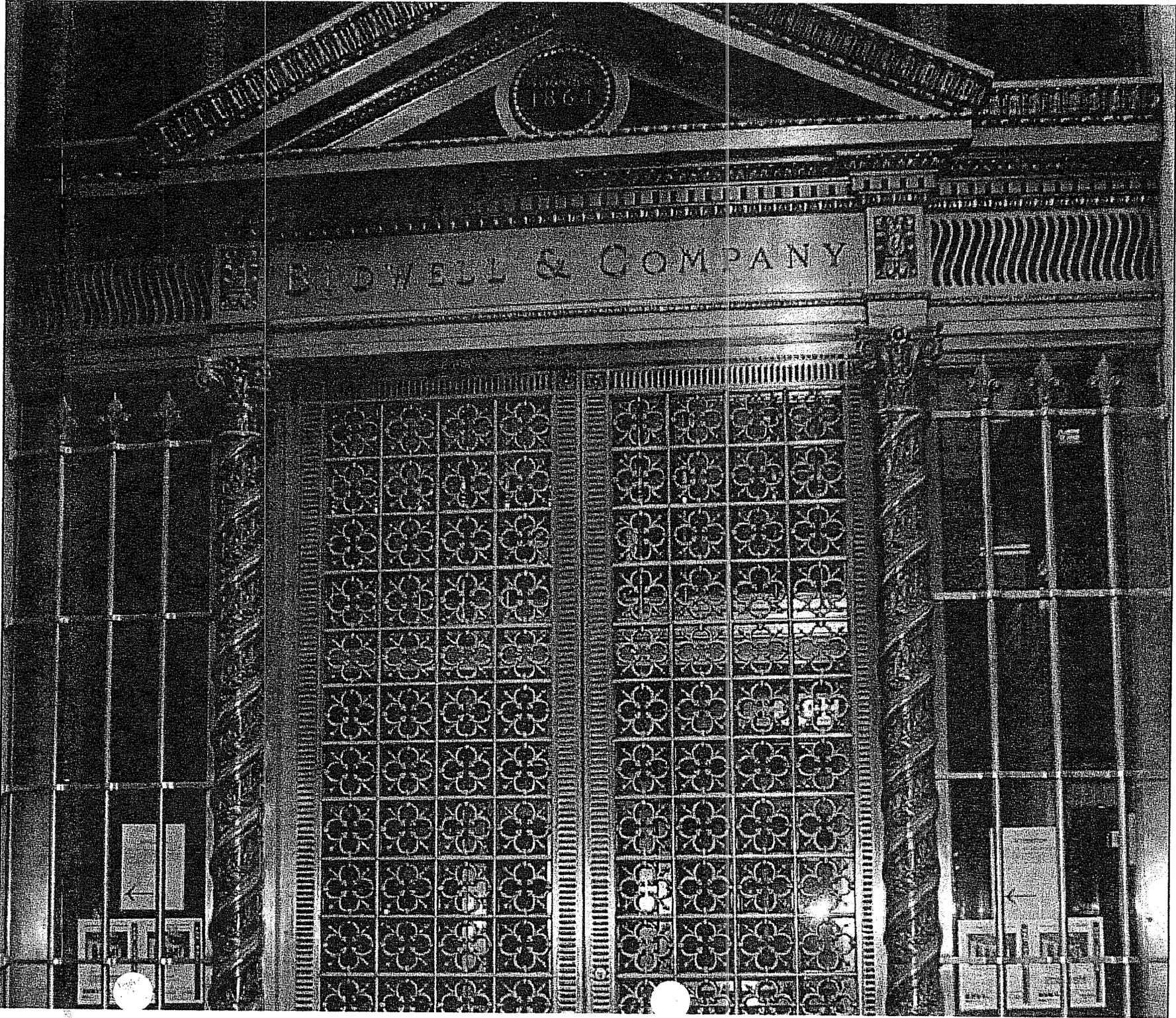
Historic Overview of the Midtown Blocks
Portland Development Commission, January 2001

Preservation and Engineering: The Necessity of Joint Research,
June 20, 2000

Preservation Teaching:

Historic Preservation Seminar 2002 - 2004
The Art Institute of Portland
Ms. Jamie Hurd, Dept. Director





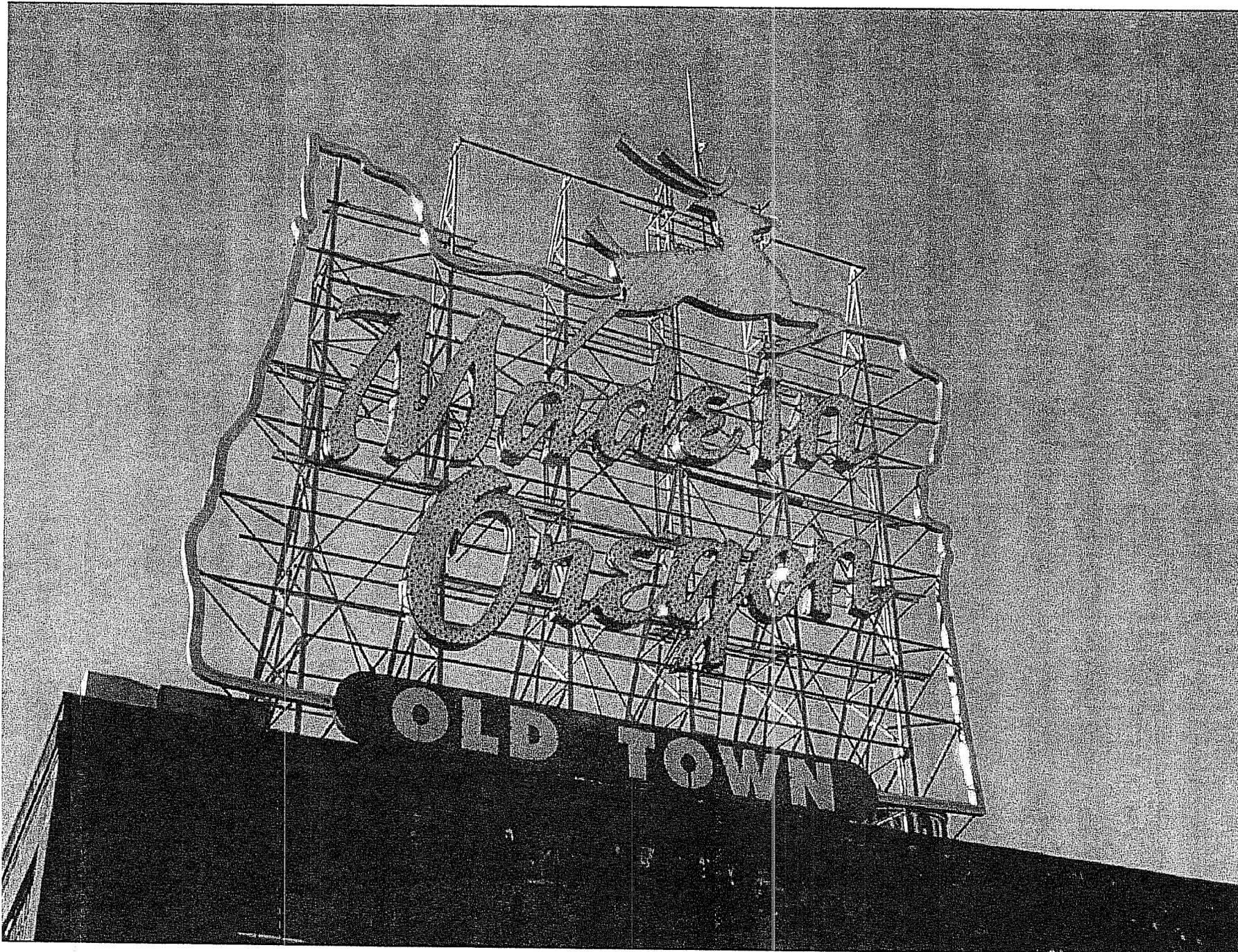
BIDWELL & COMPANY

Corporate Headquarters 2000

Historic Landmark Building

Designed by architect A. E. Doyle

Built in 1925 for the Bank of California



**HUMAN SERVICES COMMITTEE
MINUTES
February 7, 2006**

Present

Councilor Charles Tomlinson, Chair
Councilor Patricia Daniels

Staff

Jon Nelson, City Manager
Ken Gibb, Community Development Director
Judy Somes, Community Development
Carrie Mullens, City Manager's Office

Absent

Councilor Emily Hagen

Visitors

Sharon Gibson, United Way
Debbie Parsons, United Way
Jim Moorefield, Corvallis Neighborhood Housing Services (CNHS)
Stewart Wershow, Community Policing Forum

SUMMARY OF DISCUSSION

| <u>Agenda Item</u> | <u>Information Only</u> | <u>Held for Further Review</u> | <u>Recommendations</u> |
|---|-------------------------|--------------------------------|---|
| I. Social Services Priority Setting and Policy Review | | | <ul style="list-style-type: none"> • Approve retention of <i>emergency</i> and <i>transitional</i> services as the Fiscal Year 2006-2007 funding priorities • Complete a full review of the social service funding priorities by the end of the 2006 calendar year • Approve the estimated available funding for Fiscal Year 2006-2007 |
| II. Other Business | *** | | |

Chair Tomlinson called the meeting to order at 12:48 pm.

CONTENT OF DISCUSSION

I. Social Services Priority Setting and Policy Review (Attachment)

Community Development Director Gibb explained that the current priorities for allocation of the City's social services funds, *emergency* and *transitional* services, were adopted in Fiscal Year 1992-1993. The monies are allocated to local agencies through United Way, the City's social services administrator.

Mr. Gibb said the estimated allocation for Fiscal Year 2006-2007 is \$371,400. Letters of Intent from organizations requesting these funds have been submitted to United Way, with Council review and approval scheduled for June 19, 2006.

Mr. Gibb reported that the City has partnered with other organizations to conduct a follow-up survey of social service needs. Staff recommends continuing the *emergency* and *transitional* services priority for Fiscal Year 2006-2007. Once the survey and subsequent outreach is completed, staff intends to return to the Committee for a more in-depth discussion related to the survey and outreach results, and to review the priorities.

United Way Director Gibson reported that the needs assessment partnership began in 1996 and consisted of the City, Benton County, and United Way. In 1999, the same partners made a commitment to complete a new assessment every three years, if fiscally possible. In 2002, Samaritan Health Services joined the partnership, and Oregon State University and the Corvallis Clinic requested to be partners this year.

Ms. Gibson said changes in this year's survey include obtaining interviews with eleven local community leaders to help frame the survey related to community health. Five hundred phone interviews were completed, including 213 low income households, and a mail survey was distributed to all service providers. The survey focused on developing a healthy community, definition of a healthy community, and real needs (not perceived). The survey results identified two key focus group needs: drug/alcohol services and health care access. Focus group participants included health care professionals, small business representatives, and public and private drug and alcohol prevention and treatment counselors.

Ms. Gibson said the report should be available in a few weeks and will include:

- Secondary data research collected on 21 additional informational pieces;
- Local, state, and regional demographics, including census data; and
- Fact sheets related to the community outreach process.

Councilor Daniels stated that during the budget process, Council was made aware of the emergency shelter needs not being met within the community. Ms. Gibson responded that affordable housing and drug/alcohol use are separate issues, with crossing paths. Both issues were identified in the needs assessment survey. Councilor Daniels noted that several community members are working with the Circle of Hope Board on this issue.

Mr. Gibb said the review of the policy and priorities needs to be done before the City and organizations begin allocation discussions for Fiscal Year 2007-2008. The needs assessment survey results can be a part of the policy review process.

Councilor Tomlinson stated his preference that the needs assessment survey return to this Committee prior to Council review. Ms. Gibson said the Unity Way policy has been to share the results of the assessment with the partners first. City Manager Nelson said a short presentation could be made to the Council and then referred back to this Committee for an in-depth discussion and follow-up.

Councilor Tomlinson opined that the involvement of the health care community means this assessment is taking on more of a health care view. He would like the needs assessment results compared to the Vision 2020 statements for consistency. For example, is "healthy community" being discussed in terms identified in the Vision 2020 statement. Councilor Tomlinson requests that when this issue returns to Committee, it is the only agenda item.

CNHS Director Moorefield said when the policy is reviewed, he requests a definition of the City's role and a practical approach to that role. Currently, there is no close connection between the Community Development Block Grant (CDBG) fund and social service allocations. With many organizations looking to the City for solutions, there could be an opportunity to link capital investments with social services. He would be interested in participating in the review.

Councilor Tomlinson recalled a 2001-2002 Council goal that included a linkage between social service funding and housing needs. Mr. Nelson said Councilor Grosch had talked about wanting an integrated process for Housing and Community Development, CDBG, and social service allocations. Mr. Gibb said the City has coordinated the timing and review process of social services allocations with United Way allocations and there has been discussion about including the CDBG funds in that coordination.

Community Policing Forum Chair Wershow said the Alcohol Task Force has been discussing a detoxification facility, which would involve capital improvement funding and funding under "transitional" services.

Mr. Nelson said the Committee may want to recommend to Council scheduling the policy review. Mr. Gibb suggested adding "with full review of the social service priorities by the end of the calendar year."

The Committee unanimously recommends that Council approve the retention of *emergency* and *transitional* services as the City's social service funding priorities for Fiscal Year 2006-2007, with a full review of the social service priorities by the end of the 2006 calendar year, and approve the estimated available funding.

Human Services Committee
February 7, 2006
Page 4

II. Other Business

The next Human Services Committee meeting is scheduled for 11:30 am on Wednesday, February 22, 2006 in the Madison Avenue Meeting Room.

Respectfully submitted,

Charles Tomlinson, Chair

MEMORANDUM

DATE: January 18, 2006

TO: Human Services Committee

FROM: Ken Gibb, Director, Community Development Department 

SUBJECT: Setting of FY 2005-06 Social Services Funding Priorities; and Estimated Funding Level

I. Issue

To set City Council priorities for allocating Social Service monies and to approve the estimated allocation funding level for fiscal year 2006-07.

II. Background

The Human Services Committee meets annually to recommend to the City Council priorities for allocation of the City's Social Services funds. Past priorities have included emergency, preventive, and long term service. The current priorities, established during the FY 92-93 allocation process, and reaffirmed annually, are *emergency* and *transitional* services which are defined in the Social Service Policy 2000-6.05 (attached). Definitions of both priorities are on page 2 of the Policy.

III. Estimate of Funds Available for FY 06-07 Allocation with Recent Annual Allocations

In accordance with Council Policy, the allocation is set by using the prior year allocation and increasing by the Portland CPI from December. That rate will be released by Bureau of Labor on February 22, 2006. Staff has estimated the amount below; and will modify as necessary based on actual CPI for inclusion in the proposed budget.

| | |
|-----------------|--|
| Estimated 06-07 | \$371,400 [\$360,580 + December Portland CPI (3.0% increase estimated)] |
| FY 05-06 | \$360,580 + \$2,850 carryover from prior year |
| FY 04-05 | \$349,400 |
| FY 03-04 | \$344,580 |

IV. General Discussion

The City social service monies are allocated, based on Council priorities, to local agencies through a contract social services administrator. United Way of Benton County and Lincoln County is the current administrator. As the contract administrator, United Way appoints a Committee knowledgeable in social service programs. This committee reviews requests for funding, including whether or not the program meets priorities established by the City, and makes recommendations to the City. United Way Staff then monitors those agencies receiving City social service funds. Of the estimate \$371,400, United Way will retain five percent (5%) to administer the program (\$18,570); with the balance (\$352,830) available to organizations providing services. Monthly payments are transmitted to United Way and in turn, they disburse monthly payments to the service providers. As in the past, City funds will be accounted for separately and will be held in separate accounts.

For your information regarding the schedule for FY 06-07 funding, the Letters of Intent from organizations have already been submitted to United Way. The balance of the schedule for allocation is:

| | |
|-------------|--|
| February 24 | Applications forwarded to Organizations |
| March 31 | Grant Applications due to United Way |
| April | Committee members will make site visits and learn more about programs |
| May | Recommendations formulated by United Way Allocations Committee members |
| June 6 | Recommendations Submitted to Human Services Committee |
| June 19 | Full Council Review and Approval |

V. Benton County Needs Assessment

The City has again partnered with other organizations to conduct a follow-up survey of social service needs. The document is near completion but not yet ready for distribution. Sharon Gibson, United Way Executive Director, will provide a briefing to the Committee on the study. It is intended there will be a community-wide outreach and discussion of the survey's findings this winter/spring. As the information and community discussion will not have taken place, Staff recommends that HSC and full Council continue the current priorities of "emergency" and "transitional" services for the FY 06-07 allocation. Later this spring, we will return to the Committee for a more in depth discussion of the Assessment and results of the community outreach which will allow for HSC to review the Policy priorities.

VI. Recommendation/Action Requested

Two actions are requested:

1. A motion to recommend the retention of "emergency" and "transitional" services as the City's social service funding priorities for FY 06-07;
2. A motion to recommend approval of the estimated available funding.

REVIEW AND CONCUR:



Nancy Brewer, Finance Director

REVIEW AND CONCUR:



Jon Nelson, City Manager

Attachments: Policy

CITY OF CORVALLIS
COUNCIL POLICY MANUAL

POLICY AREA 6 - COMMUNITY DEVELOPMENT

CP 00-6.05 Social Service Funding Policy

Adopted January 18, 2000

Affirmed February 5, 2001

Revised February 19, 2002

Affirmed April 7, 2003

Affirmed February 2, 2004

Affirmed February 22, 2005

6.05.010 Purpose

To formally establish a policy for the setting of social service priorities, specify the annual allocation amount and allocation process for funding.

6.05.020 Goal

That all residents have resources to provide for basic needs.

6.05.030 Mission

The social service allocation process is intended to provide support to local social service agencies which assist in improving the mental or physical condition of the people in the City.

6.05.040 Funding Source

a. To provide a stable funding source for social service agencies receiving financial assistance from the City (direct or indirect), the following method which results in the largest amount shall be used:

- 1) 0.01181 mills of projected assessed value shall be allocated for this purpose; or
- 2) The prior year allocation shall be increased by the December Portland Consumer's Price Index (CPI). The FY 99-00 allocation \$370,720 is used as the base.

Council Policy 00-6.05

- b. It is strongly encouraged that all social service funding be requested and distributed through the annual social service program process.

6.05.050 Definitions

The following definitions are written to provide a basis for common understanding in discussing social service needs of the community:

- a. *Basic human needs* - The following are some of the basic necessities of life which, when absent, would be considered to constitute an emergency:

- | | | |
|--------------------------|----------------------|--|
| 1) food | 2) water | 3) shelter |
| 4) warmth | 5) clothing | 6) safety and freedom from fear and violence |
| 7) access to information | 8) acute health care | |

- b. *Emergency services* - Programs or services that provide immediate or short-term assistance to meet any of the above basic human needs when absent.
- c. *Transitional services* - Programs or services that provide people with a short or defined period of assistance to sustain their basic human needs in the transition to self-sufficiency.
- d. *Long-term services* - Programs or services that provide permanent or on-going services to citizens.
- e. *Preventive services* - Programs or services that seek to prevent citizens from needing emergency or transitional assistance.
- f. *Social services* - Intended to describe a program(s) designed to improve the mental or physical condition of the people in the community. Such programs may include, but are not limited to: mental and physical health, child care, drug and alcohol abuse, vocational rehabilitation, aging, and others as permitted.

Since 1992, the City Council has agreed not to fund Long-term or Preventive Services.

Council Policy 00-6.05

6.05.060 Setting Priorities

Annually, Council will review the needs of the community and set priorities for funding, including using broad needs assessment tools that are available. Changes in priorities shall be made by amendments to this Council Policy. The current funding priorities are Emergency and Transitional services.

6.05.070 Eligibility

Organizations applying for City social service funding must be recognized as a non-profit by the Federal Government with a 501(c)(3) tax-exempt status certification or be a governmental or quasi-governmental agency.

6.05.080 Annual Process

- a. Council shall evaluate and set the annual social service priorities.
- b. Council shall review and approve the annual calendar for allocations.
- c. The availability of funds shall be advertised.
- d. Agency proposals shall be received.
- e. Agency presentations shall be scheduled.
- f. A Committee of community members knowledgeable in social service needs shall be formed. They shall:
 - 1) meet to review agency proposals and funding requests; and
 - 2) make recommendations to Council.
- g. The Human Services Committee will review the Social Services Committee recommendations and forward an allocation recommendation for full Council review and approval.
- h. Council shall appropriate the funds for the program in the annual budget.
- i. Contracts shall be executed with service providers.
- j. Funds shall be distributed to service providers.
- k. Contracts shall be monitored and programs of the social service providers evaluated.

Council Policy 00-6.05

- l. Quarterly reports on the work performed by service providers shall be submitted.
- m. Council shall review and approve the quarterly reports of service providers.

6.05.090 Administration of Social Services

- a. The City may chose to issue Request for Proposals on a triennial basis for administration of its social service program and funds. The successful administrator must demonstrate knowledge of the social service needs of the community and advise Council. A contract between the City and the Administrator will be executed and renewed on an annual basis.
- b. Should the City decide not to utilize the services of an administrator, this provision of the Policy shall be invalidated.

6.05.100 Reporting Sanctions

- a. Service providers who report late are subject to the following sanctions

| | |
|---|---|
| <p>1st Time Quarterly Report is Late</p> | <ol style="list-style-type: none"> 1. Automatic letter to Agency Director with a copy to the President outlining ramifications if late again. 2. Phone call follow-up. 3. If report is submitted within a 20-day grace period, then there is no monetary penalty. 4. If report not submitted within 20-day grace period, the agency loses 50% of that month's allocation amount. 5. For every additional 30 days the report is not received, the agency will lose another 50% of one month's allocation. |
| <p>2nd Time Quarterly Report is Late</p> | <ol style="list-style-type: none"> 1. Letter written directly to the President of the Agency's Board of Directors with a copy to the Agency Director. 2. If report is submitted within a 20-day grace period, then there is no monetary penalty. 3. If report not submitted within 20-day grace period, the agency loses that month's annual allocation amount. 4. For every additional 30 days the report is not received, the agency will lose another month's allocation. |
| <p>3rd Time Quarterly Report is Late</p> | <ol style="list-style-type: none"> 1. Suspension from the next year's allocation process. |

Council Policy 00-6.05

- b. In addition to the above sanctions, late reporting will be reported to the Allocations Committee and the Committee will be encouraged to weigh an agency's accountability with regard to reporting when deciding about allocations to that agency's programs.

6.05.110 Return of Funds

- a. In the event a social service provider cannot or chooses not to perform the services purchased by the City, either due to a change in circumstances or to monetary sanctions applied as stated above, the following should occur:
 - 1) The City or its Administrator will reconvene the Allocations Committee to evaluate use of the funds. The Committee will make a recommendation to Council. Council shall review the recommendation for approval.
 - 2) The unused funds will be deducted from the monthly allocation to the service provider. Any funds distributed and not used for the services purchased shall be reimbursed by the provider to the City.

6.05.120 Review and Update

These policies shall be reviewed in January of each year in conjunction with the setting of the social service priorities. Council, upon request or significant change in the general and economic well-being and prosperity of the community, may decide to review this policy sooner.

**URBAN SERVICES COMMITTEE
MINUTES
February 7, 2006**

Present

Rob Gándara, Chair
Betty Griffiths

Staff

Jon Nelson, City Manager
Steve Rogers, Public Works Director
Jon Katin, Transportation Services
Supervisor
Emely Day, City Manager's Office

Absent

George Grosch (excused)

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for Further Review | Recommendations |
|--|------------------|-------------------------|---|
| I. Corvallis Transit System Code of Conduct Policy and Municipal Code Revision | | | Include the proposed language in the Corvallis Transit System Code of Conduct and Implementing Procedures and amend Municipal Code Chapter 5.06, "Transit Regulations," by means of an ordinance to be read by the City Attorney |
| II. Taxi Stand Request – Auto-Taxi | | | Establish a taxi stand at the east end of the block on the south side of SW Jefferson Avenue between SW Third and SW Fourth Streets from 9:00 pm until 2:30 am Thursday through Sunday nights to be used by Auto-Taxi |
| III. Other Business | | | |

CONTENT OF DISCUSSION

I. Corvallis Transit System Code of Conduct Policy and Municipal Code Revision (Attachment)

Public Works Director Rogers explained that the proposal presented to the Committee would slightly change how the City responds to issues regarding Corvallis Transit System (CTS). The Citizens Advisory Commission on Transit observed some socially undesirable rider behavior which the existing Code of Conduct Policy and Municipal Code provisions do not allow the City to address. The Commission supports the proposed Policy and Municipal Code amendments, which would provide definition and enforcement authorization.

Transportation Services Supervisor Katin reiterated that the proposal represents minor amendments to the Code of Conduct Policy, which generally prohibits behavior that unreasonably interferes with the efficient operation of CTS. The existing Policy specifies prohibited behavior but does not provide for how the City may address other situations, such as socially unreasonable behavior. He noted that the City Attorney's Office (CAO) cautioned that the proposed amendments could be abused or misused; so CTS drivers will be trained to ensure their understanding of what they can and cannot do in responding to rider behavior, including prohibiting people from boarding the buses or asking them to leave the buses. Additionally, drivers must provide written documentation of the situation circumstances that prompted them to refuse transportation to a rider or to remove a rider from a bus and their reasons why the rider(s)' behavior hindered CTS operations.

Mr. Rogers said he does not expect that the proposed new Policy and Municipal Code provisions will need to be enforced very often. However, CTS drivers and passengers have complained of situations to which the City cannot currently respond.

In response to Councilor Griffiths' request, Mr. Katin explained that a CTS passenger had used the buses to solicit young women for dates and did not accept their declines of his invitations; the situation was brought under control. However, other female passengers used the situation to tease the male passenger, creating complications. These situations are not addressed in the existing Code of Conduct Policy. CTS drivers need the ability to stop socially undesirable behavior and remove offending passengers from the buses.

Councilor Griffiths inquired as to the meaning of the Policy definition regarding unreasonable interference with the safe and efficient operation of the transit system, noting that the definition does not address behavior between or among passengers. Mr. Katin explained that the language was provided by the CAO to address behavior that would distract drivers and impact their ability to safely operate the buses.

Councilor Griffiths surmised that the requirement for written documentation of incidents would deter someone from reporting an incident involving personal conflict between a driver and a passenger.

Mr. Rogers responded that the situation would need to recur with the same involved parties before the Policy is implemented.

Councilor Griffiths noted that the existing Policy does not state that bus passengers must follow drivers' instructions.

Based upon a motion moved and seconded by Councilors Griffiths and Gándara, respectively, the Committee unanimously recommends that Council include the proposed language in the Corvallis Transit System Code of Conduct and Implementing Procedures and amend Municipal Code Chapter 5.06, "Transit Regulations," **by means of an ordinance to be read by the City Attorney.**

II. Taxi Stand Request – Auto-Taxi (Attachment)

Mr. Rogers explained that, per Municipal Code Section 6.04.020, the City Council must determine taxi stand locations. Auto-Taxi requested a taxi stand on SW Jefferson Avenue at SW Third Street, outside the End Zone Bar and Grill. The requested parking space would be signed for 30-minute free customer parking during the day and would be a designated taxi stand from 9:00 pm until 2:30 am Thursday through Sunday nights. The Downtown Parking Commission unanimously supported the taxi stand request.

Mr. Rogers noted that two taxi services operate in Corvallis, but the second service (RoadRunner Taxi) has not submitted a request for a taxi stand at the same location, as occurred with an earlier taxi stand request near another night club. Despite this fact, the Council must respond promptly to the current taxi stand request.

In response to Councilor Griffiths', inquiry, Mr. Rogers said the End Zone Bar and Grill owner supports the taxi stand request.

In response to a motion moved and seconded by Councilors Griffiths and Gandara, respectively, the Committee unanimously recommends that Council establish a taxi stand at the east end of the block on the south side of SW Jefferson Avenue between SW Third and SW Fourth Streets from 9:00 pm until 2:30 am Thursday through Sunday nights to be used by Auto-Taxi.

III. Other Business

- A. Councilor Griffiths announced that she will be absent February 23rd through March 9th and all of May 2006.
- B. A special meeting of the Urban Services Committee is scheduled for February 8, 2006, at 4:00 pm, in the Parks and Recreation Department Conference Room.
- C. The next regular Urban Services Committee meeting is scheduled for February 22, 2006, at 4:00 pm, in the Madison Avenue Meeting Room.

Respectfully submitted,

Rob Gándara, Chair

MEMORANDUM

To: Urban Services Committee

From: Steve Rogers, Public Works Director 

Date: January 24, 2006

Subject: Corvallis Transit System Code of Conduct and Implementing Procedures

ISSUE

Should the Corvallis Transit System (CTS) Code of Conduct and Implementing Procedures be amended to include language that generally prohibits action that “unreasonably interferes with the efficient operation of the Corvallis Transit System”?

BACKGROUND

The CTS Code of Conduct and Implementing Procedures are administratively used in the day-to-day operations of the transit system. Corvallis Municipal Code Chapter 5.06 established the legal basis by which the rules may be enforced.

Following discussions with the Transit Coordinator regarding passenger behavior that was inappropriate but not currently prohibited, the City Attorney’s Office (CAO) raised the question of whether the current regulations for the CTS should include some references that make it clear that the purpose for the regulations is to protect the safe and efficient operation of CTS, and that prohibit unspecified behavior which unreasonably interferes with the operation of the transit system.

The CAO proposed additional language for the current CTS Code of Conduct. The proposed language was presented to the Citizens Advisory Commission on Transit (CACOT) on November 9, 2005 by Deputy City Attorney, Jim Brewer. A copy of the current CTS Code of Conduct with draft language added in italics is attached to this memorandum. The proposed language allows CTS to maintain its safe operation in the face of inappropriate behavior that the City has not specifically prohibited. The disadvantage is that it adds some measure of subjectivity to the regulations and could allow staff, drivers and patrons to target individuals rather than specific behaviors.

During its December 14, 2005 meeting, CACOT voted unanimously to recommend that the proposed language be included into the CTS Code of Conduct. CACOT also agreed with Deputy City Attorney Brewer and staff that the additions, if enacted by the City Council, would require additional training for staff and drivers.

DISCUSSION

Including the proposed language provides a further explicit and practical rationale for having these rules at all. The purpose statement assists passengers, drivers and staff in understanding the context of the rules and in interpreting the rules. It could also be used by a court or other decision maker to determine how to interpret these rules.

According to the CAO, in terms of the italicized language in the definition section, it would have little use if there is not operational language that uses the defined terms. Further, the language in italics in III, 5(I) and III, 12(f) is intended to serve as a catch all for unreasonable behavior which prevents the system from operating effectively. The current prohibited behaviors will remain.

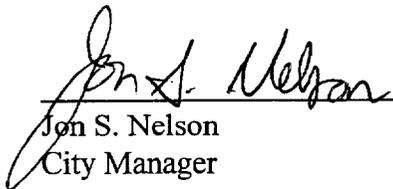
The primary concerns that the CAO has expressed can be divided into two general areas: First, that the proposed language could be read too broadly and used to exclude passengers who are annoying but do not truly have any impact on the safety of the system. Second, that the proposed language could be read as prohibiting expressive behavior which would and should be allowed in public places. The CAO believes that proper training can reduce the concerns. The CAO also believes that requiring written articulation of how the passenger behaved and how the behavior unreasonably interfered with the operation of the system will help avoid abuses of the proposed language.

To be able to enforce these new provisions, modifications are required to Corvallis Municipal Code Section 5.06, Transit Regulations. Attached is an ordinance amending the municipal code adding definitions and the proposed prohibited acts.

RECOMMENDATION

That the Urban Services Committee recommend to City Council the proposed language be included into the CTS Code of Conduct and Implementing Procedures and enact an ordinance to amend Corvallis Municipal Code Chapter 5.06, Transit Regulations.

Review and Concur,



Jon S. Nelson
City Manager

Attachments

CORVALLIS TRANSIT SYSTEM

CODE OF CONDUCT

AND

IMPLEMENTING PROCEDURES

**Adopted
August 1996**

CORVALLIS TRANSIT SYSTEM
Code of Conduct & Implementing Procedures

August 1996

I. Introduction and Purpose

The following Code of Conduct and Implementing Procedures has been adopted for the Corvallis Transit System. The Code represents a consolidation of regulations, many of which are founded in City ordinances, State law, and/or City administrative rules. The Code and Implementing Procedures are adopted for the safety, convenience, and comfort of Corvallis Transit System passengers. *These regulations should always be interpreted in a manner that best maintains the safe and efficient operation of the Corvallis Transit System.*

II. Definitions

As used in these regulations, unless the context requires otherwise:

"Corvallis Transit System" means the property, equipment and improvements of whatever nature owned, leased or controlled by the City to provide public transportation for passengers or to provide for movement of people, and includes any City transit vehicle and any City passenger shelter.

"City" means the City of Corvallis, Oregon.

"City transit vehicle" includes a bus, trolley, van or other vehicle used to transport passengers and owned or operated on behalf of the City.

"City passenger shelter or shelter" includes a structure provided along a transit route for the purpose of providing seating and/or protecting transit passengers from inclement weather and that publicly-owned area within three (3) feet of the structure.

"Emergency" means an on-board City transit vehicle fire, serious physical injury to person(s), or threat thereof, or any apparently urgent medical need.

"Peace officer" includes a sheriff, constable, marshall,

municipal police officer, member of the Oregon State Police, and such other persons as may be designated by law.

Unreasonable Interference with the safe and efficient operation of the transit system includes any action by a person or persons which reduces the overall safety, timeliness, convenience or accessibility of drivers, vehicles or facilities of the transit system in a manner no reasonable person would allow.

III. Regulations

1. Elderly and Disabled Seating. The aisle-facing benches at the front of buses are for the use of disabled and senior passengers. Non-qualifying passengers must vacate seating upon request of the transit operator or City employee.

2. Shirt and Shoes. All passengers (except infants who are held) must wear a shirt and shoes on City vehicles and in transit shelters.

3. Repulsive Odors. No person shall board or remain on a City vehicle or enter or remain in a transit shelter if the person or the person's clothing emanates a grossly repulsive odor that is unavoidable by other transit customers on the vehicle or in the shelter.

4. Safety. No person shall:

(a) Interfere with the operation or movement of any City transit vehicle;

(b) In any manner hang onto or attach himself or herself onto any exterior part of a City transit vehicle at any time;

(c) Ride a skateboard or roller skates in a City transit vehicle or shelter;

(d) Knowingly throw an object or discharge a bow and arrow, air rifle, rifle, gun, revolver, or other firearm at or within a City transit vehicle or transit shelter, or at any person on a City transit vehicle or in any part of a transit shelter, except that a peace officer in the course of employment

is exempt from this paragraph;

(e) Extend any portion of his or her body through any door or window of a City transit vehicle while it is in motion;

(f) Smoke tobacco or any other substance, or chew tobacco, or carry any burning or smoldering substance, in any form, aboard a City transit vehicle or in a transit shelter;

(g) Spit, defecate, or urinate in or upon any City transit vehicle or transit shelter;

(h) Activate the "Emergency Exit", "Emergency Stop", or alarm device of a City transit vehicle in the absence of an emergency;

(i) Leave unattended a child under the age of 8 unless accompanied by a person 12 years or older;

(j) Talk to the driver while the bus is in operation, except for information facilitating their trip.

5. No person shall:

(a) Engage in any activity prohibited by State or Municipal Criminal Law while on a City transit vehicle or in a transit shelter;

(b) Discard or deposit, other than into a trash receptacle provided for that purpose any rubbish, trash, debris, or offensive substance in or upon a City transit vehicle or shelter;

(c) Play tape recorders, radios, or other audio devices or music instruments on a City transit vehicle or in a shelter, except if the sound produced thereby is only audible through earphones to the person carrying the device;

(d) Canvass to collect money or sell or distribute anything, or solicit for any purpose, on any City transit vehicle or shelter, without written authorization of the City's transit manager or his or her designee. The transit manager, or designee, shall adopt regulations establishing reasonable time,

place, and manner conditions for soliciting activities, and shall give written permission for activities complying with such regulations.

(e) Use or possess alcohol or illegal drugs on a City transit vehicle or in a shelter, except alcoholic beverages that have not been unsealed;

(f) Mutilate, deface or destroy any City property or sign, notice, or advertisement posted by the City or located on any City transit vehicle or any other public property;

(g) Place, permit or cause to be placed any notice or advertisement upon any City transit vehicle or on any shelter without first obtaining written permission of the transit manager or the manager's designee;

(h) Place his or her feet on seat of any City transit vehicle or in any seat in a shelter.

(i) Act in any manner not specifically set forth in these regulations which will unreasonably interfere with the safe and efficient operation of the Corvallis Transit System.

6. Disorderly Conduct. No person shall, with the intent to cause public inconvenience, annoyance, or alarm, or recklessly creating a risk thereof:

(a) Engage in fighting or violent, tumultuous or threatening behavior within any City transit vehicle or shelter;

(b) Intentionally harass or annoy another person by subjecting such other person to offensive physical contact;

(c) Make unreasonable noise within any City transit vehicle or in any shelter; or

(d) Obstruct the free movement of passengers within any City transit vehicle or shelter; or

(e) Create a hazardous or physically offensive condition

within a City transit vehicle or shelter by any act which the person is not licensed or legally entitled to do;

(f) Utter fighting words on a City transit vehicle or in a passenger shelter;

(g) Utter obscenities on a City transit vehicle or in a passenger shelter in the presence of a minor;

(h) Utter obscenities on a City transit vehicle when such language is reasonably likely to offend, annoy, or intimidate another passenger and which does offend, annoy, or intimidate another passenger.

7. Weapons. No person, except a peace officer or person with a valid concealed weapon permit, shall bring into or carry aboard a City transit vehicle, or bring in to a shelter, any fire arm, knife (except a folding knife with a blade less than 3 ½ inches in length), any explosive device or material, or any other weapon.

8. Food and Beverages. No person shall bring aboard a City transit vehicle any food or beverage in open containers, and no person shall consume food or beverage while on a City transit vehicle. Paper cups and plastic cups with snap-on lids are not considered closed containers for the purpose of this regulation.

9. Flammable Substances. No person shall bring aboard a City transit vehicle or take into a shelter:

(a) any flammable fuel containers; or

(b) any flammable liquid, except in a cigarette lighter.

10. Animals. No person shall bring or carry aboard a City transit vehicle or take into a shelter any animal not housed in an enclosed carrying container, except that a person with a disability who needs a service animal for assistance, or a person training a service animal may carry or bring aboard a service animal.

11. Prohibited Baggage/Packages.

(a) Carriages and Strollers. No person shall bring or carry aboard a City transit vehicle a carriage or stroller unless such item is folded and unoccupied. Strollers and carriages must remain folded while aboard the City transit vehicle.

(b) Large objects. No persons shall bring or carry aboard a City transit vehicle any package(s) or object(s) of a size that will block any aisle or stairway upon the vehicle.

12. Use of a City Passenger Shelter. Unless the person has first obtained written exemption from the City's transit manager:

(a) No person shall occupy or use a City passenger shelter except for boarding, disembarking, or waiting for a City transit vehicle;

(b) No person occupying a City passenger shelter for the purpose of waiting to ride a City transit vehicle shall intentionally fail or refuse to take the next available bus to the person's destination;

(c) No person occupying a City passenger shelter for the purpose of waiting to greet passengers on any arriving City transit vehicle shall intentionally fail or refuse to leave the City transit shelter promptly after arrival of the City transit vehicle for which the person is waiting;

(d) No persons shall continuously occupy a City passenger shelter for a time exceeding two (2) hours;

(e) No person occupying a City passenger shelter shall fail to identify on demand of any City employee or peace officer the City transit vehicle for which the person is waiting.

(f) *No person shall occupy a City passenger shelter in a manner which unreasonably interferes with the safe and efficient operation of the Corvallis Transit System.*

13. Non-payment of Fare; Misuse of Bus Pass or Group Pass.

(a) Non-payment of Fare. It shall be unlawful for any person to occupy, ride in or use, any City transit vehicle without paying the applicable fare.

(b) Misuse of Bus Pass. It shall be unlawful for a person to use or attempt to use a City bus pass to board or ride in a City transit vehicle unless the bus pass was lawfully acquired at an authorized City outlet by or on behalf of the person.

(c) Misuse of Group Pass. It shall be unlawful for a person to use or attempt to use a group pass identification card to board or ride a City transit vehicle unless:

i) The identification card is a valid identification card, lawfully acquired from an authorized employer, organization, or school by or on behalf of the person; and

ii) The person is then a member of the group to whom a valid group pass program is valid pursuant to a group pass agreement.

14. Confiscation of Misused Bus Pass or Group Fare ID Cards.

(a) Any City transit operator or any peace officer may confiscate a bus pass used or presented for use in violation of Subsection 13(b) of this Code and may confiscate a group pass ID card presented in violation of Subsection 13(c) of this Code.

(b) Confiscation of a group pass ID card shall be disposed of as follows:

i) If the person from whom the card was confiscated was excluded from the City's transit system pursuant to Section IV of this Code, or was issued a citation pursuant to Corvallis City Code or State law, the card shall be returned or made available to the person promptly on conclusion of any appeal of exclusion or of any court proceeding involving the citation.

ii) If the person from whom the card was confiscated was not excluded or issued a citation, the card shall be returned or made available to the person by the end of the seventh day following the date the card was confiscated.

IV. Exclusion

(1) In addition to other measures provided for the violation of this Code or the laws of the City of Corvallis or State of Oregon, any peace officer, City transit operator, City's transit manager, and persons designated by the City's transit manager may exclude from all or any part of the City's Transit System any person who violates any provision of these regulations for a period of time specified in regulations promulgated by the City's transit manager.

(2) A person excluded under Section IV of this Code may not enter or remain upon any part of the City's Transit System from which said person is excluded during the period of exclusion. An excluded person who enters or remains upon any part of the Corvallis Transit System from which the person has been excluded is a trespasser and may be arrested and prosecuted for the crime of Criminal Trespass in the Second Degree (ORS 164.245), or for violation of Section 5.03.090.060 of the Corvallis Code, or both. In addition, failure to abide by an exclusion notice shall constitute a further violation of this regulation for which the period of exclusion may be extended if so specified in regulations promulgated by the City's transit manager.

(3)(a) Except as provided in (b) below, written notice signed by the issuing party shall be given to a person excluded from all or part of the Corvallis Transit System, which notice shall specify the reason for exclusion, places and duration of exclusion, and the consequences for failure to comply with the notice. Exclusion shall commence immediately upon delivery of the notice to the excluded person.

(b) A City transit vehicle operator may, without giving written notice of exclusion, direct a passenger to leave a City transit vehicle, or direct a prospective passenger not to

board a City transit vehicle, if the passenger is in violation of any provision of these regulations. Such oral exclusion, without written notice of exclusion, shall be effective only for the route in progress at the time of the exclusion.

(c) A City transit vehicle operator or the City's Transit Coordinator may exclude a passenger for unreasonably interfering with the operation of the transit system, but must, as soon as possible, but not later than the end of that working day, provide a written explanation of how the passenger was behaving and how the passenger's action unreasonably interfered with the operation of the transit system. The written explanation will be filed with the Transit Coordinator, and a copy will be mailed to the passenger. If the passenger's address is unknown, or if the passenger will not provide an address, then the written explanation will be filed with Transit Coordinator's office.

(4) The City's transit manager shall promulgate administrative regulations establishing the duration of exclusion, which shall be based upon the type of violation.

(5) Not later than ten (10) days after commencement of the exclusion, an excluded person may appeal in writing to the City's transit manager, or the manager's designee, for de novo review of the exclusion and may petition the City's transit manager, or designee, to rescind the exclusion, alter the places of exclusion or reduce the duration of exclusion. An appeal shall contain a copy of the exclusion notice, if written; a request for a hearing or request for written review without a hearing; and a statement setting forth the reason that the exclusion is/was invalid or otherwise improper. The City's transit manager, or designee, shall render a decision not later than ten (10) days after receipt of the appeal, unless the appellant requests a hearing.

(6) If, as part of the written appeal, the excluded person requests a hearing, a public hearing shall be conducted by the City's transit manager, or designee, within ten (10) days after receipt of the appeal, and the City's transit manager, or designee, shall render a decision within ten (10) days after the

hearing.

(7) The order of the hearing shall be as follows: presentation of documentation and testimony supporting the exclusion, followed by presentation of documentation and testimony opposing the exclusion. The City's transit manager or designee may question witnesses and review all documentation referred to by the witnesses. There shall be no continuance or reopening of the hearing. A tape recording shall be made of the hearing which shall be made available to the appellant upon the appellant paying the cost of producing the tape recording. If the appeal raises a dispute of fact, the burden of persuasion shall be on the excluded person.

(8) At any time during the exclusion, an excluded person may petition in writing to the City's transit manager, or designee, for a temporary waiver of the exclusion.

ORDINANCE 2006-_____

**AN ORDINANCE RELATING TO TRANSIT CODE OF CONDUCT, AMENDING
MUNICIPAL CODE CHAPTER 5.06, TRANSIT REGULATIONS, AS AMENDED**

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Municipal Code Section 5.06.020 is hereby amended as follows:

Section 5.06.020 Definitions.

1) Corvallis Transit System - The property, equipment and improvements of whatever nature owned, leased or controlled by the City to provide public transportation for passengers or to provide for movement of people, and includes any City transit vehicle and any City passenger shelter.

2) City transit vehicle - A bus, trolley, van or other vehicle used to transport passengers and owned or operated on behalf of the City.

3) City passenger shelter or shelter - A structure provided along a transit route for the purpose of providing seating and/or protecting transit passengers from inclement weather and that publicly-owned area within three (3) feet of the structure.

4) Emergency - An on-board City transit vehicle fire, serious physical injury to person(s), or threat thereof, or any apparently urgent medical need, or any action which threatens the safe operation of a transit vehicle and its passenger(s).

5) Peace officer - Includes a sheriff, constable, marshall, municipal police officer, member of the Oregon State Police, and such other persons as may be designated by law.

6) Transit Manager - The Transit Manager of the City of Corvallis or his/her designated representative.

7) Unreasonable Interference with the safe and efficient operation of the transit system - Includes any action by a person or persons which reduces the overall safety, timeliness, convenience or accessibility of drivers, vehicles or facilities of the transit system in a manner no reasonable person would allow.

(Ord. 2006- § /2006; Ord. 96-25 § 1, 1996)

Section 2. Municipal Code Section 5.06.030 is hereby amended as follows:

Section 5.06.030.010 Prohibited acts

No person shall:

1) In any manner hang onto or attach himself or herself onto any exterior part of a City transit vehicle at any time;

2) Ride a skateboard, roller skates, or roller blades in a City transit vehicle or shelter;

3) Smoke tobacco or any other substance, or carry any burning or smoldering substance, in any form, aboard a City transit vehicle or in a transit shelter;

4) Activate the "Emergency Exit", "Emergency Stop", or alarm device of a City transit vehicle in the absence of an emergency;

5) Bring aboard a City transit vehicle or take into a shelter:

a) any flammable fuel containers, or

b) any flammable liquid, except in a cigarette lighter.

6) No person shall extend any portion of his or her body through any door or window of a City transit vehicle while it is in motion.

7) Act in any manner not specifically set forth in these regulations which will unreasonably interfere with the safe and efficient operation of the Corvallis Transit System.
(Ord. 2006- § /2006; Ord. 96-25 § 1, 1996)

Section 3. Municipal Code Section 5.06.050 is hereby amended as follows:

Add to Section 5.06.050 Use of a city passenger shelter

1) Unless the person has first obtained written exemption from the City's Transit Manager:

a) No person shall occupy or use a City passenger shelter except for boarding, disembarking, or waiting for a City transit vehicle;

b) No persons shall continuously occupy a City passenger shelter for a time exceeding two (2) hours;

c) No person occupying a City passenger shelter shall fail to identify on demand of any City employee or peace officer the City transit vehicle for which the person is waiting.

2) No person shall occupy a City passenger shelter in a manner which unreasonably interferes with the safe and efficient operation of the Corvallis Transit System.

23) A violation of this section is a Class C Misdemeanor.
(Ord. 2006- § /2006; Ord. 96-25 § 1, 1996)

PASSED by the City Council this _____ day of _____, 2006.

APPROVED by the Mayor this _____ day of _____, 2006.

EFFECTIVE this _____ day of _____, 2006.

Mayor

ATTEST:

City Recorder

MEMORANDUM

TO: Urban Services Committee

FROM: Steve Rogers, Public Works Director

DATE: January 26, 2006

SUBJECT: Request from Auto-Taxi for a Taxicab Stand

ISSUE

The owner of Auto-Taxi has requested the establishment of a taxicab stand in front of the End Zone Bar and Grill at SW 3rd & Jefferson.

BACKGROUND

The applicable Corvallis Municipal Code Section 6.04.020 states:

Anyone holding a license under said Chapter 8.07 for the operation of taxicabs in the City may apply to Council for the establishment of such taxicab stands. Upon the selection, approval, and establishment of such stands, each such stand shall be plainly marked and identified by a sign not over 12 inches by 18 inches in size, approved by the City Engineer, showing as a minimum thereon "Taxi Stand - No Parking" with the name of the licensee thereon, same to be provided and installed at the expense of the licensee.

(Ord. 2005-07 § 1, 04/18/2005; Ord. 50-47 § 2, 1950)

Auto-Taxi is a licensed taxi service in Corvallis.

DISCUSSION

A request for a taxicab stand near a bar and grill is a reasonable request. Auto-Taxi submitted a request to establish a taxicab space in close proximity to the front door of the End Zone Bar and Grill. Staff spoke with Otto Markkanen, owner of Auto-Taxi, regarding his request to have the taxi stand located on SW 3rd Street at Jefferson Avenue and a mutual agreement was reached to change the request so that the taxi stand would be located on Jefferson Avenue at SW 3rd Street. The specific location would be at the east end of the block on the south side of SW Jefferson Avenue, between 3rd & 4th streets.

Establishing the taxicab stand at the proposed location would result in the space which is currently signed as 30 minutes from 8:00 a.m. to 5:00 p.m. becoming a 30-minute space from 8:00 a.m. to 5:00 p.m., and a taxicab stand from 9:00 p.m. to 2:30 a.m. All other times, the space would be free customer parking.

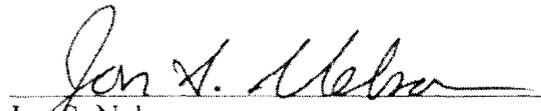
The Downtown Parking Commission reviewed the request during their January 25, 2006 meeting.

Commission members voiced strong support based on the experience of adjacent business owners who have had serious vandalism problems in the past and the expectation that a taxi stand in the area may reduce this vandalism. The presence of a taxi stand has a positive influence on the behavior of bar and nightclub patrons who can be directed to the taxi, or who will at least be observed by the operator as they leave the establishment. Previous placement of taxi stands on 4th Street was seen as having reduced negative impacts to the adjacent downtown businesses. The Commission unanimously recommends that City Council establish a taxicab stand at the east end of the block on the south side of Jefferson Avenue, between 3rd and 4th streets.

RECOMMENDATION

That the Urban Services Committee review and make a recommendation to City Council to establish a taxicab stand at the east end of the block on the south side of SW Jefferson Avenue, between 3rd & 4th streets, from 9:00 p.m. to 2:30 a.m. to be used by Auto-Taxi.

Review & concur;


Jon S. Nelson
City Manager

Attachment:

Location map

Auto Taxi Taxi Stand Request

Taxi Stand Location



**URBAN SERVICES COMMITTEE
MINUTES
February 8, 2006**

Present

Committee Members
Betty Griffiths, Chair
George Grosch
Rob Gándara

Stakeholders

Kent Daniels, Parks and Recreation
Advisory Board
John Davis, Budget Commission
Paul Hohenlohe, Open Space Advisory
Commission
Tracy Noel, Corvallis Environmental Center
Tom Powell, Committee for Citizen
Involvement
Bill York, Capital Improvement Program
Commission

Absent

Stakeholders

Robert Best, Corvallis Area Chamber of
Commerce
Amanda Dalton, Willamette Association of
Realtors
Lori Hickey, Willamette Valley Home
Builders Association (excused)
Brigetta Olson, Corvallis Neighborhood
Housing Services
Mysty Rusk, Corvallis-Benton County
Economic Development Partnership

Visitor

Walter Barkan, 6960 NW Cabernet Place

Staff

Jon Nelson, City Manager
Julee Conway, Parks and Recreation
Director
Don Ganer, Consultant
Emely Day, City Manager's Office

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for Further Review | Recommendations |
|-------------------------------------|---------------------|-------------------------------|-----------------|
| I. Parks Systems Development Charge | Yes | | |
| II. Other Business | | | |

CONTENT OF DISCUSSION

I. Parks Systems Development Charge (Attachment)

Parks and Recreation Director Conway said the meeting packet contains the information requested during the January 18th meeting of the Committee and stakeholder group representatives. The information reflects projected parks and recreation improvement needs and related costs through planning horizons of 2020 and 2030 with and without infrastructure for the three systems development charge (SDC) rate calculation methodologies previously discussed (Standards-Driven Approach, Improvements-Driven Approach, and Current Level-of-Service Approach). Today she would like the group to narrow the assumptions discussed at the January 18th meeting (i.e., planning horizon,

whether to include infrastructure costs, etc.) so the Committee, on March 15th, can develop a recommendation for the Council's consideration.

Ms. Conway explained the information in Attachments 1 through 4 of the staff report.

- Attachments 1 and 2 reflect planning to 2020.
 - Attachment 1 reflects improvements with infrastructure.
 - Attachment 2 reflects improvements without infrastructure.
- Attachments 3 and 4 reflect planning to 2030.
 - Attachment 3 reflects improvements with infrastructure.
 - Attachment 4 reflects improvements without infrastructure.
- The "Facilities" section represents the park and recreation types identified in the 2000 Parks and Recreation Facilities Plan (PRFP).
- The column section headed "Population Only" reflects assessing a parks SDC on residential developments only.
- The column section headed "Population and Employment" reflects assessing a parks SDC on residential and non-residential developments.
- The "Standards" column represents additional units (in acres per thousand of population) to be added to the parks and recreation system to serve anticipated population to 2020, based upon the Standards-Driven Approach.
- The "Improvements" column represents additional needed improvements as identified in the PRFP to serve the anticipated population in 2020.
- The "Maintain LOS" column represents additional facility acreage needed to maintain the current acreage ratio per population to serve the anticipated population in 2020.

Ms. Conway referenced the facilities category of open space and the consistent rate of 254.49 acres. She explained that the PRFP did not identify a standard for open space facilities. Staff used the City's current amount of open space acreage for the Standards-Driven and Improvements-Driven Approaches. This year's SDC review has highlighted issues to be addressed in the next PRFP update, such as standards for open space. This year's SDC review must be based upon the existing PRFP.

The "Growth Costs" section represents growth's share of improvement costs per acre, based upon the indicated planning horizon and with and without infrastructure, as indicated.

The "Deficiency Costs" section represents improvement costs that would not be paid for by growth and would be paid for with other funds, such as grants, bonds, and property taxes.

The "SDC Rate Calculations" section reflects a projected SDC rate for single-family dwelling units, based upon the 2000 census rate of 2.55 people per unit. Oregon Revised Statutes (ORS) require a credit for that portion of improvement costs not paid by SDCs. The current SDC rate, with no inclusion for infrastructure, is \$2,001 per single-family dwelling unit.

Ms. Conway noted that assessing SDCs to non-residential developments would result in non-residential developments contributing toward park and recreation improvements.

Ms. Conway said the scenarios presented in Attachments 1 through 4 represent all improvement projects identified in the PRFP.

Councilor Griffiths inquired whether one or two specific factors contributed to the significant increase in SDC projected rates.

Ms. Conway responded that the 2000 SDC rate calculation methodology did not include linear parks, swimming pools, or special use areas, which are included in the scenarios presented today. In addition, the park types include infrastructure improvements (Attachments 1 and 3), which contribute to the project cost increase. The 2000 SDC methodology combined mini and neighborhood parks, with a lower cost per acre. In today's scenarios, the two park types are considered separately to better reflect actual costs. Community park acquisitions cost \$126,000 per acre in 2000 and currently cost \$265,000 per acre. Acquisition and development costs have significantly increased since 2000. The scenarios presented are based upon parks developed during the past six years. She noted that costs on which parks SDCs are based in Medford, Oregon, are very similar to those costs estimated in the scenarios.

Mr. York commented that the projected SDC rates were a surprise. He does not consider the projected rates acceptable, as they are 400 to 500 percent more than the current rate. If implemented, the projected rates would place Corvallis at the 95th percentile among its Oregon comparator communities. He inquired whether an acceptable rate could be achieved through the Improvements-Driven Approach and carefully selecting projects for completion during the next 14 years.

Mr. Ganer responded that Mr. York's proposal was not uncommon among other communities.

Mr. Daniels requested the total amount of SDCs for all City utility services to compare with projected parks SDC rates. He inquired why there are no deficiency costs for open space in any of the scenarios.

Ms. Conway referenced a previous handout illustrating the SDC rates, broken down by use.

Mr. Ganer explained that the City's current level of service for open space was used for all scenarios because the PRFP did not include open space standards or related specific projects. There would be no deficiencies, based upon the current level of service.

Mr. York, referencing previously distributed information, offered that the total City SDCs for water, sewer, street, drainage, and parks are \$9,990, including parks SDCs of \$2,001, for a 2,400-square-foot, single-family house.

Mr. Davis observed that the actual parks SDC rate would be decided by the Council, while the Committee and stakeholder group representatives are reviewing SDC rate calculation methodology, based upon different planning horizons and approaches and whether to include infrastructure costs.

Ms. Conway confirmed, adding that staff would like the group to further narrow the assumptions discussed January 18th, including planning horizon and inclusion of infrastructure costs, to help develop a SDC rate calculation methodology for recommendation to the Council. Based upon today's discussion, staff and Mr. Ganer will develop further scenarios for consideration.

Ms. Conway stated that some communities select a SDC rate calculation methodology, based upon the specific improvements a community would like SDCs to fund. The rate may be more than desired, so the community assesses a percentage of the rate, e.g., growth pays for 80 percent of its share of improvements; the remainder of the costs are funded by the existing population.

Ms. Noel expressed surprise at the similarity of the projected SDC rates and requested an easy summary of the calculation.

Councilor Gándara observed the larger difference in improvement needs for special use areas between the Standards-Driven and Improvements-Driven Approaches and the Level-of-Service Approach, while the anticipated cost differences do not seem as large.

Mr. Ganer explained that the "Growth Costs" section of the scenarios represents only growth's share of the improvements. The total costs are a combination of the "Growth Costs" and the "Deficiency Costs" sections. He confirmed that SDCs can only be used to pay for growth and cannot pay for deficiencies.

Ms. Conway said communities are expected to have a realistic non-SDC cost for which the community can reasonably raise funding.

Ms. Conway referenced her staff report in the meeting packet, which recaps the January 18th meeting discussions and outlines the input staff seeks today. Based upon today's discussions, staff and Mr. Ganer are prepared to revise any of the scenarios presented today by removing projects to illustrate how doing so adjusts SDC rates. She reviewed the issues for discussion today.

Ms. Conway clarified that the last paragraph of the "Background" section of her staff report should read, "For 2020, the projected population is 67,228, with employment growth to 38,821. . . ."

Recommendations Discussions

1. Planning Horizon –

- Mr. Daniels – Concurred with staff's recommendation of a 2020 planning horizon.
- Mr. Ganer – The Standards-Driven Approach for planning horizons 2020 and 2030 have very similar deficiency costs for population-only calculations; growth costs to 2030 are more than \$20 million greater. The longer planning period involves a greater growth factor, thereby reducing the impact on the system deficiency and slightly increasing the SDC rate.
- Ms. Conway – The projected population for 2020 is 67,228; the projected population for 2030 is 70,500 – a relatively small increase of 3,272 over ten years.
- Mr. Ganer – Under the Improvements-Driven Approach, deficiency costs are based upon the target population level and the level of services needed for the existing population. If more people are added, the same original population must be served, resulting in a larger growth factor, thereby decreasing the deficiency costs and increasing the growth costs.
- Mr. Ganer – As deficiency costs increase, the SDC credit increases; as deficiency costs decrease, the SDC credit decreases. When the planning horizon is extended to 2030, the growth cost per dwelling unit decreases from \$13,833 to \$13,147 (*SDC Rate Calculations section of attachments*), but the deficiencies and credits are decreased. The projected SDC rate difference is \$321.
- Councilor Gándara – The SDC rate calculation methodology should be determined before the planning horizon is determined. The planning horizon would not be a factor in the Standards-Driven or Level-of-Service Approaches. If the PRFP is tied to 2020, the planning horizon should remain 2020.
- By consensus, the group concurred with staff's recommended planning horizon of 2020.

2. Methodology Approach –

- Ms. Conway – The Improvements-Driven Approach is based upon improvements identified in the PRFP by facility type or specific projects. During 2000, the Council decided not to include beautification areas, special use areas, swimming pools, and linear parks in the SDC rate calculation. Since these facility types were excluded from the calculation, SDCs have not been used for these related improvements.
- Councilor Gándara – The planning horizon has a different impact, depending upon the methodology approach used.
 - Standards-Driven Approach: Acres per thousand people.
 - Improvements-Driven Approach: Identified improvements needed for an anticipated population level.
 - Level-of-Service Approach: Maintain current ratio of facilities to population as population increases.
- Mr. Ganer – The improvements listed in the "Improvements" column are identified in the PRFP. The "Standards" column reflects, in different type categories, more or less acreage than the PRFP specifies. Under this approach, the City would add more mini, large urban, and community park and special use area acreage and less

neighborhood park acreage than the PRFP identified. Under the Standards-Driven Approach, the City would add or remove projects from the identified project list.

- City Manager Nelson – Under the Improvements-Driven Approach, it would be easier to adjust the project list, which in turn would decrease the projected SDC rate.
 - Mr. Davis – The Standards-Driven Approach would provide a goal that need not be adopted in totality, thereby providing some flexibility.
 - Ms. Conway – SDCs need not be spent on identified projects for which SDCs are collected.
 - Mr. Ganer – The City can utilize a Standards-Driven Approach but not collect SDCs for a specific facility type.
 - Ms. Conway – SDCs cannot be spent on a facility type for which they are not collected. Mr. Ganer's described scenario would restrict projects for which SDCs can be spent.
 - Mr. York – The PRFP had a vague reference to the population level intended to be served in 2020.
 - Ms. Conway – The target population level stated in the PRFP was not refined. The City parks and recreation system serves an area that exceeds the City Limits. The PRFP did not specify a target service population level. Staff is using the Metropolitan Planning Organization's population projection for 2020, based upon the 20-year PRFP. The 2000 SDC rate calculation was based upon a 2020 projected population of approximately 63,000.
 - By consensus, the group concurred with using the recommended Improvements-Driven Approach.
3. Reimbursement Fee –
- By consensus, the group concurred with staff's recommendation not to assess a reimbursement fee SDC component.
4. Infrastructure Costs –
- Mr. Ganer – Corvallis is the only city of which he is aware that does not include infrastructure costs in its SDC rate calculation methodology.
 - By consensus, the group concurred with staff's recommendation to include infrastructure costs in the SDC rate calculation methodology.
5. Non-residential Fees –
- Mr. Ganer – If all projects in the "Improvements" columns of Attachment 1 (for population only and for population and employment) are constructed, the SDC rate per single-family dwelling unit would vary by \$447. Non-residential developments would not be assessed SDCs for parks and recreation facilities not designed for use by non-residential developments, such as mini and neighborhood parks. Excluding a park type would decrease the SDC rate difference between the population-only and population-and-employment scenarios.
 - Mr. Nelson – The residential SDC rate can be decreased by five percent if a non-residential SDC component is assessed.

- Mr. York – Based upon other flexibility available to reduce residential SDC rates, a slight decrease in residential SDC rates is not worth the "cost" of discouraging potential employers from locating in Corvallis.
- Councilor Griffiths – Use of parks by non-residents is not addressed in the PRFP.
- Mr. Daniels – The concept of assessing parks SDCs to non-residential developments is interesting as a means of reducing housing development costs. However, the potential savings in housing costs is so small, compared to the total housing cost, that it is not worth the potential problems that might be created by assessing a non-residential SDC.
- Mr. Hohenlohe – He concurred with comments made but questioned why open space acreage would be decreased with a non-residential SDC component.
- Mr. Ganer – The scenario is based upon the existing open space level of service. The population-and-employment scenario included the existing employment base, resulting in more people using the available acreage.
- Councilor Gándara – A building permit application for a non-residential development would include a calculation of potential employees, from which a non-residential SDC rate would be calculated.
- Mr. Ganer – Pre-determined non-residential SDC rate calculations are available indicating the average amount of square footage per employee in different types of non-residential developments. The total square footage of the building would be divided by this square footage rate to determine the number of employees for whom SDCs should be assessed.
- Councilor Grosch – While supporting staff's recommendation, the alternative view should be considered. It's valid to say that it is politically not worth potential negative feedback associated with imposing a non-residential SDC. The City "subsidizes" businesses to a great extent. Arguments have been made that the City does not provide incentives to businesses; however, there is no evidence that communities with business incentives are better at attracting businesses. A majority of corporations in Oregon do not pay income taxes. It is invalid for businesses to say a non-residential SDC is an unfair burden to them. Shifting some of the financial burden from property tax payers to businesses may have positive results and might be worth considering.
- Councilor Griffiths – Councilor Grosch's argument is valid; however, the PRFP does not include provision for a non-residential SDC.
- Ms. Conway – The PRFP could be amended to include provision for a non-residential SDC; however, that change may constitute a "major" amendment that involves review by the Planning Commission, meaning it could not be completed during the same time period as the SDC review process. The extent of the change would determine whether it was deemed a "major" amendment.
- Mr. Ganer – Most parks and recreation master plans do not address employment or address it only briefly. Cities with non-residential SDCs have not amended their master plans to address employment.
- Councilor Gándara – If employers had been actively involved in developing the PRFP, it would be more consistent to assess a non-residential SDC. It seems

inappropriate to assess a SDC to a development segment that was not involved in developing the PRFP.

- Mr. Powell – Based upon the Improvements-Driven Approach for population and employment, a non-residential development with 3,000 employees would be assessed \$90,000. A non-residential SDC component would be more equitable to the community; however, it would be better to forego the \$90,000 from a potential business development than to risk negative publicity for the community by discouraging a potential, major employer.
- Mr. Davis – A document presented early during the SDC review included an example of a commercial development with 100 equivalent fixture units for first-level water and a SDC rate of \$60,000. If the development had 100 employees, it would be assessed an additional \$9,000; this might not discourage the developer. He is more concerned about how a non-residential SDC might impact small businesses, which would pay a smaller overall SDC but a larger SDC in proportion to total development costs. The impact on small businesses does not justify supporting a non-residential SDC.
- Ms. Noel – Councilor Grosch's argument has strong validity. It may be possible to accommodate the added financial burden to small businesses. Commercial developments are desired and catered to by communities. There is little precedent forcing businesses to pay their share of the local quality of life. She would like businesses to pay their fair share for the community's park system.
- Mr. Davis – The SDC rate difference between the population-only and population-and-employment scenarios is \$447; this amount can be easily consumed in amenities for a residential development.
- Mr. Hohenlohe – The parks and recreation service area exceeds the City Limits. In the interest of having all developments served by parks contribute to their costs, the non-residential scenario is the only option the group has considered.
- Mr. Ganer – The potential SDC rate is adjusted to account for people who reside and work in Corvallis.
- Councilor Gándara – A non-residential SDC would place more of a burden on Corvallis residents. A non-residential SDC component is not a perfect situation and would not generate a significant amount of revenue, so it is not worth pursuing.
- Mr. Daniels – Over the past 30 to 40 years, individuals have paid higher percentages of income and property taxes than have businesses and corporations. That situation would not be remedied by assessing a non-residential SDC. If the Improvements-Driven Approach is pursued, SDCs should increase over time. The potential SDC rate will likely be much more than the current rate, and the Committee should not need to justify recommending other action, such as assessing a non-residential SDC, that may prompt negative feedback to the City.
- Mr. Ganer – Under an Improvements-Driven Approach, a non-residential SDC does not increase overall SDC revenue; the financial revenue source is shifted from residential to non-residential developments.
- Mr. Powell – Portland, Oregon, assesses non-residential developments a financial contribution toward the city's arts programs; this concept might be applicable to parks.

- By consensus, the group concurred to not assess a non-residential SDC.

In response to Ms. Noel's inquiry, Mr. Nelson said the issue of non-residential SDCs may be reconsidered when the PRFP is updated.

Ms. Conway noted that the special use area most likely to be reduced in an effort to reduce the projected SDC rate is Morse Bros. Gravel Lake; the area is included in the PRFP and was excluded from the SDC rate calculation methodology, along with all special use areas, during the 2000 SDC rate review. Special use areas include Highland View Middle School courts, which are not eligible for SDC funding because they would be a restoration project. The Morse Bros. Gravel Lake project involves acquisition of land and development costs. She suggested amending the preferred methodology scenario (Improvements-Driven Approach with a planning horizon of 2020, including infrastructure improvements, for residential developments only) by removing the Morse Bros. Gravel Lake project. Mr. Ganer presented the amended calculation, illustrating the changes on the computer presentation. He further amended the calculation by deleting all special use areas and linear parks, resulting in a projected SDC of \$7,217 for single-family dwelling units – \$2,855 less than the projected SDC rate for all projects.

In response to Mr. Powell's inquiry, Ms. Conway said the City began assessing SDCs during 1992. She previously provided information regarding SDC expenditures during the past five years and has similar information since 1992. She can also provide information regarding parks developed since 2000, when the parks SDC was last reviewed.

Mr. Ganer further amended the preferred methodology scenario by deleting swimming pool improvements, resulting in a projected SDC rate of \$7,065 for single-family dwelling units – an additional reduction of \$152. Ms. Conway noted that deleting swimming pool improvements would leave the City unable to develop a water feature, such as a fountain or spray park funded with SDC support.

Councilor Gándara noted that the SDC rate could be further reduced by decreasing the percentage of improvement costs that would be paid with SDCs. Mr. Ganer added that the acreage amount of improvement for each park type could also be reduced. Alternatively, some cities use SDCs to fund 100 percent of park land acquisition but a lower percentage of the development costs, paying the remaining costs from other funding sources.

Mr. Ganer noted that decreasing the overall project costs also decreases the deficiency tax credit.

Ms. Conway said the scenario can be further amended for purposes of illustrating impacts on the projected SDC rate. The Committee can then determine if it wants to amend the scenario even further.

Mr. Hohenlohe observed that, if the SDC rate calculation methodology excludes a park type, SDC revenue cannot be used for improvements for that park type. SDC revenue can

be used for improvements to all park types at a reduced percentage rate, maintaining spending flexibility.

Ms. Conway confirmed, adding that she would prefer not reducing park acreage or projects for neighborhood, mini, and community parks because doing so would restrict community activities. She is less concerned with deleting the Morse Bros. Gravel Lake project, as the community has indicated it is a low priority. She cautioned against excluding a park type entirely, rather than reducing SDC funding, because of the impact of the exclusion on spending flexibility.

Ms. Noel said she would like open space retained on the project list, although the project cost seems arbitrary.

Ms. Conway responded that the PRFP indicates geographical areas where open space is needed but does not specify parcels or acreage amounts for acquisition. Staff is reviewing open space improvements based upon existing open space acreage, extrapolated to future population levels.

Mr. Ganer cautioned that some park types had significant deficiency costs. If the SDC rate is reduced by a percentage, the deficiency cost could be reduced by the same percentage.

Councilor Gándara noted that the City's current open space properties were purchased with bonds. Ms. Conway said SDC funds were used to develop trails on the properties.

Councilor Gándara opined that more flexibility in SDC spending for parks and recreation facilities will provide a better quality of facilities. Reducing the SDC rate by a percentage to a level equivalent to exclusion of the open space park type, while not excluding any park type, would produce a win-win situation for the community.

Mr. York said he considered the option of reducing the SDC rate by a percentage a decision to be made by the Council.

Councilor Gándara responded that he would suggest including open space improvements to provide SDC spending flexibility. This action should be communicated by a percentage reduction in the SDC rate.

Mr. Nelson cautioned that further refinement of the SDC project list can reduce SDC spending flexibility. He inquired whether other communities had reviewed their history of outside funding participation to assist in developing a future SDC rate range.

Mr. Ganer said people become concerned about deficiency costs, bonding ability, and committing to bonding. If a community does not accept the need to commit to a bonding requirement, it is limited to maintaining its current level of service.

Ms. Conway commented that she has tracked SDC rates within Oregon. Bend recently finished a SDC review, Medford and Gresham are conducting SDC reviews. Some communities are recommending significant SDC rate increases. Albany has not completed its SDC review.

Councilor Griffiths summarized that the special use facility type could be deleted from the project list and that the SDC rate could then be reduced by a percentage.

Ms. Conway reviewed that she and Mr. Ganer will prepare scenarios involving deleting special use areas, linear parks, and swimming pools. They will also develop scenarios involving deleting only special use areas.

Mr. Davis observed that the City's current acreage amount for large urban parks is close to its standard. Ms. Conway said SDCs would be applied to developing large urban parks. Mr. Davis noted that large urban parks has the second largest growth cost in the Improvements-Driven Approach. Ms. Conway responded that the cost is partially due to Alan B. Berg Park having an extensive development plan that has not been implemented; the Park could be deleted from the projects, with the SDC rate adjusted accordingly.

Ms. Conway added that Willamette and Avery Parks are classified as large urban parks. Willamette Park is not fully developed. In response to Mr. York's inquiry, she speculated that, based upon community priorities, Alan B. Berg Park would probably not be developed by 2020.

Mr. Ganer said the growth cost entry for large urban parks reflects only development of an existing facility. Ms. Conway said no acquisition of large urban park land is anticipated at this time.

In response to Councilor Grosch's inquiry, Ms. Conway said the project list includes development of the Willamette Park campground area.

Mr. Davis commented that, based upon anticipated population levels, approximately 5,600 single-family residential units would be added to the city by 2020. Dividing the estimated \$12,106,050 cost to develop large urban parks (if deleted from the projects list) by 5,600 units would decrease the projected SDC rate by \$2,162.

Ms. Conway summarized that staff and Mr. Ganer will develop the following scenarios:

- Without special use areas, linear parks, and swimming pools.
- With reduced acreage of large urban parks and without special use areas, linear parks, and swimming pools.
- Without special use areas and swimming pools.

Mr. Powell inquired whether the city could assess different SDC rates for different geographic areas. Ms. Conway discouraged the concept, based upon the size of Corvallis. She would prefer to maintain SDC spending flexibility. During the past few years, a

majority of SDC funds were invested in South Corvallis because of growth-related needs in that part of the community. She believes the community needs SDC spending flexibility. The cost of acquiring open space in different geographic areas of the community was factored into the growth costs for open space. She would not recommend collecting SDC funds that could only be used in one area, at the expense of another area. Corvallis citizens have access to all of the parks in the community.

Mr. Ganer said some communities have different SDC rates for different areas. Depending upon the size of the community and the types of facilities for which SDCs are collected, the impact can be minor. Different SDC rates can be a detriment to developing projects because the funds are restricted.

Ms. Conway said the scenarios presented for the March 15th meeting will include projected SDC rates for multi-family dwelling units. The current SDC rate is based upon 2.8 people per dwelling unit, derived from the 1990 census. The projected SDC rate basis of 2.55 people per dwelling unit is based upon the 2000 census. The lower number of people per unit would be recommended at the next level of approval of the SDC review.

Ms. Conway distributed a revised meeting schedule. Staff hopes that a recommendation can be developed during the March 15th meeting for presentation at a Council work session one week later. ORS require that the SDC rate calculation methodology be available for public review 60 days prior to the Council's public hearing, which must be noticed 90 days prior to its occurrence. The public hearing is scheduled for June 19th.

Visitors' Propositions

Walter Barkan referenced SDC discussions during the past five years, which had the overriding principle that growth should pay its share of system expansions. He does not see indication of what parks and recreation facilities should be deleted from the plan or how projects would be financed without SDC revenue. He said it is important to keep in mind the "big picture." The financial burden can be shifted from one segment of the community (residential) to another (non-residential), but that segment is not represented in today's meeting; he considers this shifting without representation inappropriate.

Mr. Barkan said the stakeholder group representatives are appointed and have no accountability other than to their groups. He opined that the stakeholders should not vote on any recommendations and have those recommendations forwarded to the Council without the stakeholders' arguments.

Councilor Griffiths clarified that the Committee and stakeholder group representatives were seeking consensus today. The Committee is responsible for forwarding a formal recommendation to the Council, which will make the final decision.

Mr. Barkan expressed concern regarding consensus voting by the stakeholder group representatives, who are not accountable to the public and not representative of the voting

public. He believes meetings such as today's are good ways of addressing issues but are not suitable for deciding public policy. He expressed concern regarding a recommendation being forwarded when it overrides the minority view of the group assembled today. He said the views of the minority should be articulated as the recommendation proceeds.

Mr. Nelson commended Ms. Conway and Mr. Ganer for condensing a vast amount of information regarding past and present SDC activities.

II. Other Business

- A. The next regular Urban Services Committee meeting is scheduled for February 22, 2006, at 4:00 pm, in the Madison Avenue Meeting Room.

Respectfully submitted,

Betty Griffiths, Chair

MEMORANDUM



To: Urban Services Committee and Stakeholder Committee
From: Julee M. Conway, Director
Date: February 1, 2006
Subject: Issue Paper Discussion-Draft Methodology Scenarios

Issue: Based on Committee direction, 4 draft scenarios have been prepared illustrating the Park SDC rates based on the assumptions discussed at the January 18th USC meeting. Direction is needed from the Committee regarding the refinement of the assumptions, and the remaining issues papers, in order to complete the methodology review process.

Background: At its January 18th meeting, the Committee discussed several assumptions that influence the methodology process. These include:

1. **Planning Horizon** -the Committee suggested evaluating 2020 and 2030. The figures were derived from the Metropolitan Planning Organization data for population and employment growth.
2. **Capital Facilities Plan**- the Committee suggested to evaluate the impact on Park SDC, with all projects included, as listed in the adopted 2000 Park and Recreation Facilities Plan (PRFP). The Attachments reflect the inclusion of all proposed capital projects listed in the PRFP.
3. **Non-SDC Funds**- the Committee directed to not arbitrarily cap the amount of non-SDC funding amount needed in this first iteration.
4. **Methodology Approach**- the Committee requested to see all three approaches applied in this first iteration, i.e., Standards, Improvements and Maintain Current Level of Service.

Draft scenarios were prepared taking into consideration the remaining issues related to infrastructure costs, nonresidential fee and reimbursement fee. The SDC rate for each attachment only includes the projected cost for a single family residential unit. Once the Committee refines its desired approach, a multi-family rate can also be calculated and shown.

The attachments are presented in the following way:

- Attachment 1 - Year 2020 with infrastructure costs
- Attachment 2 - Year 2020 without infrastructure costs
- Attachment 3 - Year 2030 with infrastructure costs
- Attachment 4 - Year 2030 without infrastructure costs
- Attachment 5 - Comparison of Facility Units/1,000 population

For 2020, the projected population is 67,228, with employment growth of ~~38,821~~⁴⁰. For 2030, the projected population is 70,517, with employment growth of 40,738.

Discussion: The next step in the process is to further evaluate the remaining issues. Here are suggested next steps for the Committee's consideration:

1. **Planning Horizon-** To be consistent with the 2000 Park and Recreation Capital Facilities Plan, it is recommended that the 2020 planning horizon is selected. In evaluating the information contained in the Attachments, the difference in the "bottom line" Park SDC fee is not that significant to warrant selecting the 2030 planning horizon.
2. **Methodology Approach-** It is recommended to select the Improvements-Driven approach and identify specific park types and/or specific projects that should be included in the Park SDC methodology.
3. **Reimbursement Fee-** It is recommended that the Reimbursement Fee not be considered further, as it does not yield sufficient return for the investment of time and effort.
4. **Infrastructure Costs-** It is recommended to continue evaluating the Park SDC methodology with all project costs, including infrastructure.
5. **Non-Residential Fee-** Further analysis of this alternative is needed, in relation to the methodology approach that is selected.

The Consultant and staff will prepare an additional draft scenario for the next meeting to show the outcome of the Committee's direction.

Recommendation: The Committee is asked to consider the following recommendations in its refinement process:

1. Confirm the desired Planning Horizon.
2. Select the preferred methodology approach. If the Improvements-Driven approach is selected, provide guidance on any specific park types or park improvement projects that should be removed from consideration.
3. Should the Reimbursement Fee be considered any further?
4. Should infrastructure costs continue to be considered as part of the Park SDC methodology?
5. Should the consultant and staff do further evaluation of the nonresidential fee, narrowing the funded projects to specific park types and/or improvements, or should it no longer be considered?

Review and Concur:


Jon S. Nelson, City Manager

Issue Paper #1 – Additional Analysis

Infrastructure Improvements

Issue: Should Parks SDC revenues be used to pay costs to extend infrastructure related to park and recreation capital improvements?

Analysis: ORS 223.307 authorizes the use of reimbursement fees “only on capital improvements”, and improvement fees “only on capacity-increasing capital improvements...”. ORS 223.299 defines capital improvements as “facilities or assets used for...parks and recreation.” Costs related to the acquisition and development of authorized parks and recreation capital improvements may be paid from SDC revenues. SDC revenues may not be used for infrastructure assessments that are not required for authorized parks and recreation capital improvements.

The costs of necessary infrastructure improvements may be included in the development cost per unit for each type of park (i.e., cost per acre, etc.). The city may designate a portion of SDC revenues collected for use on infrastructure improvements so that funds are available for these facilities at the time development occurs.

Attachments 1, 2, 3, and 4 show the differences in SDC rates with and without including infrastructure in the eligible costs. Attachments 1 and 2 show the differences, if year 2020 is used as the planning horizon. Including infrastructure in the year 2020 horizon SDC rates adds between about \$1,300 to \$1,600 to the SDC per single family dwelling unit. The year 2020 horizon SDC rates with infrastructure range from \$9,625 to \$11,161 (depending on methodology approach). If infrastructure costs are not included, the 2020 horizon SDC rates are reduced to between \$8,158 and \$9,483 per single family dwelling unit.

Attachments 3 and 4 show the differences if year 2030 is used as the planning horizon. Including infrastructure in the year 2030 horizon SDC rates adds between about \$1,300 to \$1,600 to the SDC per single family dwelling unit. The year 2030 horizon SDC rates with infrastructure range from \$9,460 to \$11,583 (depending on methodology approach). If infrastructure costs are not included, the 2030 horizon SDC rates are reduced to between \$8,117 and \$10,081 per single family dwelling unit.

If growth-required infrastructure costs are not included in the SDC rates, these costs must be paid from other revenues, such as property tax revenues or bonds.

Recommendation: Include the costs to extend infrastructure related to parks and recreation capital improvements in the facility acquisition and development costs used as the basis for SDC calculations, and use SDC revenues to pay the portion of these costs that is for authorized parks and recreation capital improvements.

Issue Paper #3 – Additional Analysis

Reimbursement Fee

Issue: Should the City charge a reimbursement fee SDC for parks?

Analysis: ORS 223.299 defines “reimbursement fee” as “a fee for costs associated with capital improvements already constructed, or under construction when the fee is established, for which the local government determines that capacity exists.” Capacity exists if available park facilities exceed the needs of current residents. All park types were reviewed and an evaluation completed regarding the existing inventory compared to the year 2020 demand. No excess capacity was found to exist for any other parks and recreation facilities, except for the Large Urban Parks category.

In 2000, the Facilities Plan identified an inventory of 435 acres of Large Urban Parks, and indicated that this acreage would be sufficient to serve the City’s population through the year 2020. A more thorough review found that the City currently has an inventory of 443 acres of Large Urban Parks, or 8 acres more than the projected 2020 demand. However, only 370 acres of the 443 acres are currently developed.

The Facilities Plan identifies an adopted standard of 6.85 acres per 1,000 persons for Large Urban Parks. Based on this standard, the City needs 364.18 acres to meet current (2005) population needs, (6.85 X 53,165 population /1000); therefore, an excess capacity of 6 acres exists for Large Urban Parks (370 acres minus 364 acres). Based on this, a reimbursement fee could be adopted for this six acres of developed Large Urban Park. None of the undeveloped 73 acres (443 total acres minus 370 acres) are eligible for a reimbursement fee because it was donated at no cost as excess land following construction of the Highway 34 bypass.

The six acres of excess capacity exist in Willamette Park because it has the most recently developed acreage for this type of park. An analysis of acquisition and development costs for the property yields a reimbursable value of approximately \$11,593 per acre (2006 dollars), or \$69,558 for six acres. The potential reimbursement fee SDC for each new resident is about \$4.95 (\$69,558 / 14,063 new residents), or \$13 for each new single family dwelling unit (\$4.95 X 2.55 persons).

If the City adopts a parks reimbursement fee SDC, separate accounting will be required for these revenues and for their expenditure on projects, and average annual collections from this reimbursement fee are estimated at less than \$4,800 per year (368 dwelling units X \$13 = \$4,784). Over time, the accounting and project monitoring costs for the reimbursement fee could potentially exceed total revenues.

Recommendation: While excess capacity exists for which a reimbursement fee SDC could be adopted, the added accounting and monitoring costs may exceed revenue generated by the fee. Therefore, a reimbursement fee is not recommended.

Issue Paper #4A – Additional Analysis

Non-Residential Fee

Issue: In addition to having parks SDCs for residential development, should the City adopt parks SDCs for non-residential development?

Analysis: Non-residential parks SDCs have plausible application in employment centers that draw non-resident employees into the community.

To evaluate the potential for a non-residential parks SDC, the proportionate benefit each type of facility has for residents and employees must be determined. A resident is any person whose place of residence is within the City of Corvallis. An employee is any person who receives remuneration for services, and whose services are directed and controlled either by the employee (self-employed) or by another person or organization. For purposes of this evaluation, mini parks and neighborhood parks are considered to be used by residents, rather than by employees. All other facilities including community parks, large urban parks, special use areas, etc., are considered to be used by both residents and employees. If a non-residential fee is implemented, the overall Park SDC fee impact would be shared between residential and non-residential.

The amount of time parks and recreation facilities are available for use by employees is not the same as for residents. In order to equitably apportion facilities between employees and residents, an employee-to-resident demand ratio was developed based on the potential time these facilities are available for use. This methodology approach has been used by seven of the nine Oregon parks providers who have adopted parks SDCs for non-residential development, and has been found by the courts to meet the requirements of ORS 223.297 – 223.314 (Oregon System Development Charges Act).

Demand Ratio Analysis

Step 1

First, estimates for the average number of hours per day these facilities are available for use were identified. Children's ages, adult employment status, work location (inside or outside the City), and seasonal variances were taken into account.

Step 2

The Annual Weighted Average Hours of availability was calculated for each category of resident and employee using the following formula:

$$\begin{aligned} & (\text{Summer Hours/Day} \times 3 \text{ [months]}) \\ & + \text{Spring/Fall Hours/Day} \times 6 \\ & + \text{Winter Hours/Day} \times 3 / 12 \text{ months} \end{aligned}$$

TABLE 1

**ESTIMATES OF AVERAGE DAILY
AVAILABILITY OF PARKS AND RECREATION FACILITIES**

| | Non-Employed <u>Adult (18+)</u> | <u>5-17 Kids</u> | <u>Live In/ Work In</u> | <u>Live In/ Work Out</u> | <u>Live Out/ Work In</u> | <u>Total</u> |
|---|------------------------------------|------------------|-----------------------------|------------------------------|------------------------------|--------------|
| Summer (June-Sept) | | | | | | |
| <u>Weekday</u> | | | | | | |
| Before Work | | | 1 | | 1 | 2 |
| Meals/Breaks | | | 1 | | 1 | 2 |
| After Work | | | 2 | | 2 | 4 |
| Other Leisure | 12 | 12 | 2 | 2 | | 28 |
| Sub-Total | 12 | 12 | 6 | 2 | 4 | 36 |
| <u>Weekend</u> | | | | | | |
| Leisure | 12 | 12 | 12 | 12 | 0 | 48 |
| Sub-Total | 12 | 12 | 12 | 12 | 0 | 48 |
| Summer Hrs/Day | 12 | 12 | 7.71 | 4.86 | 2.86 | 39.43 |
| Spring/Fall (April-May, Oct-Nov) | | | | | | |
| <u>Weekday</u> | | | | | | |
| Before Work | | | 0.5 | | 0.5 | 1 |
| Meals/Breaks | | | 1 | | 1 | 2 |
| After Work | | | 1 | | 1 | 2 |
| Other Leisure | 10 | 4 | 2 | 2 | | 18 |
| Sub-Total | 10 | 4 | 4.5 | 2 | 2.5 | 23 |
| <u>Weekend</u> | | | | | | |
| Leisure | 10 | 10 | 10 | 10 | 0 | 40 |
| Sub-Total | 10 | 10 | 10 | 10 | 0 | 40 |
| Spring/Fall Hours/Day | 10 | 5.71 | 6.07 | 4.29 | 1.79 | 27.86 |
| Winter (December-March) | | | | | | |
| <u>Weekday</u> | | | | | | |
| Before Work | | | 0.5 | | 0.5 | 1 |
| Meals/Breaks | | | 1 | | 1 | 2 |
| After Work | | | 0.5 | | 0.5 | 1 |
| Other Leisure | 8 | 2 | 1 | 1 | | 12 |
| Sub-Total | 8 | 2 | 3 | 1 | 2 | 16 |
| <u>Weekend</u> | | | | | | |
| Leisure | 8 | 8 | 8 | 8 | 0 | 32 |
| Sub-Total | 8 | 8 | 8 | 8 | 0 | 32 |
| Winter Hours/Day | 8 | 3.71 | 4.43 | 3 | 1.43 | 20.57 |
| Annual Weighted Avg. Hours | 10 | 7.14 | 6.07 | 4.05 | 2.02 | 29.29 |

Step 3

Next, the Annual Weighted Average Hours (from Table 1) are applied to population and employment data (2000 Census) to determine the Total Annual Weighted Average Hours for each category of Resident and Employee. The results are displayed in Table 2.

TABLE 2

**TOTAL ANNUAL AVAILABILITY
OF PARKS AND RECREATION FACILITIES**

| | Non-Employed | | Live In/ | Live In/ | Live Out/ | <u>Total</u> |
|--|--------------------|------------------|----------------|-----------------|----------------|--------------|
| | <u>Adult (18+)</u> | <u>5-17 Kids</u> | <u>Work In</u> | <u>Work Out</u> | <u>Work In</u> | |
| Population & Employment Data (2000 Census) | 17,041 | 6,467 | 18,364 | 5,091 | 11,636 | 58,599 |
| Annual Weighted Avg. Hours | 10 | 7.14 | 6.07 | 4.05 | 2.02 | 29.29 |
| Tot. Annual Weighted Avg. Hrs. | 170,410 | 46,193 | 111,496 | 20,606 | 23,549 | 372,254 |

Step 4

Next, the available hours (from Table 2) are allocated between residents and non-resident employees, as displayed in Table 3.

TABLE 3

**TOTAL RESIDENCE AND NON-RESIDENT
EMPLOYMENT-RELATED AVAILABILITY
OF PARKS AND RECREATION FACILITIES**

| | <u>Hours</u> |
|---------------------------------------|---------------|
| <u>Resident Demand</u> | |
| Non-Employed Adult | 170,410 |
| 5-17 Kids | 46,193 |
| Live In/Work In | 111,496 |
| Live In/Work Out | <u>20,606</u> |
| Total Resident Hours | 348,705 |
| <u>Non-Resident Employment Demand</u> | |
| Non-Resident Employee Hours | 23,549 |

Step 5

Finally, the Non-Resident Employee to Resident Parks Demand Percentage was calculated by dividing the total non-resident employee hours by the total resident hours (from Table 3), with results summarized in Table 4, below.

TABLE 4

**NON-RESIDENT EMPLOYEE-TO-RESIDENT
PARKS DEMAND PERCENTAGE**

| Weighted Average Hours/Non-Resident <u>Employee</u> | - | Weighted Average Hours <u>Resident</u> | = | Non-Resident Employee To Resident <u>Demand Percentage</u> |
|---|---|--|---|--|
| 23,549 | - | 348,705 | = | 6.8% |

Methodology Alternatives

There are 3 approaches that can be considered to determine the SDC fee; standards-driven approach, improvement-driven, and maintain level of service. The alternatives are outlined below, with details included on Attachments 1, 2, 3 and 4.

Standards-Driven

The standards-driven approach requires that the needs of both current and future residents and employees be considered. Using the standards included in the 2000 Park & Recreation Facilities Plan, total growth costs of approximately \$75.1M to \$86.8M (year 2020 horizon), or \$93.2 to \$107.2 (year 2030 horizon) to are required to serve new residents and employees. But, based on the standards, facility deficiencies exist for current residents and employees requiring between \$95.9M to \$108.4M (year 2020 horizon), or \$99.4M to \$112.3M (year 2030 horizon) that must be paid from non-SDC sources.

If the needs of employees are not considered, growth costs are reduced to between \$71.1M to \$82.3M (year 2020 horizon), or \$92M to \$105.9M (year 2030 horizon), and the deficiency that must be paid from non-SDC revenues is reduced to between \$88.7M to \$100.1M (year 2020 horizon), or \$88.8M to \$100.2M (year 2030 horizon).

Improvements-Driven

An improvements-driven SDC methodology is designed to fund a specific list of capital facility projects. This approach could include all or a portion of the projects identified in the Facilities Plan. If all facilities are included, total growth costs of approximately \$64.5M to \$74.9M are required to serve new residents and employees through the year 2020. If the planning horizon is extended to the year 2030, the SDC-eligible growth portion of costs increases to about \$77.1M to \$89M.

For the year 2020 horizon, the portion of planned facilities needed to repair existing deficiencies that must be paid from non-SDC revenues is between \$81M and \$91.4M (year 2020 horizon). If the planning horizon is extended to the year 2030, the deficiency portion of costs that must be paid from non-SDC sources is reduced to about \$72.9M to \$82.4M.

If the needs of employees are not considered, growth costs change slightly to between \$64.9M to \$75.3M (year 2020 horizon), or \$76.6M to \$88.5M (year 2030 horizon), and the deficiency that must be paid from non-SDC revenues changes slightly to between \$80.7M to \$91.2M (year 2020 horizon), or \$73.5M to \$83.1M (year 2030 horizon).

Level of Service (LOS) Driven

This approach is designed to maintain the current existing levels of service (LOS) as a benchmark for future facility needs. Using the current LOS approach, total growth costs of approximately \$48.5M to \$56.9M are required to serve new residents and employees through the year 2020, and between about \$64M and \$74.3M are required to serve new residents and employees through the year 2030.

If the needs of employees are not considered, total growth costs increase slightly to about \$49M to \$57.4M (year 2020 horizon), or \$64.4M to \$74.9M (year 2030 horizon). No deficiencies exist because all growth needs are based on maintaining the current LOS.

Recommendation: Direction is needed regarding the desired methodology approach to apply, ie, Standards, Improvement-Driven, Level of Service. Depending on the selected approach, it will affect the SDC non-residential fee rate. It is recommended that an Improvements-Driven, non-residential parks SDC methodology be further explored to determine if the financial benefit is worth the effort to implement. The Improvements-Driven methodology allows the city to select the specific improvement projects that may best serve both the residents and the non-resident population.

ATTACHMENT 1

| SDC APPROACH ALTERNATIVES - YEAR 2020 WITH INFRASTRUCTURE | | | | | | | |
|---|---|---------------------|---------------------|----------------------|---------------------------|---------------------|----------------|
| SUMMARY OF ADDITIONAL FACILITIES | | POPULATION ONLY | | | POPULATION AND EMPLOYMENT | | |
| | | STANDARDS | IMPROVEMENTS | MAINTAIN LOS | STANDARDS | IMPROVEMENTS | MAINTAIN LOS |
| FACILITIES | Mini Parks (acres) | 6.56 | 6.00 | 1.64 | 6.56 | 6.00 | 1.64 |
| | Neighborhood Parks (acres) | 65.86 | 75.00 | 17.43 | 65.86 | 75.00 | 17.43 |
| | Large Urban Parks (acres) | 90.99 | 73.37 | 97.74 | 109.08 | 73.37 | 97.00 |
| | Community Parks (acres) | 72.94 | 65.00 | 18.94 | 78.61 | 65.00 | 18.79 |
| | Special Use Areas (acres) | 279.14 | 250.00 | 35.18 | 295.31 | 250.00 | 34.91 |
| | Open Space (acres) | 254.49 | 254.49 | 254.49 | 252.55 | 252.55 | 252.55 |
| | Linear Parks (acres) | 27.29 | 25.22 | 3.10 | 28.82 | 25.22 | 3.07 |
| | Swimming Pools (square feet) | 8,197.00 | 2,790.00 | 2,277.48 | 8,856.95 | 2,790.00 | 2,260.08 |
| | Pathways & Trails (miles) | 16.90 | 14.98 | 5.13 | 18.32 | 14.98 | 5.09 |
| GROWTH COSTS | Mini Parks (acres) | \$673,908 | \$643,620 | \$249,936 | \$673,908 | \$643,620 | \$249,936 |
| | Neighborhood Parks (acres) | \$10,110,166 | \$10,825,267 | \$6,394,056 | \$10,110,166 | \$10,825,267 | \$6,394,056 |
| | Large Urban Parks (acres) | \$16,775,350 | \$12,106,050 | \$18,564,100 | \$19,990,150 | \$12,106,050 | \$18,368,000 |
| | Community Parks (acres) | \$8,013,600 | \$7,571,050 | \$5,019,100 | \$8,275,950 | \$7,526,000 | \$4,979,350 |
| | Special Use Areas (acres) | \$22,846,468 | \$21,229,150 | \$9,322,700 | \$23,598,250 | \$21,101,950 | \$9,251,150 |
| | Open Space (acres) | \$11,731,650 | \$11,731,650 | \$11,731,650 | \$11,566,750 | \$11,566,750 | \$11,566,750 |
| | Linear Parks (acres) | \$6,954,540 | \$6,588,063 | \$2,642,043 | \$7,184,653 | \$6,545,449 | \$2,616,475 |
| | Swimming Pools (square feet) | \$1,230,513 | \$834,642 | \$797,118 | \$1,271,088 | \$829,591 | \$791,028 |
| | Pathways & Trails (miles) | \$4,007,520 | \$3,796,320 | \$2,708,640 | \$4,139,520 | \$3,775,200 | \$2,687,520 |
| | \$82,343,714 | \$75,325,811 | \$57,429,343 | \$86,810,434 | \$74,919,877 | \$56,904,265 | |
| DEFICIENCY COSTS | Mini Parks (acres) | \$781,836 | \$670,780 | \$0 | \$781,836 | \$670,780 | \$0 |
| | Neighborhood Parks (acres) | \$14,050,049 | \$16,687,883 | \$0 | \$14,050,049 | \$16,687,883 | \$0 |
| | Large Urban Parks (acres) | \$0 | \$0 | \$0 | \$1,579,050 | \$0 | \$0 |
| | Community Parks (acres) | \$1,315,500 | \$9,653,950 | \$0 | \$12,555,700 | \$9,699,000 | \$0 |
| | Special Use Areas (acres) | \$51,125,632 | \$45,020,850 | \$0 | \$54,658,900 | \$45,146,050 | \$0 |
| | Open Space (acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Linear Parks (acres) | \$16,303,963 | \$14,906,237 | \$0 | \$17,377,826 | \$14,948,851 | \$0 |
| | Swimming Pools (square feet) | \$1,638,438 | \$141,859 | \$0 | \$1,828,845 | \$146,909 | \$0 |
| | Pathways & Trails (miles) | \$4,915,680 | \$4,113,120 | \$0 | \$5,533,440 | \$4,134,240 | \$0 |
| | \$100,131,097 | \$91,194,678 | \$0 | \$108,365,645 | \$91,435,712 | \$0 | |
| SDC RATE CALCULATIONS: | | | | | | | |
| SINGLE FAMILY DU | Growth Cost Per Single Family Dwelling (2.55 persons) | \$15,105 | \$13,833 | \$10,588 | \$15,469 | \$13,386 | \$10,196 |
| | Property Tax Credit Per Single Family Dwelling Unit (Deficiency Repair) | (\$4,126) | (\$3,761) | (\$478) | (\$4,308) | (\$3,761) | (\$478) |
| | PARKS SDC PER SINGLE FAMILY DWELLING UNIT | \$10,979 | \$10,072 | \$10,110 | \$11,161 | \$9,625 | \$9,718 |
| EMPLOYEE | Growth Cost Per Employee | \$0 | \$0 | \$0 | \$361 | \$302 | \$240 |
| | Property Tax Credit Per Employee (Deficiency Repair) | \$0 | \$0 | \$0 | (\$243) | (\$212) | (\$27) |
| | PARKS SDC PER EMPLOYEE | \$0 | \$0 | \$0 | \$118 | \$90 | \$213 |

ATTACHMENT 2

| SDC APPROACH ALTERNATIVES - YEAR 2020 NO INFRASTRUCTURE | | | | | | | |
|---|---|-----------------|----------------|----------------|---------------------------|----------------|----------------|
| SUMMARY OF ADDITIONAL FACILITIES | | POPULATION ONLY | | | POPULATION AND EMPLOYMENT | | |
| | | STANDARDS | IMPROVEMENTS | MAINTAIN LOS | STANDARDS | IMPROVEMENTS | MAINTAIN LOS |
| FACILITIES | Mini Parks (acres) | 6.56 | 6.00 | 1.64 | 6.56 | 6.00 | 1.64 |
| | Neighborhood Parks (acres) | 65.86 | 75.00 | 17.43 | 65.86 | 75.00 | 17.43 |
| | Large Urban Parks (acres) | 90.99 | 73.37 | 97.74 | 109.08 | 73.37 | 97.00 |
| | Community Parks (acres) | 72.94 | 65.00 | 18.94 | 78.61 | 65.00 | 18.79 |
| | Special Use Areas (acres) | 279.14 | 250.00 | 35.18 | 295.31 | 250.00 | 34.91 |
| | Open Space (acres) | 254.49 | 254.49 | 254.49 | 252.55 | 252.55 | 252.55 |
| | Linear Parks (acres) | 27.29 | 25.22 | 3.10 | 28.82 | 25.22 | 3.07 |
| | Swimming Pools (square feet) | 8,197.00 | 2,790.00 | 2,277.48 | 8,856.95 | 2,790.00 | 2,260.08 |
| | Pathways & Trails (miles) | 16.90 | 14.98 | 5.13 | 18.32 | 14.98 | 5.09 |
| GROWTH COSTS | Mini Parks (acres) | \$587,400 | \$561,000 | \$196,800 | \$587,400 | \$561,000 | \$196,800 |
| | Neighborhood Parks (acres) | \$9,217,222 | \$9,869,165 | \$5,829,324 | \$9,217,222 | \$9,869,165 | \$5,829,324 |
| | Large Urban Parks (acres) | \$13,827,274 | \$9,728,862 | \$15,397,324 | \$16,766,026 | \$9,728,862 | \$15,225,200 |
| | Community Parks (acres) | \$7,033,824 | \$6,645,382 | \$4,405,444 | \$7,264,098 | \$6,605,840 | \$4,370,554 |
| | Special Use Areas (acres) | \$20,053,164 | \$18,633,586 | \$8,182,868 | \$20,713,030 | \$18,521,938 | \$8,120,066 |
| | Open Space (acres) | \$9,186,750 | \$9,186,750 | \$9,186,750 | \$9,041,250 | \$9,041,250 | \$9,041,250 |
| | Linear Parks (acres) | \$5,934,540 | \$5,621,813 | \$2,254,543 | \$6,130,903 | \$5,585,449 | \$2,232,725 |
| | Swimming Pools (square feet) | \$1,230,513 | \$834,642 | \$797,118 | \$1,271,088 | \$829,591 | \$791,028 |
| | Pathways & Trails (miles) | \$4,007,520 | \$3,796,320 | \$2,708,640 | \$4,139,520 | \$3,775,200 | \$2,687,520 |
| | \$71,078,206 | \$64,877,519 | \$48,958,611 | \$75,130,536 | \$64,518,295 | \$48,494,467 | |
| DEFICIENCY COSTS | Mini Parks (acres) | \$655,800 | \$559,000 | \$0 | \$655,800 | \$559,000 | \$0 |
| | Neighborhood Parks (acres) | \$12,809,129 | \$15,213,985 | \$0 | \$12,809,129 | \$15,213,985 | \$0 |
| | Large Urban Parks (acres) | \$0 | \$0 | \$0 | \$1,268,982 | \$0 | \$0 |
| | Community Parks (acres) | \$9,932,020 | \$8,473,618 | \$0 | \$11,020,588 | \$8,513,160 | \$0 |
| | Special Use Areas (acres) | \$44,874,800 | \$39,516,414 | \$0 | \$47,976,076 | \$39,828,062 | \$0 |
| | Open Space (acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Linear Parks (acres) | \$13,912,713 | \$12,719,997 | \$0 | \$14,829,076 | \$12,756,351 | \$0 |
| | Swimming Pools (square feet) | \$1,638,438 | \$141,859 | \$0 | \$1,828,845 | \$146,009 | \$0 |
| | Pathways & Trails (miles) | \$4,915,880 | \$4,113,120 | \$0 | \$5,533,440 | \$4,134,240 | \$0 |
| | \$88,738,579 | \$80,737,983 | \$0 | \$95,921,935 | \$80,951,707 | \$0 | |
| SDC RATE CALCULATIONS: | | | | | | | |
| SINGLE FAMILY DU | Growth Cost Per Single Family Dwelling (2.55 persons) | \$13,062 | \$11,938 | \$9,052 | \$13,413 | \$11,554 | \$8,716 |
| | Property Tax Credit Per Single Family Dwelling Unit (Deficiency Repair) | (\$3,579) | (\$3,396) | (\$478) | (\$3,944) | (\$3,396) | (\$478) |
| | PARKS SDC PER SINGLE FAMILY DWELLING UNIT | \$9,483 | \$8,542 | \$8,574 | \$9,469 | \$8,158 | \$8,238 |
| EMPLOYEE | Growth Cost Per Employee | \$0 | \$0 | \$0 | \$310 | \$258 | \$203 |
| | Property Tax Credit Per Employee (Deficiency Repair) | \$0 | \$0 | \$0 | (\$222) | (\$192) | (\$27) |
| | PARKS SDC PER EMPLOYEE | \$0 | \$0 | \$0 | \$88 | \$66 | \$176 |

ATTACHMENT 3

| SDC APPROACH ALTERNATIVES - YEAR 2030 WITH INFRASTRUCTURE | | | | | | | |
|---|---|-----------------|----------------|-----------------|---------------------------|----------------|-----------------|
| SUMMARY OF ADDITIONAL FACILITIES | | POPULATION ONLY | | | POPULATION AND EMPLOYMENT | | |
| | | STANDARDS | IMPROVEMENTS | MAINTAIN LOS | STANDARDS | IMPROVEMENTS | MAINTAIN LOS |
| FACILITIES | Mini Parks (acres) | 7.19 | 6.60 | 2.00 | 7.19 | 6.00 | 2.00 |
| | Neighborhood Parks (acres) | 72.31 | 75.00 | 21.51 | 72.31 | 75.00 | 21.51 |
| | Large Urban Parks (acres) | 113.52 | 73.37 | 120.60 | 132.50 | 73.37 | 119.83 |
| | Community Parks (acres) | 80.01 | 65.00 | 23.37 | 85.96 | 65.00 | 23.22 |
| | Special Use Areas (acres) | 299.29 | 250.00 | 43.40 | 316.27 | 250.00 | 43.12 |
| | Open Space (acres) | 314.01 | 314.01 | 314.01 | 311.99 | 311.99 | 311.99 |
| | Linear Parks (acres) | 29.19 | 25.22 | 3.82 | 30.80 | 25.22 | 3.80 |
| | Swimming Pools (square feet) | 9,019.25 | 2,790.00 | 2,810.13 | 9,711.79 | 2,790.00 | 2,792.06 |
| | Pathways & Trails (miles) | 18.68 | 14.98 | 6.33 | 20.17 | 14.98 | 6.29 |
| GROWTH COSTS | Mini Parks (acres) | \$806,808 | \$757,200 | \$304,800 | \$806,808 | \$757,200 | \$304,800 |
| | Neighborhood Parks (acres) | \$12,476,296 | \$12,718,412 | \$7,890,771 | \$12,476,296 | \$12,718,412 | \$7,890,771 |
| | Large Urban Parks (acres) | \$22,745,800 | \$12,106,050 | \$24,622,000 | \$26,196,450 | \$12,106,050 | \$24,417,950 |
| | Community Parks (acres) | \$9,887,150 | \$7,962,543 | \$6,193,050 | \$10,223,700 | \$8,864,250 | \$6,153,300 |
| | Special Use Areas (acres) | \$28,188,050 | \$24,973,600 | \$11,501,000 | \$25,273,166 | \$24,851,700 | \$11,426,800 |
| | Open Space (acres) | \$16,790,850 | \$16,790,850 | \$16,790,850 | \$16,619,150 | \$16,619,150 | \$16,619,150 |
| | Linear Parks (acres) | \$8,573,856 | \$7,747,152 | \$3,255,679 | \$8,872,152 | \$7,704,539 | \$3,238,634 |
| | Swimming Pools (square feet) | \$1,518,300 | \$976,500 | \$983,546 | \$1,570,282 | \$976,500 | \$977,221 |
| | Pathways & Trails (miles) | \$4,947,360 | \$4,466,880 | \$3,342,240 | \$5,116,320 | \$4,445,760 | \$3,321,120 |
| | \$105,934,471 | \$88,499,188 | \$74,883,936 | \$107,154,324 | \$89,043,561 | \$74,349,746 | |
| DEFICIENCY COSTS | Mini Parks (acres) | \$807,948 | \$557,200 | \$0 | \$807,948 | \$557,200 | \$0 |
| | Neighborhood Parks (acres) | \$14,050,049 | \$14,794,738 | \$0 | \$14,050,049 | \$14,794,738 | \$0 |
| | Large Urban Parks (acres) | \$0 | \$0 | \$0 | \$1,579,050 | \$0 | \$0 |
| | Community Parks (acres) | \$11,315,500 | \$8,262,457 | \$0 | \$12,555,700 | \$8,360,750 | \$0 |
| | Special Use Areas (acres) | \$51,123,800 | \$41,276,400 | \$0 | \$58,538,384 | \$41,398,300 | \$0 |
| | Open Space (acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Linear Parks (acres) | \$18,303,963 | \$13,747,147 | \$0 | \$17,377,826 | \$13,789,761 | \$0 |
| | Swimming Pools (square feet) | \$1,838,438 | \$0 | \$0 | \$1,828,845 | \$0 | \$0 |
| | Pathways & Trails (miles) | \$4,915,680 | \$3,442,560 | \$0 | \$5,533,440 | \$3,463,680 | \$0 |
| | \$100,155,377 | \$83,060,592 | \$0 | \$112,271,241 | \$82,364,429 | \$0 | |
| SDC RATE CALCULATIONS: | | | | | | | |
| SINGLE FAMILY DU | Growth Cost Per Single Family Dwelling (2.55 persons) | \$15,709 | \$13,147 | \$11,146 | \$15,429 | \$12,856 | \$10,742 |
| | Property Tax Credit Per Single Family Dwelling unit (Deficiency Repair) | (\$4,126) | (\$3,396) | (\$478) | (\$4,491) | (\$3,396) | (\$478) |
| | PARKS SDC PER SINGLE FAMILY DWELLING UNIT | \$11,583 | \$9,751 | \$10,668 | \$10,938 | \$9,460 | \$10,264 |
| EMPLOYEE | Growth Cost Per Employee | \$0 | \$0 | \$0 | \$358 | \$289 | \$253 |
| | Property Tax Credit Per Employee (Deficiency Repair) | \$0 | \$0 | \$0 | (\$259) | (\$192) | (\$27) |
| | PARKS SDC PER EMPLOYEE | \$0 | \$0 | \$0 | \$105 | \$97 | \$226 |

ATTACHMENT 4

| SDC APPROACH ALTERNATIVES - YEAR 2030 NO INFRASTRUCTURE | | | | | | | |
|---|---|-----------------|----------------|----------------|---------------------------|----------------|----------------|
| SUMMARY OF ADDITIONAL FACILITIES | | POPULATION ONLY | | | POPULATION AND EMPLOYMENT | | |
| | | STANDARDS | IMPROVEMENTS | MAINTAIN LOS | STANDARDS | IMPROVEMENTS | MAINTAIN LOS |
| FACILITIES | Mini Parks (acres) | 7.19 | 6.00 | 2.00 | 7.19 | 6.00 | 2.00 |
| | Neighborhood Parks (acres) | 72.31 | 75.00 | 21.51 | 72.31 | 75.00 | 21.51 |
| | Large Urban Parks (acres) | 113.52 | 73.37 | 120.60 | 132.50 | 73.37 | 119.83 |
| | Community Parks (acres) | 80.01 | 65.00 | 23.37 | 85.96 | 65.00 | 23.22 |
| | Special Use Areas (acres) | 299.29 | 250.00 | 43.40 | 316.27 | 250.00 | 43.12 |
| | Open Space (acres) | 314.01 | 314.01 | 314.01 | 311.99 | 311.99 | 311.99 |
| | Linear Parks (acres) | 29.19 | 25.22 | 3.82 | 30.80 | 25.22 | 3.80 |
| | Swimming Pools (square feet) | 9,019,250 | 2,790,000 | 2,810,130 | 9,711,790 | 2,790,000 | 2,792,060 |
| | Pathways & Trails (miles) | 18.68 | 14.98 | 6.33 | 20.17 | 14.98 | 6.29 |
| GROWTH COSTS | Mini Parks (acres) | \$699,888 | \$660,000 | \$240,000 | \$699,888 | \$660,000 | \$240,000 |
| | Neighborhood Parks (acres) | \$11,374,372 | \$11,595,104 | \$7,193,847 | \$11,374,372 | \$11,595,104 | \$7,193,847 |
| | Large Urban Parks (acres) | \$19,067,752 | \$9,728,862 | \$20,714,560 | \$22,213,518 | \$9,728,862 | \$20,535,458 |
| | Community Parks (acres) | \$8,678,306 | \$6,989,010 | \$5,435,862 | \$8,973,708 | \$7,780,470 | \$5,400,972 |
| | Special Use Areas (acres) | \$24,741,662 | \$21,920,224 | \$10,094,840 | \$22,183,163 | \$21,813,228 | \$10,029,712 |
| | Open Space (acres) | \$13,650,750 | \$13,650,750 | \$13,650,750 | \$13,499,250 | \$13,499,250 | \$13,499,250 |
| | Linear Parks (acres) | \$7,316,356 | \$6,610,902 | \$2,778,179 | \$7,570,902 | \$6,574,539 | \$2,763,634 |
| | Swimming Pools (square feet) | \$1,518,300 | \$976,500 | \$983,546 | \$1,570,282 | \$976,500 | \$977,221 |
| | Pathways & Trails (miles) | \$4,947,360 | \$4,466,880 | \$3,342,240 | \$5,116,320 | \$4,445,760 | \$3,321,120 |
| | \$91,994,747 | \$76,598,232 | \$64,433,824 | \$93,201,404 | \$77,073,713 | \$63,961,214 | |
| DEFICIENCY COSTS | Mini Parks (acres) | \$681,912 | \$460,000 | \$0 | \$681,912 | \$460,000 | \$0 |
| | Neighborhood Parks (acres) | \$12,809,129 | \$13,488,046 | \$0 | \$12,809,129 | \$13,488,046 | \$0 |
| | Large Urban Parks (acres) | \$0 | \$0 | \$0 | \$1,268,982 | \$0 | \$0 |
| | Community Parks (acres) | \$9,932,020 | \$8,129,990 | \$0 | \$11,020,588 | \$7,338,530 | \$0 |
| | Special Use Areas (acres) | \$44,873,192 | \$36,229,776 | \$0 | \$51,381,239 | \$36,336,772 | \$0 |
| | Open Space (acres) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| | Linear Parks (acres) | \$13,912,715 | \$11,730,637 | \$0 | \$14,829,076 | \$11,767,261 | \$0 |
| | Swimming Pools (square feet) | \$1,638,438 | \$0 | \$0 | \$1,828,845 | \$0 | \$0 |
| | Pathways & Trails (miles) | \$4,915,680 | \$3,442,560 | \$0 | \$5,533,440 | \$3,463,680 | \$0 |
| | \$86,763,083 | \$73,481,269 | \$0 | \$99,353,210 | \$72,854,283 | \$0 | |
| SDC RATE CALCULATIONS | | | | | | | |
| SINGLE FAMILY DU | Growth Cost Per Single Family Dwelling (2.55 persons) | \$13,660 | \$11,398 | \$9,610 | \$13,440 | \$11,149 | \$9,262 |
| | Property Tax Credit Per Single Family Dwelling Unit (Deficiency Repair) | (\$3,579) | (\$3,032) | (\$478) | (\$4,126) | (\$3,032) | (\$478) |
| | PARKS SDC PER SINGLE FAMILY DWELLING UNIT | \$10,081 | \$8,366 | \$9,132 | \$9,314 | \$8,117 | \$8,784 |
| EMPLOYEE | Growth Cost Per Employee | \$0 | \$0 | \$0 | \$310 | \$248 | \$217 |
| | Property Tax Credit Per Employee (Deficiency Repair) | \$0 | \$0 | \$0 | (\$233) | (\$171) | (\$27) |
| | PARKS SDC PER EMPLOYEE | \$0 | \$0 | \$0 | \$77 | \$77 | \$190 |

ATTACHMENT 5

SDC APPROACH ALTERNATIVES - SUMMARY OF FACILITY UNITS PER 1000 PERSONS

| 2020 PLANNING HORIZON | POPULATION ONLY | | | 2020 PLANNING HORIZON | POPULATION AND EMPLOYMENT | | |
|------------------------------|------------------|---------------------|---------------------|------------------------------|---------------------------|---------------------|---------------------|
| | <u>STANDARDS</u> | <u>IMPROVEMENTS</u> | <u>MAINTAIN LOS</u> | | <u>STANDARDS</u> | <u>IMPROVEMENTS</u> | <u>MAINTAIN LOS</u> |
| Mini Parks (acres) | 0.19 | 0.18 | 0.12 | Mini Parks (acres) | 0.19 | 0.18 | 0.12 |
| Neighborhood Parks (acres) | 1.96 | 2.10 | 1.24 | Neighborhood Parks (acres) | 1.96 | 2.10 | 1.24 |
| Large Urban Parks (acres) | 6.85 | 6.59 | 6.95 | Large Urban Parks (acres) | 6.85 | 6.34 | 6.68 |
| Community Parks (acres) | 2.15 | 2.03 | 1.35 | Community Parks (acres) | 2.15 | 1.96 | 1.29 |
| Special Use Areas (acres) | 6.13 | 5.70 | 2.50 | Special Use Areas (acres) | 6.13 | 5.48 | 2.40 |
| Open Space (acres) | 18.10 | 18.10 | 18.10 | Open Space (acres) | 17.38 | 17.38 | 17.38 |
| Linear Parks (acres) | 0.58 | 0.55 | 0.22 | Linear Parks (acres) | 0.58 | 0.53 | 0.21 |
| Swimming Pools (square feet) | 250.00 | 169.57 | 161.95 | Swimming Pools (square feet) | 250.00 | 163.17 | 155.58 |
| Pathways & Trails (miles) | 0.54 | 0.51 | 0.36 | Pathways & Trails (miles) | 0.54 | 0.49 | 0.35 |

| 2030 PLANNING HORIZON | POPULATION ONLY | | | 2030 PLANNING HORIZON | POPULATION AND EMPLOYMENT | | |
|------------------------------|------------------|---------------------|---------------------|------------------------------|---------------------------|---------------------|---------------------|
| | <u>STANDARDS</u> | <u>IMPROVEMENTS</u> | <u>MAINTAIN LOS</u> | | <u>STANDARDS</u> | <u>IMPROVEMENTS</u> | <u>MAINTAIN LOS</u> |
| Mini Parks (acres) | 0.19 | 0.17 | 0.12 | Mini Parks (acres) | 0.19 | 0.17 | 0.12 |
| Neighborhood Parks (acres) | 1.96 | 2.00 | 1.24 | Neighborhood Parks (acres) | 1.96 | 2.00 | 1.24 |
| Large Urban Parks (acres) | 6.85 | 6.28 | 6.95 | Large Urban Parks (acres) | 6.85 | 6.04 | 6.68 |
| Community Parks (acres) | 2.15 | 1.94 | 1.35 | Community Parks (acres) | 2.15 | 1.86 | 1.29 |
| Special Use Areas (acres) | 6.13 | 5.43 | 2.50 | Special Use Areas (acres) | 6.13 | 5.23 | 2.40 |
| Open Space (acres) | 18.10 | 18.10 | 18.10 | Open Space (acres) | 17.38 | 17.38 | 17.38 |
| Linear Parks (acres) | 0.58 | 0.52 | 0.22 | Linear Parks (acres) | 0.58 | 0.50 | 0.21 |
| Swimming Pools (square feet) | 250.00 | 161.66 | 161.95 | Swimming Pools (square feet) | 250.00 | 155.55 | 155.58 |
| Pathways & Trails (miles) | 0.54 | 0.49 | 0.36 | Pathways & Trails (miles) | 0.54 | 0.47 | 0.35 |

-----Original Message-----

From: Conway, Julee
Sent: Tuesday, January 31, 2006 6:10 PM
To: 'lori@wvhba.com'
Subject: Committee Member Question

Hi Lori;

Yes. although the adopted Plan focuses the improvements inside the city limits, there are specific pjts that are identified outside the city limits, and within and outside the urban growth boundary (only open space areas and trails are outside the UGB). There is no prohibition on funding projects outside the City limits as long, as the pjts are identified in our master plan. Does that help?

Julee M. Conway, Director
Corvallis Parks and Recreation Dept
1310 SW Avery Park Drive
Corvallis, OR 97333
541-766-6918 Office
541-754-1701 Fax
email: julee.conway@ci.corvallis.or.us

-----Original Message-----

From: Lori L. Hickey [mailto:lori@wvhba.com]
Sent: Monday, January 30, 2006 9:57 AM
To: Conway, Julee
Subject: Question

Julee,

I have a question for you. I caught part of a conversation that I didn't quite understand. Included in the Parks plan, are there proposed projects outside of the City limits? Could you clarify this for me?

Thank you,

Lori L. Hickey, EO
Willamette Valley HBA
32054 Old Hwy 34
P.O. Box 440
Tangent, Oregon 97389
(541) 928-5159
(541) 928-0865 Fax

2/1/2006

Park System Development Charge
Methodology Update Review
Meeting Schedule & Agenda
****REVISED****

| Date | Meeting | Time | Location | Expected Outcome |
|--------------------------|----------------|-------------|--------------------------------------|---|
| 10/4 | USC | 4:00 pm | | Update/confirm schedule/stakeholder representatives |
| 10/17 | CC (noon) | 12:00 pm | | Confirm Stakeholder appts and schedule |
| 10/31 | USC/SH | 4:00 pm | | Overview/purpose/review existing Pk SDC, ORS statute reqm'ts |
| 11/8 | USC/SH | 4:00 pm | | Identify issue paper topics |
| 11/21 | CC | 12:00 pm | | Confirm issue paper topics |
| 12/6 | USC/SH | 4:00 pm | | Review analysis of issue papers, discuss existing park methodology based on cap. facilities plan, initial discussion re: desired changes to methodology |
| 12/13 | USC/SH | 4:00 pm | | Continue 12/6 review and finalize direction re: potential revisions to methodology based on issue paper direction |
| 12/19 | CC | 12:00 pm | | Confirm direction on SDC methodology update |
| 1/10 | USC/SH | 4:00 pm | | Review consultant/staff info. re: draft SDC methodology update rpt, as it relates to SDC-eligible project list |
| 1/18 | USC/SH | 4:00 pm | | (Back-up mtg) Continue 1/10 review and finalize methodology update recommendations |
| Cancelled 2/13 | CC/WS | 7:00 pm | | Review final methodology recommendations from USC/SH |
| 2/8 | USC/SH | 4:00 pm | Parks & Rec- Avery Pk Conf Room | Review approach alternatives, refine/select final methodology approach for final analysis |
| 3/15 | USC/SH | 4:00 pm | Parks & Rec- Avery Park Conf Room | Review/recommend final methodology |
| 3/20 or 3/21 | CC/WS | 5:00 pm | Main Firestation | Review final methodology recommendations from USC/SH |
| Cancelled 4/17 | CC | 7:30 pm | | Public Hearing |
| 6/19 | CC | 7:00 pm | Main Firestation | Public Hearing |
| Cancelled 5/1 | CC | 12:00 pm | | Final Action |
| 7/17 | CC | 12:00 pm | Main Firestation | Final Action |

Note: **USC**=Urban Services Committee-Rob Gandara, George Grosch, Betty Griffith
CC-City Council
SH-Stakeholders selected by City Council
CC/WS-City Council Evening Work Session

**ADMINISTRATIVE SERVICES COMMITTEE
MINUTES
February 9, 2006**

Present

Councilor Hal Brauner, Chair
Councilor Jerry Davis

Staff

Jon Nelson, City Manager
Nancy Brewer, Finance Director
Carla Holzworth, City Manager's Office

Absent

Councilor Scott Zimbrick (excused)

Visitors

Margaret Wilson, Corvallis Multi-Cultural Literacy Center
Dee Curwen, Corvallis Multi-Cultural Literacy Center

SUMMARY OF DISCUSSION

| Agenda Item | Information Only | Held for Further Review | Recommendations |
|--|------------------|-------------------------|--|
| I. Multi-Cultural Literacy Center Report | | | Accept the Corvallis Multi-Cultural Literacy Center's Report |
| II. Utility Billing Practices Review | x | | |
| III. Other Business | X | | |

Chair Brauner called the meeting to order at 12:00 p.m.

CONTENT OF DISCUSSION

I. Multi-Cultural Literacy Center Report (Attachment)

Finance Director Nancy Brewer said the City loaned the Corvallis Multi-Cultural Literacy Center (CMLC) \$10,000 for start up costs associated with Many Hands Trading Company, which the CMLC operated over the winter months. CMLC has fully repaid its loan.

Ms. Margaret Wilson said the Many Hands Trading store was a success, with sales of approximately \$150,000 in a two-month period. She noted that downtown businesses and the community in general were supportive and welcoming. Customers appreciated the store's fair trade concept and educational aspect. It was a training ground in language immersion and people from Linn-Benton Community College's job training program participated in the store's operation. Ms. Wilson said a feasibility study and business plan are being prepared, as the CLMC hopes to re-open the store on a full-time basis. Many Hands Trading was originally opened with consigned goods and an all-volunteer staff. CLMC would like to shift to selling

purchased items and a combination of paid management staff and volunteers. Re-opening the store will require financial help and the goal is to build retained earnings. Ms. Wilson said CLMC will likely approach the City for additional funds. The organization will also seek grant funding.

Ms. Dee Curwen noted CLMC's recent accomplishments, including refurbishing Sunflower House, which opened its doors on October 8, 2005. The organization created a community space, craft space, and library. Sunflower House offers mentoring services, tutors, a Spanish language reading group, mental health advocacy, and much more. CLMC was a funding partner in this year's Storytelling Festival. Next year, they will continue to collaborate with OSU, expand multi-cultural programs, and plan to permanently open their retail project. Ms. Curwen said CLMC wants to be self-sufficient and an asset to the community.

Councilor Jerry Davis complimented CLMC on their success and asked when the first feasibility study would be completed. Ms. Wilson said it will be several months and they hope to re-open their store in the fall. The group then discussed how the timing of CLMC's funding request would mesh with the City's time lines, including the Economic Development Allocations process that occurs in May. Ms. Wilson will work with Ms. Brewer regarding City due dates. Chair Brauner suggested other funding options, including a commercial loan, should CLMC not be able to meet due dates for City funding requests. He also noted the City's role in start-ups may be providing a bridge between concept and successful conventional funding eligibility.

The Committee members present unanimously recommend that Council accept the Corvallis Multi-Cultural Literacy Center's Report.

II. Utility Billing Practices Review (Attachment)

Ms. Brewer said implementation of the Transportation Maintenance Fee (TMF) provides an opportunity to address several policy issues associated with Utility Billing practices. Staff recommends adoption of a new section in the Municipal Code to consolidate Utility Billing policies in one place. Currently, Utility Billing policies are scattered throughout the Code, making it challenging for staff to effectively address customer questions and concerns.

Ms. Brewer said staff would like to modify the current utility bill to make it more user friendly. The current utility bill is postcard sized and too crowded. Staff proposes changing to an 8 ½ x 11 size, which would accommodate additional information for the customer, such as a graphical display of utility usage over time. Ms. Brewer said she would present the Committee with a draft bill for review and comment. If a new format is used, the City would do a mass mailing to its customers with instructions on how to read the new bill, reminders of alternatives to cash payment (e.g. credit card, auto pay, etc.), and information about the City's billing practices.

Ms. Brewer added that implementation of the TMF is on target for July 1, 2006. The accuracy of fee calculations is currently being tested in the computer system. Ms. Brewer asked if there were any questions thus far. The Committee agreed that the process is reasonable.

Councilor Davis noted some Councilors may suggest a name change to address the fact that many customers see the utility bill as a water bill. "City Service Billing" was cited as a possible example.

Mr. Nelson said the new format may generate requests for utility bill stuffers. The Committee suggested that the issue be addressed in the policy. Ms. Brewer said staff is exploring contracting out billing services. Currently, utility bills are printed by MIS staff in the basement of the Library on a large dot matrix printer that is ready for replacement. Ms. Brewer said it is unlikely that return envelopes would be included with utility bills, as approximately 1,600 customers are using an online service where their bank pays the City electronically each month. In addition, staff expect more customers to pay electronically in the future as e-commerce becomes available. The City will send pre-addressed envelopes to customers who request them. The group then discussed each of the policy issues to be addressed:

Adjustments - The City has existing policy language about meter errors, but there is no established time frame for other kinds of corrections. A consistent policy is needed to address how far back a correction may go. In addition, current utility bills do not display whether a customer is charged as a residence or a business. Staff is exploring the addition of a customer's designation on the new utility bill. In response to Chair Brauner's inquiry, Ms. Brewer said some communities are more open to writing off an adjustment, while others will not offer any adjustment. The group discussed various time frames for allowing adjustments, understanding that the Charter allows for appeal to the City Council regardless of what adjustment period is selected. Ms. Brewer added that reading meters in new developments has been challenging, as the meters are clustered and it is not always obvious which meter goes with what house. The Committee agreed that the adjustment period, whether for over or under billing, should not exceed one year.

Sewer Only Accounts - Corvallis has approximately 100 properties with sewer-only hook up. Currently, there is no mechanism for metering water usage on these properties. Current Municipal Code language specifies that sewer only customers pay based on eight units of water per month. Customers who are the only resident in their home, who have guest houses, or who are landlords with vacant rental properties have expressed frustration at being charged for more water than they believe they use. Staff have explored adding sewer-only meters, but they are cost prohibitive and

are not effective for the smaller increments required for domestic use measurement. As such, no change is recommended. The Committee agreed.

Penalty Fees - Currently, the City charges \$1 plus .0075 of the past due balance, but the penalty does not deter late payments. Late fees are waived for customers who have a good payment history with the City, as staff recognizes that sometimes bills get lost in the mail. However, late fees are not waived for those who are consistently late with their payments. Ms. Brewer said 21 percent of the City's customers had more than three late payments last year and eight percent had more than six late payments. She added that the City's collection rate is high, write offs are minimal, and staff are assertive when turning off water and turning over delinquent accounts for collection. In response to Chair Brauner's inquiry, Ms. Brewer said late fees are automatically assessed through computerized billing.

Ms. Brewer reviewed the process for disconnection of service, noting that a past due balance is reflected on the next month's bill and 14 days later, a letter is mailed to notify the customer of pending service disconnection. A door hanger reminder is placed on the customer's door the following Tuesday, and if payment is still not received, the water is shut off the next day. In total, customers have about 45 days to pay a past-due balance before water service is disconnected. The City currently charges a \$35 hook up fee in addition to the past due amount. A \$100 fee is charged to those who request after hours hook up. Committee members decided to discuss low income assistance prior to making a recommendation on penalty fees and door hangers.

Low Income Assistance - The group then discussed how penalty fees impact those who are financially distressed versus those who can pay, but choose not to pay on time. Chair Brauner suggested that a hardship program could be implemented to help low income customers and penalty fees could be increased to address those who are chronically late. Councilor Davis agreed, but asked about the cost and process for determining who is low income.

Ms. Brewer said the City has time payment agreements for those who fall behind, but service will be disconnected if terms of the agreement are not met. She added that the City will not shut off water service during the last two weeks of the year and when temperatures are very low or very high. The Committee agreed with this practice and that staff discretion in this area is preferable to adding related policy language.

City staff provide contact numbers for agencies who can help customers who cannot pay their utility bills. However, most agencies will not provide assistance for customers who do not have good payment histories. Ms. Brewer said United Way has started paying some utility bills through its Family Fund. She then outlined comparator practices for delinquent customers. Through federally funded programs, Pacific Power, Portland General Electric and Northwest Natural focus on helping low income customers by improving energy efficiency. The Public Utilities Commission requires

these utilities to collect a low income payment assistance fee from all of their customers. Ashland has energy assistance for heat, but not for water. Medford and Lake Oswego give discounts based on income levels. Keizer, Tigard, Bend, and Springfield either do not have programs in place or they refer customers to other social service agencies. Councilor Davis said he prefers that low income assistance be determined through United Way rather than by the City; Chair Brauner agreed. Ms. Brewer will meet with United Way Director Sharon Gibson to discuss the mechanics of a low income assistance program on behalf of the City. The Committee then went back to penalty fees and door hangers.

Penalty Fees (continued) - Chair Brauner suggested consideration of doing away with penalty fees, but require any customer who has service disconnected for non-payment to pay the balance in full, not just the amount in arrears.

Door Hangers - Ms. Brewer said, on average, 367 door hangers are put out each month and about 41 actually have their water disconnected for non payment. Due to the growing geographic areas of Corvallis, it is taking longer to distribute door hangers. Staff propose using the door hanger at time of water shut off, instead of using it as a notice the day before. The late-notice letter that is already being sent to customers would replace placing the door hanger the day before service is disconnected. The Committee agreed that staff gives ample notice to customers who are late and the door hanger is not needed the day before service is disconnected.

Park Donation Program - The City used to present a \$1 suggested donation to the the Park Donation Program (PDP) on its utility bills. Customers complained, as they viewed it as a charge rather than a donation, so the \$1 suggestion was deleted and a blank line was inserted. As a result, donations to the PDP are down significantly. In addition, the option of monthly auto-pays has made it difficult for the City to manage PDP monies. There is no mechanism for customers to make a PDP donation unless it is the same amount each month. The anticipated increase in customers using auto-pay services charged to a credit card will likely decrease donations further under the current system.

The new utility bill format presents opportunities for customers to donate to other programs besides the PDP. The auto-pay form could be changed to allow customers greater flexibility when designating a monthly donation amount. Staff recommend limiting donation opportunities to City programs only. The Committee agreed. Ms. Brewer said she will discuss the concept with department directors to see what donation choices staff recommend. A list is needed so the City's computer system can allocate the donations.

Credit Card Payments - Customers have the option of paying their bill using a credit card at the Utility Billing counter. The City pays a \$0.75 fee per transaction to its bank

and the cost is not passed on directly to those who use their credit card. Instead, these fees, which total about \$5,600 per year, are built into the basic rate charged to all customers.

The City will soon add the ability for customers to pay online using credit cards or setting up an auto-payment through a credit card charge. The number of customers using this service is expected to increase. In addition, the per-transaction fee for online payments is higher than the fee for those who pay at the Utility Billing counter. The Citywide implementation of e-commerce will further increase fees as more people use electronic payment for not only utility bills, but Parks and Recreation programs, building permits, Systems Development Charges, etc. Staff seek direction about whether to research a convenience charge to offset the fee expense the City is currently absorbing. Chair Brauner said he does not want to assess a convenience charge; he would rather not accept Visa than to charge a convenience fee. Instead, he believes the cost should continue to be built into the City's fees and rate increases. Councilor Davis agreed.

City Accounts - The Council's decision that City departments will pay the Transportation Maintenance Fee (TMF) raised the issue that departments do not pay for water, storm water, and sewer services. Departmental utility usage is tracked through meters that generate reports for review by Public Works, but the cost of these services is not charged out. The reports are used to help Public Works determine if a leak is occurring and will be useful in a campaign to reduce water usage as part of the sustainability goal.

If departments were charged for utilities, the cost is estimated at about \$600,000 per year. The impact would be minimal to City Hall, Municipal Court, and the Library, but the cost would be significant for Parks and Recreation and Public Works. Committee members agreed that City departments should not be charged for water, wastewater, and storm water usage at this time, but they do want water conservation efforts pursued. Chair Brauner noted that Council may wish to review charging departments for utilities at a later date.

The item was for discussion only. Staff will return to ASC with additional information relative to the discussion above.

III. Other Business

The next Administrative Services Committee meeting is scheduled for February 23, 2006 at 12 p.m. in the Madison Avenue Meeting Room.

Respectfully submitted,

Hal Brauner, Chair

MEMORANDUM

January 31, 2006

TO: Administrative Services Committee

FROM: Nancy Brewer, Finance Director *NB*

SUBJECT: Corvallis Multi-Cultural Literacy Center Loan

I. Issue

The Corvallis Multi-Cultural Literacy Center (CMLC) is required to provide a report at the end of the season and provide information on the status of their loan from the City.

II. Discussion

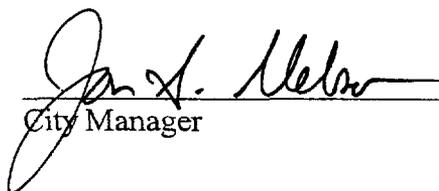
Last summer the CMLC requested \$10,000 in General Fund support from the City to provide start-up monies for the sales facility they planned to operate. The facility would either be operational through the holiday season, or as a year-round facility, but at the time the CMLC Board has not made that determination. The City Council loaned the CMLC \$10,000, with loan terms that require a report to be filed at the end of the season, and repayment of the loan be made in full or in an amount equal to one-half of the revenue in excess of projections (\$75,000 for a seasonal operation and \$105,000 for a full year of operations). If the loan is not paid back in full, the CMLC must file a business plan for future years that shows the loan pay back within a four year period.

The CMLC has provided the attached report, and has re-paid the City's loan in full.

III. Requested Action

Review and accept the attached report.

Review and Concur:



City Manager

CORVALLIS MULTICULTURAL LITERACY CENTER

PROJECT SUMMARY

The Corvallis Multicultural Literacy Center (CMLC) received a loan of \$10,000 from the City of Corvallis for the Retail Project. Funds received were used for part of the initial inventory, store rental and improvements, and initial operating expenses for the retail outlet. The retail store, named Many Hands Trading, opened on October 28, 2005 and closed on January 7, 2006. Repayment of the full loan amount (\$10,000.000) accompanies this report.

Original Retail Project Goals

This retail component to the CMLC's programs was envisioned to permit us to realize three goals. They are outlined below with commentary on accomplishments.

Goal # 1. To establish a means of ongoing funding for our community service programs while bringing additional revenue dollars to the downtown area.

Both gross sales and net earnings exceeded "best case" projections. Many Hands Trading was open for 41 days and realized gross sales of \$144,984.90. Net earnings will be in excess of \$44000.00 (see attached spreadsheet showing Year to Date earnings). These funds will help provide both operating capital for our center and provide retained earnings for future CMLC projects.

The store was located at 117 NW 2nd Street, near Monroe Street, in an older 1500 sq. ft. storefront. Cleaning, painting inside and out, and light fixture repair was all done by volunteers to create a pleasing atmosphere. Cash register, pricing guns and basic fixture purchases were made at nominal cost. Furniture purchased overseas to be sold as inventory was used (until sold) as fixtures. We received many compliments for our window displays, especially from other area businesses.

Surrounding retailers encouraged us to remain open and many expressed their belief that we had enhanced the retail atmosphere of 2nd St. Favorable press coverage increased traffic flow to our shop and to other neighboring stores.

Goal # 2. To bring cultural diversity to the downtown business area through the offering of fairly traded, handcrafted items not currently offered by any other retail outlet.

The unique nature of the inventory did not conflict with existing retail establishments and brought new sales dollars to the downtown area.

Cultural education was equal in importance to the revenue generation of our retail project. The store's inventory was presented with hangtags that profiled the country and region as well as materials, crafting technique and other information about the artisan. Inclusion of the provenance of each piece provided a window into that culture and opportunity for discussion and sharing. Multinational volunteers provided wonderful opportunity for exchange between customers and volunteers as they told stories and shared information about the items we sold.

Direct purchasing from cottage industry establishments in developing countries allowed us to maximize the financial return to the artisan, maximize our profit margin, and create a unique exchange between the person crafting the item and the retail shopper. We were successful in bringing to the retail environment the stories and information that made shopping there an educational experience.

The shop was partly stocked with consignment items crafted directly by members of our multicultural community. Examples include jewelry made by an elderly Russian immigrant and knitted scarves made by a single mom who emigrated from Mexico. Consignment allowed profitability without initial financial outlay by CMLC and also allowed income generation by (and cultural contribution from) community members.

3. To create exciting interaction, training and education of multicultural volunteers and community customers.

Store set-up/tear down and staffing was done solely by volunteers and was scheduled to provide mentoring/training of multicultural program participants.

In total, there were more than 50 volunteers who contributed their time to set up, staff, and pack up the store. Volunteering were many new and long-term Corvallis residents as well as immigrants from many countries, including India, Mexico, China, Malaysia, Germany, Saudi Arabia, Sri Lanka, Russia, and others. By scheduling long term resident volunteers with new English speakers, a relaxed environment for language practice was created.

An example of an opportunity created for true language emersion was the experience of one 18 yr. old volunteer who had newly arrived from Saudi Arabia to attend OSU's pre-pharmacy program. In a matter of weeks, by volunteering in the store every day, she grew from a shy, reserved English speaker to become outgoing and proficient in both English and in social interaction with the public, something that would have taken many months to achieve otherwise. It was wonderful to watch the exchange between her and young student volunteers from a local high school's Amnesty International club as they worked together and shared stories about their lives.

Several volunteers came to Many Hands via local job training programs. We were able to offer job training and skills building, including cash register & credit card machine training & experience, customer service training, pricing and stocking experience, and store display training.

More than 10 of our volunteers were local teen students seeking job training and experience in anticipation of entering the job market. By closing date, many had gained enough proficiency to apply for jobs requiring experienced workers.

Customers quickly became attached to Many Hands Trading and urged staff to stay open. Many provided us with contact information so that they can be notified when we reopen, both to become shoppers and to volunteer as staff. A common refrain was, "This is just the type of shop Corvallis has needed for so long". Another was the comment that purchasing at Many Hands made them feel as though they were helping the artisans as well as the community. The concept of Fair Trade was wholeheartedly accepted.

Summary

The CMLC Board is very pleased at the success of Many Hands Trading and thankful to the City Council for providing helpful funding. The store has provided a helpful source of revenue and a strong start toward our Center's goal of self-sufficiency. Additionally, it has proven to be a very public face to encourage community awareness and involvement in the Center. By creating a friendly busy location for interaction and sharing, it met its goals of encouraging cultural diversity and interaction in downtown Corvallis.

A feasibility study based on our 3-month operating history shows that it would be feasible to operate an on-going retail concern as a permanent fundraiser for our Center. Board members are currently reviewing business models that would allow for full-time retail store sustainability. It is unlikely that an all-volunteer staff could fulfill all the needed management functions year-round. If a model can be created that would allow for paid management of the shop, it is highly likely that CMLC's board will vote to reopen as a full-time retail store. Such feasibility may require additional funding until enough earnings can be accumulated to create sufficient operating capital for a year-round endeavor. The City Council could expect that the CMLC may return at a future date with a request for further funding.

Many Hands Trading
Estimated Year to Date Profit/Loss

| | July | Aug. | Sept. | Oct. | Nov. | Dec. | Jan. | Feb. | Mar. | April | May | June | Yearly Total | |
|--|------|------|-------|-------|--------|--------|-----------|------|------|-------|-----|------|----------------|----------------|
| | | | | | | | Estimated | | | | | | | |
| Revenue | | | | | | | | | | | | | Actual | Percent |
| | | | | | | | | | | | | | 0 | 0.0% |
| Special Events Sales | | | | | | | | | | | | | 0 | 0.0% |
| Retail Outlet Sales | | | | 6,683 | 41,465 | 85,991 | 10,846 | 0 | 0 | 0 | 0 | 0 | 144,985 | 100.0% |
| Total Income | | 0 | 0 | 6,683 | 41,465 | 85,991 | 10,846 | 0 | 0 | 0 | 0 | 0 | 144,985 | 100.0% |
| Cost of Goods | 0 | 0 | 0 | 0 | 6,887 | 2,953 | 82,241 | 0 | 0 | 0 | 0 | 0 | 92,081 | 63.5% |
| Gross Profit | 0 | 0 | 0 | 6,683 | 34,578 | 83,038 | (71,395) | 0 | 0 | 0 | 0 | 0 | 52,904 | 36.5% |
| Operating Expenses | | | | | | | | | | | | | | |
| Cash Over/short | 0 | 0 | 0 | (2) | (32) | (19) | 51 | | | | | | | |
| Volunteer Salaries | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| Volunteer Benefits | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0.0% |
| Office Expenses | 0 | 0 | 0 | 130 | 172 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 302 | 0.2% |
| Supplies | 0 | 0 | 0 | 36 | 641 | 83 | 86 | 0 | 0 | 0 | 0 | 0 | 846 | 0.6% |
| Bank & Credit Card Fees | 0 | | 0 | 29 | 85 | 664 | 1,264 | 0 | 0 | 0 | 0 | 0 | 2,042 | 1.4% |
| Advertising | 0 | | | 0 | 281 | 701 | 0 | 0 | 0 | 0 | 0 | 0 | 982 | 0.7% |
| Rent Expense | 0 | 0 | 0 | 1,060 | 1,060 | 1,060 | 320 | 0 | 0 | 0 | 0 | 0 | 3,500 | 2.4% |
| Telephone | 0 | 0 | 0 | 112 | 54 | 54 | 54 | 0 | 0 | 0 | 0 | 0 | 274 | 0.2% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 120 | 310 | 0 | 0 | 0 | 0 | 0 | 430 | 0.3% |
| Insurance | 0 | 0 | 0 | 0 | 0 | 0 | 140 | 0 | 0 | 0 | 0 | 0 | 140 | 0.1% |
| Total Operating Expenses | 0 | 0 | 0 | 1,367 | 2,293 | 2,682 | 2,174 | 0 | 0 | 0 | 0 | 0 | 8,516 | 5.9% |
| Net income | 0 | 0 | 0 | 5,315 | 32,285 | 80,356 | (73,569) | 0 | 0 | 0 | 0 | 0 | 44,388 | 30.6% |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Please note: Jan. books have not yet closed. Final P/L will reflect actuals for Jan. & will be submitted when complete | | | | | | | | | | | | | | |

MEMORANDUM

January 31, 2006

TO: Administrative Services Committee

FROM: Nancy Brewer, Finance Director *NB*

SUBJECT: Utility Billing Review

I. Issue

To discuss a process to review and update the City's utility billing services, and begin addressing policy issues.

II. Background

The City's utility billing services are provided by the Finance Department. The Utility Billing (UB) work group is responsible for reading all water meters each month, calculating and mailing the combined water, wastewater, and storm water bills, and collecting payments. The work is governed by ordinance (current CMC 3.01 Water Regulations, 4.03 Sewer Regulations and Charges, and 2.09 Storm Drainage System), administrative, and Finance Department policies. Utility rates are reviewed and updated annually; the City Council last reviewed the City's utility billing practices in May, 2000. Staff proposes using the following process over the next several months:

- Review Policy Issues – this staff report, in section III, identifies a number of policy issues that require City Council review and input. Staff proposes to use the direction from City Council to draft new code language, where necessary, and incorporate that language into the next step.
- Revise the Municipal Code – most of the City's current utility billing information is spread across three (now four with the Transportation Maintenance Fee [TMF]) sections of the Municipal Code. When researching how to handle problems or customer complaints, there is no consistent place to look that governs how the utility billing function will work. Furthermore, it is difficult to refer a citizen to a single authority for a billing practice. Staff would like to propose removing the billing information from Chapters 2.09, 3.01, and 4.03 and incorporating the billing practices along with any new policies into a single new chapter of the Corvallis Municipal Code.
- Modify the Bill Format – with the addition of the Transportation Maintenance Fee (TMF) in July 2006, the bill format will need to be changed to incorporate the new fee. The current postcard bill simply has no room to add another line of billing information. This presents an opportunity to modify the bill to address a number of customer complaints about the existing bill format and difficulties in finding information or the lack of information altogether. Staff has been working on a new bill format that is an 8 1/2 by 11 page, similar to the format used by

Pacific Power and Northwest Natural. Staff has tentatively targeted billings in April, 2006 for the new format so that customers have adequate opportunity to get used to the new bill before the TMF is added in July. Combined with this change would be the implementation of e-mail services for utility bills and the ability to accept on-line payments for utility accounts.

- Complete a mass mailing to customers – this step would not require City Council involvement, but rather would be an information piece that would summarize the changes in policies and provide information about the new bill format, allow customers the opportunity to get set-up for e-mailing bills, and remind customers about alternatives for payment (i.e., auto-pay, on-line).
- Implement the new TMF – this is on schedule to be on customer's bills beginning in July.

III. Policy Issues to be Addressed

There are some overriding and somewhat competing considerations for the Utility Billing function for the City that interweave through the policy issues under discussion below. First, unlike other City operations, the utility billing service is operated far more as a business, with revenue collection as a primary function which must be balanced with meeting customers' individual demands. If adequate revenues are not collected, the City's utility operations will not be able to function, or rates would have to be increased even more to provide an adequate revenue stream. Second, staff do a good job in providing customer service, but with over 15,000 customers there is no easy way to treat all customers as individuals, with customers able to request special treatment for each bill (i.e., a phone call reminding the customer to pay each month). Third, as a university community, with a majority of students living off campus, the City faces some situations that are unique only to university towns – a large number of rental properties and a transient population that is not always attuned to the fiscal realities of apartment living. Finally, as technology has improved some customers want to pursue using technology (i.e., e-mailed bills, on-line payments) and want no contact with staff while other customers would prefer a more individual treatment and prefer to come to City Hall each month to pay their bills.

The key policy issues that require some City Council consideration are:

- A. Adjustments – From time-to-time an error is found in a customer's account that is not associated with a meter error (meter errors are addressed in CMC 3.01). Examples include: a customer who moves into a building that was at one time an office building and nothing has occurred to notify the City that the property is now residential (i.e., no building permits issued); new construction where the developer connects the meters to several houses incorrectly; a meter is designated as irrigation but is for domestic use. In some cases, the error may have been there for a number of years and is not discovered until the customer calls to end or start service, or the meter is scheduled for replacement or upgrade to a radio read meter. Errors can go both ways (e.g., the customer can have underpaid or overpaid). Current ordinance language is not clear about the time period for refunds/collection of unbilled amounts. Generally speaking, customers request that an error where the City did not bill for some period be overlooked, but errors where the City may have overbilled should be refunded back to the time the original error was made.

Staff recommendation – Staff believe that the City should have a policy covering a consistent time period for either over- or under-billing errors. Since meter errors are generally charged or refunded for a three month period, matching that same billing period for any other adjustment makes sense. Staff recommends adding language to the Municipal Code that expands the current meter error language to address other types of errors.

- B. Sewer Only Accounts – There are about 100 properties in Corvallis that have sewer service, but have never connected to the City’s water system. By ordinance (CMC 4.03.040.095), the single family units are billed sewage at the average for single family properties in Corvallis - eight units per month. In the last two to three years staff has had complaints from customers stating they are displeased with this billing set-up. Examples include: stating that they doubt they are disposing of eight units of sewage and wish to have their service rate lowered or the account is for a guest house that is rarely used and they feel they should not have to pay. Since the water is not from the City’s service there is no way to meter the sewer usage short of installing a sewer meter, something which is extremely impractical for a domestic service. The City has also had problems with landlords complaining that the City bills for sewer, even when a house is vacant. This occurs primarily because the City has no way to know when a unit is filled or vacant – people do not have to call to get water connected and honestly do not think to call to report they are using the sewer system. Sewer only account customers frequently do not pay, and in accord with State law, the City turns \$3,000 to \$6,000 in past due billings over to the County each year to be collected on the customer’s property tax bill.

Staff recommendation – Finance and Public Works staff explored the possibility of allowing customers to install a sewer meter that would allow the City to bill for exact usage. Sewer meters are fairly common in large manufacturing facilities that use a lot of water but do not return the water to the sewer system. Unfortunately, these meters are both cost prohibitive and not designed for domestic use measurement. As a result, staff sees no real alternative to what is currently in place, and recommends no changes.

- C. Penalty Fees – The City currently charges a penalty fee of \$1 plus .0075 of the delinquent balance. For most residential customers, this amounts to less than \$1.50 in a delinquent penalty for a month’s late payment. For many customers, this does not seem to be an adequate deterrent to making payments late; 1,171 customers (8% of the 14,121 customers) had more than six late payment penalties in 2005 and 3,029 or 21% had more than three late payment penalties in 2005. Staff can and will waive the penalty fee one time for a customer with 12 months or more of on-time payments, recognizing that occasionally the late payment is not the customer’s fault.

It may be important to note that the City has a relatively low rate of non-payments. Corvallis is slightly more assertive than some comparable cities in disconnecting water when customers do not pay, and customers who terminate service with amounts owing who do not respond within 30 days to the City’s notices are turned over to a collection agency.

Staff recommendation – Staff recommends either: 1) do away with the late payment penalty which seems to be an irritant to customers who rarely get caught and otherwise have good payment histories and is ignored by customers who are chronically late, or 2) increase the late payment penalty to an amount that would be more likely to induce customers to pay on time. Pacific Power and Qwest both charge a 1.7% late payment penalty; NW Natural charges \$3 on amounts up to \$176, then charges 1.7% on amounts over \$176. At the rate of 1.7%, the penalty would be less than the City's current practice. However, following the NW Natural rate of \$3 up to \$176 and 1.7% over that amount would be a slightly higher penalty that may encourage people to pay timely.

- D. Door Hangers – Customers currently receive the following notices about late payments:
1. The second month's bill is prepared five to six days after the due date and shows a past due amount if there was an amount outstanding at the end of the day before the bills are printed.
 2. Staff mail a letter to the customer fourteen days after the due date reminding the customer that the bill is overdue.
 3. Utility Billing field staff post door hangers on Tuesday afternoon notifying customers they have until 5:00 PM Wednesday to get their bill paid before service will be discontinued for non-payment.
 4. Field staff post a second door hanger when they actually turn the water off for non-payment on Thursday.

An average of 662 customers receive the late payment letter each month; of those another 367 receive the first door hanger and 41 actually have their water service disconnected due to non-payment. The time that it takes to prepare the door hangers and distribute them has increased during the last several years. With a growing population, and more housing developed farther from the downtown core, it is taking about three more hours each cycle to hang the pre-disconnect notices than it took five years ago.

In general, staff find that customers dislike the door hangers. Some customers feel like it is an advertisement that they are late making a payment. Some customers get irritated when they did not find the door hanger and then argue that the City cannot disconnect the water service because they did not get the notice they were expecting to remind them to pay. About two years ago staff changed from making all turn-offs after 2:00 PM to making them at random times during the day. A number of customers were irritated because they were used to coming to the office at 1:00 to make a payment and still avoid getting service disconnected. For customers who are truly unable to pay, the door hanger does not seem to matter. In 2005 a total of 6,217 customers received warning door hangers, then paid before the water was disconnected.

Staff recommendation – Staff recommends ending the interim door hanger program. The letter advising of the notice in the interim seems to serve as a good reminder for people who truly just forgot. Staff would continue to provide a door hanger when the service is disconnected to provide the customer with information about the amounts due, when and where payments must be made, and how to get service re-connected after hours.

- E. Low-Income Assistance – For several years there have been requests for the City to do more to assist low-income residents with their utility bills. The City offers time payment agreements for customers who get behind. These agreements require the customer to pay and keep the current month's bill current, and also to pay an agreed upon amount on the past due balance each month. The City does not disconnect water service when the temperatures are very low or very high, or for the last two weeks of December each year. UB staff refer customers who need more assistance than this to several local social service agencies (i.e., St. Mary's, COI, FISH). When a person contacts the agency, the agency will call the City and ask for information about the account. In most cases, the social service agency will not provide support for a customer with a poor payment history.

The United Way has begun to pay City utility bills for some customers through the family fund program. Referrals to the family fund are made by people in helping professions (nurses, counselors, etc.) and other social service organizations, including St. Marys, COI, and FISH. In many cases, several agencies including United Way will partner to assist a family.

Staff researched what other utilities do for low income residents. A summary includes:

1. Pacific Power, PGE, and NW Natural all participate in a federally funded program for low-income energy assistance. The program is primarily focused on helping low-income residents reduce their usage by implementing energy efficiency improvements (i.e., insulation, double pane windows), and generally does not "pay" the utility bill. More people request assistance each year than can be helped with the monies available. The PUC requires these utilities to collect a "low-income payment assistance" fee via the rate, collected from all customers. They also participate in the Oregon Heat program, which is funded by donations and grants. This program helped 7,000 people pay bills to keep the heat on last winter although they note that over 350,000 Oregon households qualify.
2. Ashland – provides a low-income energy assistance program for electric users only, not for water/sewer service. The program applies to senior citizens and disabled for December through May only. Others may get assistance for a maximum of three months in the winter time. Participants must complete an application and provide proof of income. Ashland requires income to be below 125% of the low income category.
3. Medford – gives a 10% reduction in the payment based on HUD income levels. They are considering giving a 50% reduction in payment. At the time of the survey, Medford had 17 customers using this service.
4. Keizer – refers customers to social service agencies.
5. Tigard – has no program in place.
6. Bend – has no program in place, but refers people to social service organizations.

7. Springfield – refers customers to a program Project Share Fund which is funded by donations from customers in the City.
8. Lake Oswego – give a 50% discount to customers meeting low income definitions based on income and size of family. They have an application form and require a copy of the prior year IRS Form 1040 and State of Oregon equivalent for all family members living in the household. They include the Street Maintenance fee in the reduction, so that the entire utility bill is reduced by 50%.

There are challenges for the City implementing a program for bill payment assistance for low-income customers. First, we have heard in the past that it is embarrassing for customers to have to provide income information to seek assistance. Second, someone with some level of qualifications and knowledge would have to review the applications and verify the income status. Third, there would have to be an ongoing follow-up, at least annually, to ensure that the customer was still in the low income category. Fourth, the policy would have to address students, who by themselves may meet a definition of low income, but who may be financially supported by parents who are or are not also low-income. This is less likely to be a problem in a place like Lake Oswego than it is in Corvallis. Finally, the source of funding for low income assistance would need to be defined – from all other rate-payers (the Lake Oswego and Medford models) or from a voluntary contribution to a low-income program (the Springfield model).

Staff recommendation – the City has an existing partnership with United Way to manage the City’s Social Service allocation. The United Way’s family fund program is designed to assist people who are in emergency or transitional situations, with the focus being on short-term help that leads to long-term financial stability. Staff proposes to expand this partnership to use the United Way to assist staff in identifying customers who need assistance. Information coming to the City from United Way could be used to fashion assistance for customers based on their individual needs. That assistance could be provided via a reduced bill, or waiving the bill altogether for some pre-determined period of time. Council policy direction on whether or not to waive the payments altogether would be appreciated.

- F. Park Donation Program – The City has allowed customers to donate monies to the Park Donation Program (PDP) for a number of years on the utility bill. The PDP funds the Youth Park Corps. For several years, a suggested donation of \$1 per month was presented on the bill almost as if it was a charge, and donations were relatively high, between \$60,000 and \$70,000 annually. Complaints about making the donation were also high and so the \$1 suggested donation was deleted and a blank line inserted. Some customers give \$1, some give the amount necessary to round up to the nearest dollar, and some give several dollars a month. Even so, donations are down significantly; \$6,620 in FY 04-05. In addition, the City has experienced some difficulty with how to manage PDP monies for accounts set-up for monthly auto-pay. Short of a customer signing up to make the PDP in the same amount each month, there is no mechanism for a customer to make a PDP donation. With more and more customers wanting to sign up for auto-pay services charged to a credit card this is likely to further reduce the donation program’s revenue.

While the issues identified above are leading to a reduction in PDP donations, other organizations are asking whether or not they can have a donation listed on the City's utility bill, much like the charitable check-off program on tax returns. The most likely candidates are other City departments/programs (i.e., Transit, Library), but some outside agencies have asked whether or not they could get on the City's bill for donations. It is difficult to tell whether adding program areas would increase total donations, or if the total would remain about the same but be spread to more programs.

Staff recommendation – with the new bill design, it would be possible to allow customers to make donations to more than just the PDP. However, staff recommends that if the donation program is expanded, it be limited to only City programs/services so that the City does not have to account for and manage monies for other entities. The sign-up form for auto-pay could be modified to allow a customer to designate an amount to donate each month, with the customer's signature authorizing the payment.

- G. Credit Card Charges – The City has a number of customers who call each month and request to pay their utility bill using a credit card. For December, 2005, 618 customers used a credit card to pay their bills. Each time a customer uses a credit card, the City pays a 75¢ fee to the bank. The City does not charge customers for this privilege, but is incurring approximately \$5,600 per year in costs at Utility Billing that are built into the basic rate charged to all customers. The City will soon be able to offer customers the ability to pay on-line using a credit card, or set an auto-payment plan that charges a credit card instead of a bank account. If these services are offered, staff expects the number of customers charging their accounts to a credit card will also increase, although there is no way to estimate the number. In addition, the fees per transaction are higher for on-line payments than for cards which are presented at the UB counter. The City's largest water customer has, in the past, requested to pay its bill using a credit card. However, the City declined since the charges would far exceed any benefit to the City. The City could charge a convenience fee to customers who choose to use a credit card. Benton County charges the convenience fee, which is paid to the third party that handles the credit card transaction.

It is important to note that this is only one area of City operations where charges for credit card usage are an issue. Customers also frequently pay charges at Municipal Court, the Aquatic Center, and Development Services on a credit card. Of all these areas, the costs for Development Services are highest for the City because the fees charged is high and the credit card fee, set as a percentage of the charges, is also high. For example, the average customer's utility charge on a credit card is \$50, while the average permit/SDC charge is \$4,500. The emerging markets rate of 0.9950% plus 30¢ per item, for credit card charges to the City of \$45.08 for this transaction.

Staff recommendation – The City receives some benefit, although it is hard to quantify, from customers charging fees on a credit card in that card payments are almost universally approved and the City has no problems with returned checks, etc. However, it seems unfair to assess the costs for the benefit to all system users. Staff recommends exploring charging a service fee for customers who use credit cards and applying this to all credit card charges in the City.

H. City Accounts – The City does not pay for water, sewer or storm water service. During discussion of the TMF fee, the City Council included specific language that states the City will pay the TMF. Charges are estimated to be \$3,000 per year to City departments. This raised the question of the costs for water, sewer, and storm water service if the City was to pay. The City meters water at all City locations, with 131 water meters in service. Looking at information from August, a high usage month for park irrigation, the City’s utility bill would have been \$84,189.51. In December, the City’s utility bill would have been \$24,222.83. The break down for the two months would be:

| | <u>August</u> | <u>December</u> |
|--------------------|------------------|------------------|
| City Hall | \$455.39 | \$334.53 |
| Municipal Court | 218.63 | 136.75 |
| Fire Department | 2,210.56 | 918.02 |
| Library | 466.15 | 306.49 |
| Parks & Recreation | 60,160.46 | 4,545.02 |
| Public Works | <u>20,678.32</u> | <u>17,482.02</u> |
| Total | \$84,189.51 | \$24,222.83 |

The estimated annual cost to City departments would be around \$600,000, assuming about five months with high water usage in Parks and about seven months with the December usage.

Staff recommendation – Staff recommends against charging City departments for water, sewer and storm water usage. The costs to Fire, Parks & Recreation and Public Works would be substantial, and impossible to absorb within existing operating budgets without altering other services provided. Staff will follow the recommendations in the Sustainability Report to record and report the water usage data monthly to City staff to encourage conservation. In addition, staff recommends the City complete a water usage audit and work to reduce water usage by at least 10% in all facilities.

IV. Requested Action

Staff requests the City Council provide direction on the policy issues identified above. Staff will bring the information back, where appropriate, as recommended ordinance language. Staff also requests concurrence from the City Council to implement the proposed process for changes.

Review & Concur:



 City Manager
 FOR

JON NELSON

VIII. & IX. STANDING COMMITTEE REPORTS AND ORDINANCES, RESOLUTIONS, AND MOTIONS

A. Human Services Committee – None.

B. Urban Services Committee – January 18, 2006

1. Municipal Code Revision to Chapter 7.02, "Private Fire Alarm Systems"

Councilor Griffiths reported that the Corvallis Regional Communications Center (CRCC) discontinued allowing private fire alarm systems to be directly connected to the CRCC system in 1999.

City Attorney Fewel read an ordinance repealing Corvallis Municipal Code Chapter 7.02, "Private Fire Alarm Systems" as amended.

ORDINANCE 2006-05 passed unanimously.

2. Airport Lease – Katarre

Councilor Griffiths reported that Katarre Internet, LLC seeks approval to assume the Airport lease occupied by Ecological Planning & Toxicology (EP&T). This request will allow for EP&T to sell the building and extend the lease allowing Katarre to obtain mortgage funding for infrastructure improvements.

Councilors Griffiths and Grosch, respectively, moved and seconded to approve the Katarre Internet, LLC lease, as presented, with staff's recommendation that the City view the EP&T lease as valid to allow for the sale of the building and that the land lease area be reduced to 1.34 acres, consistent with the City survey work, and authorize the City Manager to sign the lease.

The motion passed unanimously.

3. Parks Systems Development Charge (SDC)

Councilor Griffiths reported that the Committee met with the SDC Stakeholders, continuing the review of the SDC methodology. Staff and the consultant will return to the committee with recommendations on the following items:

1. Planning Horizon – Length of time for the Parks and Recreation Plan; SDCs based on 2020 or 2030 period
2. Park Types and Improvements – Include all park types
3. Upper Limit on Non-SDC Resources – realistic match for SDC funding (Over the past five years, SDCs have funded only ten percent of the \$22 million in Parks and Recreation Improvements.)

Memorandum

To: Mayor and City Council

From: Ken Gibb, Community Development Director



Date: February 21, 2006

Subject: Requested information regarding OSU Apperson Hall (HPP05-00034)

Per Councilor Tomlinson's request, the Staff Report (HPP05-00027) referenced in Attachment J-5 of the February 10, 2006, memorandum to the City Council is enclosed with this memo. Attachment J-5 is the Notice of Disposition on OSU's Historic Preservation Permit Site Alteration and New Construction request to modify the roof and entry plaza of Apperson Hall (HPP05-00027). The HPAB deliberated on this request on October 10, 2005. The minutes from those deliberations are included in the February 10, 2006, memorandum to the City Council as Attachment E.

The following timeline is intended to further clarify the recent historic preservation review history of Apperson Hall.

| Meeting / Deliberation Date | Review Body | Request and Case # | Disposition |
|-----------------------------|-------------|---|--|
| August 8, 2005 | HPAB | OSU presented preliminary plans during Visitor Propositions | None |
| October 10, 2005 | HPAB | HPP05-00027 Modify roof, entry plaza, landscaping | Approved October 13, 2006 Order No. 2005-132 |
| December 12, 2005 | HPAB | HPP05-00034 Name Change: Apperson to Kearney | Denied by Director on December 14, 2006, Order No.2005-156. Appealed to LDHB |
| January 18, 2006 | LDHB | HPP05-00034 Name Change: Apperson to Kearney | Appeal denied by LDHB on January 20, 2006. Order No. 2006-014 Appealed to City Council |

CASE: OSU Apperson Hall (HPP05-00027)

PROPERTY LOCATION: The property is located at the southwest corner of Monroe Avenue and 14th Street. The property address is 1491 SW Campus Way. The site is also identified on Benton County Assessor's Map 11-5-34 BC as Tax Lot 2800.

OWNER/APPLICANT: Oregon State University
Greg Strombeck
100 Adams Hall
Corvallis, Oregon 97330

HISTORIC CLASSIFICATION(S): Individually Listed on the Corvallis Register of Historic Landmarks and Districts

REQUEST/PROPOSAL:

Historic preservation Site Alteration and New Construction Request to:

- Add a fully accessible plaza entry element at the east entry of the building. The plaza area will be part of a direct pedestrian connection between Apperson Hall and Monroe Avenue (Exhibit A, page 7, 8. Exhibit A, appendix drawings: L101, L301, D401))
- Remove and install new vegetative landscaping, including removing 2 trees (Exhibit A, appendix drawings: C0002, A100).
- Remove approximately five feet of the existing parapet wall and remove portions of the building wall down to the top of the third floor wall framing. A new sloped roof, clad with standing "snap seam" metal will be installed along with roof equipment. Additionally, a gabled skylight is proposed to be installed at the top of the light court. The applicant's narrative states that the new roof would match the slope and profile of the building's original, 1899, sloped roof. The maximum height of the building would be 55' to meet OSU Campus Master plan standards, which is lower than the original height in 1899 (Exhibit A, Pages 2, 13, 14. Exhibit A, appendix drawings: D103, D111, D401, D402).
- Remove exterior alcove floor and reconstruct it to ADA standards for accessibility. This proposed work includes removing an exterior tile floor and replacing it with a new floor with a different style.
- Other work related to the above items is included in the request as "alternates", and will be implemented pending Historic Preservation Permit approval and the project budget.

CRITERIA: The historic preservation Site Alteration and New Construction requests will be approved if the Community Development Director finds the following criteria from Chapter 2.9 of the Corvallis Land Development Code (LDC) have been met:

2.9.40.05 - Review Criteria for Alteration Review

- (a) Consistency with the purposes of Chapter (2.9 of LDC) and the Corvallis Comprehensive Plan.
- (b) The Secretary of the Interior's *Standards for Rehabilitation, U.S. Department of the Interior.*
- (c) Building Code, as adopted and amended by the State of Oregon, with particular reference to Section 3403.5.
- (d) Other applicable State and local codes and ordinances related to building, fire, health, and safety.

2.9.50.04 - Review Criteria for New Construction

- (a) The new construction maintains any unifying development patterns such as sidewalk and street tree locations, setbacks, building coverage, and orientation to the street.
- (b) The structure is consistent with the size and scale of surrounding contributing buildings and reflects their architectural elements.
- (c) Building materials are reflective of and complementary to existing contributing buildings within the district.
- (d) Signs, exterior lighting, and other appurtenances, such as walls, fences, awnings, and landscaping shall be visually compatible with the architectural character of the surrounding contributing buildings.

PUBLIC COMMENT: Three public notices were posted on the site on September 26, 2005. No property owners/residents other than OSU are located within 100 feet of the subject site, therefore no notices were mailed.

PROCEDURE:

The Historic Preservation Advisory Board (HPAB) will make a recommendation regarding these requests to the Community Development Director. Based on the review criteria, the HPAB's recommendation, and any public comments, the Community Development Director shall either approve, conditionally approve, or deny the request. A "Notice of Disposition" containing the Community Development Director's decision will be mailed to the applicant and to those people who have submitted written comments and/or oral testimony before the HPAB. The decision can be appealed by submittal of a written appeal to the City Recorder within 12 calendar days of the signature date of the Notice of Disposition.

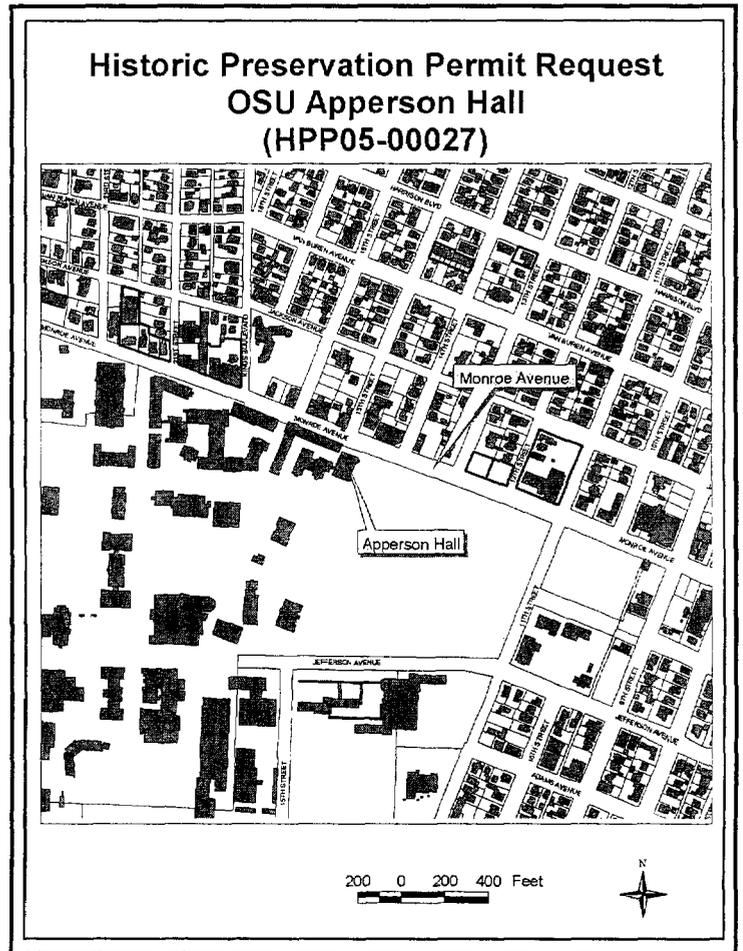
ATTACHMENTS:

- A. Arborist's Report

EXHIBITS:

- A. Applicant's narrative and graphics, titled HPAB Submittal (Submitted to HPAB only, copies available for review upon request)

- B. Full Sized drawings (Submitted to HPAB only, copies available for review upon request)



We, The Corvallis City Council should support a citizen or citizen's right to petition a representative governing body on matters of local, state or national interest. I believe this right is inherent in the United States Constitution. I also appreciate the time and effort the citizens that have brought forward the Withdraw Troops from Iraq Resolution for our consideration and support they have put into their cause of peace. It is really our democracy at work that allows them to advocate so strongly regarding their beliefs.

City Councilors are trained in a number of rules and disciplines in order to properly govern. In Land Use, we are guided by laws and rules that require that we remain unbiased, hear both sides of an issue, and render a fair and unbiased decision. We follow codes and plans in order to render our decisions. We hear input from citizens who voice their opinion and attempt to support or not support an application. Staff prepares information providing us with both sides of any case or application. It's a briefing in order to provide us with all the information we need to make a fair and unbiased decision.

We run for election for the job of city councilor with our own beliefs and opinions about how the city should run. We learn very quickly, at least I did, how little we know about how the city runs. As Mayor Berg once said to us in a workshop, "until you are completely immersed in the governance of our city on the city council, and you see and hear everything you will see and hear and learn, you don't totally understand how our community and municipal government works. We all have preconceived notions and biases and opinions. Over time you learn the facts and the rules and the truth and it all comes together." That has stayed with me, and I continue to learn and grow and get better at the work of a city councilor.

It is my opinion that we have not received all of the facts or heard both sides of this issue in order to render a fair and unbiased decision. Who is right? I don't know. I know how I feel about the war. ~~I don't like it.~~ Should we be in Iraq? Are we there for the right reasons? Is it worth the sacrifices we are making in lives and cuts in programs on the federal and some would argue on a state and local level? I have an opinion, but I really don't know what the federal governments plan is. I have opinions going into a land use hearing as well, I get a briefing from staff that informs me of both sides of an application and issue so I can render

a fair and unbiased decision that is free of opinion and is based on the facts of the matter. So I can make a decision and be informed of any unintended consequences. I asked for a briefing from staff in order for the legislative committee and the city council to have both sides of this issue in order for us not to make a biased decision. I thought this was a fair request. I have brought a copy of my request for your review. It was not included in the packet of information that was presented to the legislative committee. I am very disappointed in this omission. It should have been included. I don't even see where my request was given any discussion, which tells me that my input and opinion was minimized by the Legislative Committee. I am very disappointed in this omission of discussion as well. I discussed my request with all three Legislative Committee members before their meeting, and before I presented my request to them. ~~One of them told me that staff didn't have the time or the expertise to accommodate my request. One of them told me in a rather arrogant fashion that he had all the information I could possible want and had gained it through the television and the newspaper. And he could brief me. One of them just smiled. I feel minimized. Just when we are working on a charter amendment to make sure that doesn't happen to our citizens.....~~

I can not support a resolution to withdraw our troops from Iraq until I am informed from a reliable and well informed source on both sides of the issue. If staff doesn't have the time or expertise, then are we all qualified to make such an uninformed decision? What makes us right? ~~Do~~ ~~Are we that arrogant that we think we know all of the facts? What are the unintended consequences? That is what I worry about the most. In one of the e-mails we received on this matter, the writer asked us questions that I found very thoughtful, at least it made me think. "Please show me where the candidates for city council or mayor expressed their positions on federal issues, so I could cast my vote knowing they support my views. Please point me to one commission or advisory board that advises the council on federal matters. Which city department needs direction on this issue to carry out their agenda? Which city budget item is affected by this matter?"~~¹

I will not be able to support a resolution to withdraw our troops from Iraq for all of the reasons I have previously recited.

¹ E-mail from Deb Ball dated Mon, 13 Feb 2006 14:45:33 - 0800

BUSINESS

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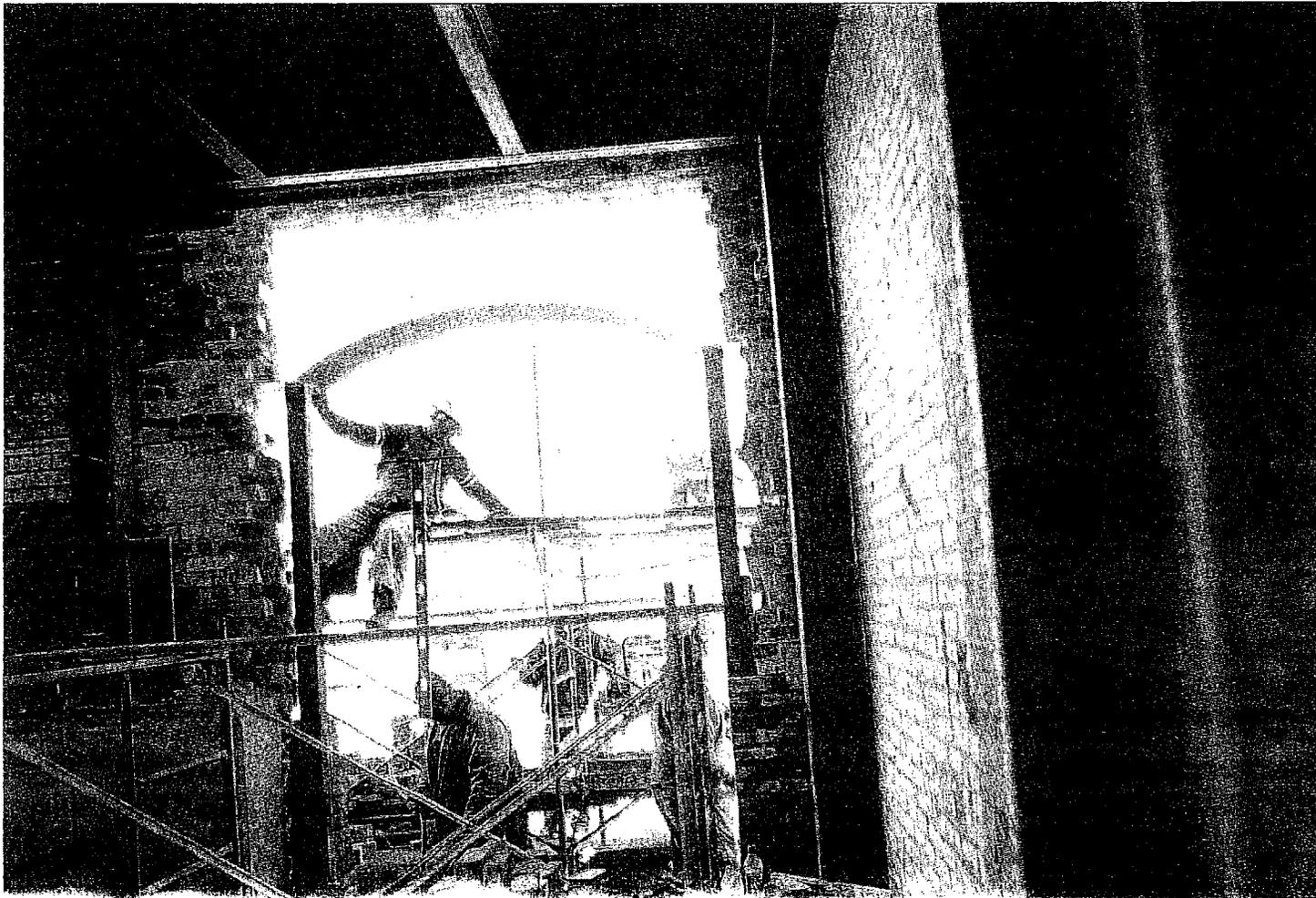
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ZM

YOUR JOB. YOUR HOME. YOUR MONEY.

Boom in Bend leads job growth

The area adds more private-sector positions in four years than much larger Portland-Vancouver



Construction crews work on converting part of a former sawmill into a jewelry store and distillery in Bend. Population growth in the Bend area has created nearly 2,300 new construction jobs since 2001.

Photos by

By BRENT HUNSBERGER
THE OREGONIAN

BEND —

Kevin Bays stands outside a three-story brick building on a recent winter day, stocking cap peeking from beneath his hard hat, monitoring the tangle of lift trucks and welding torches refurbishing the structure's steel frame.

For most of his career, Bays, 32, welded steel for a metal fabricator in Salem. Two years ago, he took a cut in pay and benefits to move his family of four to Bend, home of the state's fastest-growing economy and its densest concentration of hunting, fishing, skiing, snowboarding, biking, hiking, kayaking and climbing.

He found plenty of work. Even this winter, a time many construction firms lay off workers or reduce hours, Bays has been regularly logging overtime as a welding inspector for Carlson Testing Inc.

On this day, his job takes him to part of a historic sawmill being converted into a jewelry store and distillery in Bend's Old Mill District.

"We've always wanted to move here," explains Bays as he keeps an eye on the bustle of activity. "It seems to have a small-town feel."

Then he shrugs. "Who knows how long that'll last."

He's not the only one wondering, and with good reason. For five years, more than anywhere else in Oregon, Bend's economy has been

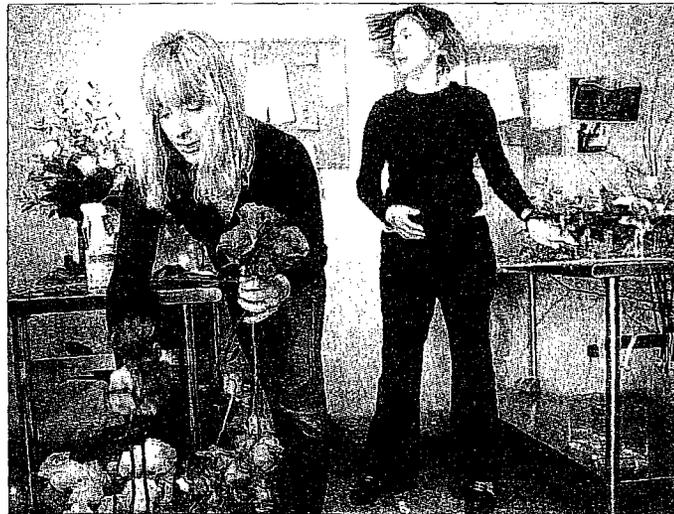
The job boom outside Portland

The pace of private-sector job growth in most of the state's smaller metro areas has been higher than that of the Portland-Vancouver region since 2001.

| | | Job growth rate | Total private sector jobs 2005 | Net jobs added since 2001 |
|-----------|--------------------|-----------------|--------------------------------|---------------------------|
| Portland | Vancouver | | | |
| | Portland | | | |
| Salem | Bend | 22.6% | 56,540 | 10,490 |
| | Medford | 12.1% | 70,140 | 7,560 |
| Corvallis | Salem | 7.2% | 105,600 | 7,100 |
| | Eugene | 5.2% | 121,200 | 6,000 |
| Eugene | Bend | | | |
| | Eugene | | | |
| Medford | Portland/Vancouver | 1.2% | 844,200 | 10,000 |
| | Corvallis | 0.1% | 25,580 | 20 |
| | Oregon | 3.7% | 1,372,400 | 48,700 |
| | U.S. | 0.9% | 111,661,000 | 954,000 |

Sources: Oregon Employment Department; U.S. Bureau of Labor Statistics

TANYA JOHNSON/THE OREGONIAN



Floral designer Allison Wetter (left) and owner Allison Hull fill orders for floral arrangements at the Lemon Halo store in Bend. Hull, 28, a former Portland art student, returned to her hometown three years ago to open the shop.

flying high, with few signs that it will settle down any time soon.

A statewide recession that began in late 2000 strangled job growth in the Portland area for three years. Not in Bend. Central Oregon's largest metro area never posted a net loss of jobs in any year. Instead, a population boom fueled growth in the construction, retail, professional services and health care sectors.

From 2001 to 2005, Bend added more private-sector jobs — 10,500 — than any other metro area in the state. The seven-county Portland-Vancouver metropolitan area — home to 15 times as many people as Bend — saw a net gain of 10,000 private-sector jobs over the same period.

Since the recession began, Deschutes County's population has grown by 7 percent a year, six times the state average and good enough to rank sixth-fastest among nearly 300 U.S. metro areas, Census Bureau figures show.

"Central Oregon has been selling itself as a lifestyle opportunity for people," says Art Ayre, employment economist with the Oregon Employment Department, "and my understanding is they did pretty well."

As is the case in other high-growth areas of the state, Employment Department data show the bulk of Bend's job growth over the past five years occurred in indus-

Please see **BEND'S BOOM**, Page B3

Oregon jobs migrate to service sector, away from Portland

By BRENT HUNSBERGER
THE OREGONIAN

Portland-centered industries, such as high-tech manufacturing in the Silicon Forest, no longer drive the state's job growth. Job seekers are increasingly following a service road away from the state's biggest population center and heading for Bend, Medford, Salem and Eugene.

In the past five years, Oregon Employment De-

partment data show job seekers finding work in different places than they did a decade ago — namely, outside Portland and usually in service-related jobs.

The Bend area netted more private-sector jobs from 2001 to 2005 than the Portland-Vancouver region. And, over the same period, the Medford, Salem and Eugene economies all grew at a faster clip than Portland's. Only Corvallis lagged the Portland area.

tors tied to population growth: health care, construction, restaurants, retail stores and business services. Employers in these businesses benefited from low interest rates, stable consumer spending, a growing demand for medical care and a steady stream of out-of-staters lured to Oregon by its reputation for affordability and quality of life.

"Folks are moving out here to work. Folks are moving out here to retire as well," said Steve

"We've got so many new people moving in here that it's kind of constant pressure for us to keep e...

Roger Lee, executive director of Economic Development for Central Ore...

Bend's boom: Many accept lower pay for better lifestyle

Continued from Page B1

tries serving its population boom. Since 2001, Bend's construction sector has added 2,300 jobs; professional and business services have added 1,750; and retailers have added 1,400 positions, as have the health care and private education sector and the financial services sector, which includes banks and real estate agencies. The area's hotels, restaurants and recreation spots added about 1,000.

"We've got so many new people moving in here that it's kind of constant pressure for us to keep employment growth on pace with population growth," says Roger Lee, executive director of Economic Development for Central Oregon.

It's not only permanent arrivals who have driven Bend's economic growth in recent years. Tourism has helped fuel the boom, too.

Deschutes County attracted an estimated 1.7 million visitors in 2004, according to the Central Oregon Visitors Association. In the fiscal year ended June 30, 2005, county hotel-room tax receipts had risen to more than \$3 million, up from \$2.1 million two years earlier.

With regular flights out of Redmond to major metropolitan airports, a growing number of residents also telecommute from Bend to Los Angeles and Washington state. Forbes magazine publisher Rich Karlgaard declared Bend one of the nation's 10 "telecommuting heavens" in a November online

What jobs were created

Industries serving Oregon's population, in Bend and elsewhere, added the most jobs from 2001 to 2005.

| | BEND | | PORTLAND | | OREGON | |
|---|----------|-------------|----------|-------------|----------|-------------|
| | New jobs | Pct. change | New jobs | Pct. change | New jobs | Pct. change |
| Construction and natural resources | 2,340 | 51.8% | 4,300 | 7.7% | 10,700 | 11.9% |
| Professional and business services | 1,750 | 36.5% | 600 | .5% | 8,000 | 4.5% |
| Banks, real estate and financial activities | 1,400 | 41.1% | 2,600 | 4.0% | 7,000 | 7.4% |
| Retail shops | 1,390 | 16.5% | 1,000 | 1.0% | 4,500 | 2.4% |
| Health care and private education | 1,380 | 22.7% | 13,000 | 12.2% | 21,000 | 11.7% |
| Hotels, food services and recreation | 1,040 | 41.1% | 4,900 | 5.7% | 10,800 | 7.2% |
| Wholesale sales and distribution | 390 | 34.2% | 0 | 0.0% | 3,300 | 4.4% |
| Manufacturing | 380 | 6.9% | -12,200 | -9.0% | -11,200 | -5.2% |
| Other services | 340 | 20.6% | 400 | 1.2% | 1,000 | 1.8% |
| Publishers, telecom, software | 170 | 11.9% | -3,200 | -12.4% | -6,400 | -16.0% |
| Transportation, warehousing, utilities | -80 | -6.3% | -1,400 | -3.6% | 200 | 0.4% |

Sources: Oregon Employment Department

TANYIA JOHNSON/THE OREGONIAN

column titled "Cheap places to live rich."

"It's a year-round lifestyle town," says Sean O'Neill, owner of Chile Pepper Bike Shop in Moab, Utah, and part-time Bend resident.

This winter, he's taking Web design classes at Central Oregon Community College, working two days a week as a cook at Mt. Bachelor and hanging out at Deschutes Brewery's Public House in his spare time. He remains impressed by Bend's boom, particularly in retail.

"It's not a super strong retail market in this country," O'Neill says. "But here it's like la-la land. It must be all the new money."

Malls and galleries

Nowhere is Bend's retail success more apparent than in the Old Mill District, a former lumber mill south of downtown redeveloped in recent years with shops, theaters, offices and row houses. At The Shops at the Old Mill District — a

kind of outdoor mall meets ski lodge — tourists can stay at Ameritel Inn, buy climbing gear at REI and pick up lingerie from Victoria's Secret.

A quarter-mile away, at a collection of galleries called the Old Mill Marketplace, Bend High School graduate Allison Hull runs Lemon Halo, a floral design studio. Hull opened the business in 2002, drawing from what she learned at the Pacific Northwest College of Art and a flower shop in Portland. She caters to the area's wealthy newcomers and established resorts with customized flower arrangements.

"I'm turning away business," Hull says.

Bend's economic growth didn't come without a cost. The area's median home price has risen 43.5 percent in the past two years, to \$279,900 last year, according to the Central Oregon Association of Realtors. While that's good for existing homeowners, some residents say they are being priced out of the

market, leading to busier commutes between Bend and the nearby cities of Redmond, La Pine and Prineville.

State and federal income and wage data show that wages in the Bend area had trouble keeping pace with inflation, let alone the pace of home price increases.

"We've had a few turndowns where people have finally said they can't afford to come here to take a hit of having to buy a house," says Bing Lantis, chief executive of Columbia Aircraft Manufacturing Co. which has grown from 100 to 70 employees in three years.

Jill Celorie moved to Central Oregon from Milwaukie in 2003, landing a job at Cascade Lakes Brewing Co.'s brewpub in Bend. The 26-year-old commutes about 18 miles one way from Redmond, where she counts herself lucky to split the \$500 monthly rent for an older duplex.

"I searched long and hard for that one," Celorie says.

Employment growth on pace with population growth."

gon

Tourists add to mix

Some locals blame the area's rising housing prices and growing traffic woes on the influx of out-of-staters, especially Californians. But Bend's economy has lured nearly as many newcomers from other parts of Oregon as it has cross-border immigrants.

According to Internal Revenue Service data, slightly more than 2,500 of nearly 5,000 federal tax filers moved to Deschutes County in 2004 from outside the state. About 2,450 came from within Oregon, with the largest influx hailing from counties surrounding Portland, Eugene and Salem, the IRS data show.

Bays, the welding inspector, is among them, capitalizing on the area's growing demand for construction workers. But after two years and two jobs, he still makes less than he earned in Salem and pays more for health care benefits.

"They're just not willing to pay what they're willing to pay in the Valley," Bays says.

He also worries about how long he can afford to live inside Bend city limits. A deal to buy the home he's renting fell through shortly after he moved to Bend. Since then, he says, he's seen the price for homes around him rise by \$100,000 or more.

"When it comes to finally buying, I don't know if we'll be able to do that in Bend," he says. "Might have to move to the outskirts."

The combination of skyrocketing home prices and slow wage gains has even some newcomers concerned about how long Bend can sustain its growth.

Jeffrey Bailey, owner of Bailey Appraisal Service, is among the ex-Californians lured by Bend's still relatively uncongested highways and easy access to miles of mountain-bike trails.

Deschutes growth

2004 IRS tax returns show a slight majority of new Deschutes County taxpayers moved into the county from outside Oregon.

New to Deschutes County

| | |
|-----------------|-------|
| Oregonians | 2,434 |
| Out of state | 2,543 |
| Other countries | 28 |
| Total | 5,005 |

New taxpayers coming from:

| | |
|-------------------------|-------|
| Multnomah Co. | 347 |
| Lane Co. | 271 |
| Washington Co. | 245 |
| Clackamas Co. | 231 |
| Crook Co. | 210 |
| Marion Co. | 190 |
| Jefferson Co. | 117 |
| King Co., Wash. | 116 |
| Los Angeles Co., Calif. | 109 |
| San Diego Co., Calif. | 105 |
| Other | 3,064 |

Sources: IRS; Oregon Employment Department

MICHAEL MODE/THE OREGONIAN

In moving, he sacrificed some of his income for a more laid-back lifestyle. He's found good demand for his home appraisals. But his wife, a former hospitality manager at Fetzer Vineyards in Hopland, Calif., had to settle for a front-desk job at a Bend hotel making considerably less.

Bailey fears that without economic diversification, the city's boom could turn into spoils for some residents, particularly if rising interest rates dampen the housing market.

"I just wonder in the long run where these jobs are going to come from," he says.

Brent Hunsberger: 503-221-8359; brenthunsberger@news.oregonian.com; www.oregonlive.com/weblogs/atwork

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LWV Corvallis
PO Box 1679, Corvallis, OR 97339-1679
541-758-2922

17 February 2006
City of Corvallis Mayor and Councilors
501 SW Madison Avenue
Corvallis, Oregon 97333

Dear Mayor and Councilors:

The League of Women Voters of Corvallis was involved in the broad based public process which created the current Comprehensive Plan as well its implementing Land Development Code(s) (LDC). We firmly believe in public involvement at all levels of government. We have recently learned more about the process and progress of the appeals of the LDC(s), in particular, Phase I (Draft D), which was adopted by the City December 18, 2000.

We have concerns about the current negotiations underway between the City and Century Properties, LLC, to settle the appeal to the Land Use Board of Appeals (LUBA) of the LDC Phase 1. Since thousands of hours of work by volunteers was put into the LDC, residents of Corvallis have a great stake in the outcome of the appeal.

The League would like to know the direction given to the negotiators, the criteria for negotiation, and the expected outcome. We would like to know the timeline you envision for public involvement in any proposed changes to the LCD. We expect that public involvement in this process will be at the same level as public involvement in the development of the LDC.

The League looks forward to your prompt response.

Respectfully submitted,

Karen Nibler
Karen Nibler, President

Submitted by Tammy Stehr

The John Q. Public Memorial Anything

Fundraising | Do hallowed places become hollow as more things are named for donors?

By **ANDY DWORKIN**
THE OREGONIAN

A \$15 million gift last year from Ed and Mary Firstenburg led Southwest Washington Medical Center to dub its new building the Firstenburg Patient Tower.

For a \$20 million donation, Providence Portland will name its new cancer-care building in someone's honor.

And the (Your Name Here) Biomedical Research Building at Oregon Health & Science University is just \$35 million away.

Donors on smaller budgets can name new floors, labs, chapels, chairs or decorative tiles in these buildings for gifts from \$10 million to as little as \$125.

Those offers are part of an unprecedented fundraising push that will remake the region's skyline, and the way medicine and research are conducted. All three health systems are running record-large campaigns to collect a combined half-billion dollars. That will help pay for more than a million square feet of patient rooms, doctors offices and research labs — enough to cover 15 blocks of downtown Portland.

That huge goal takes thousands of gifts, big and small. Roughly 71,000 people already have donated \$353 million to OHSU's campaign, Foundation President Stephen Sanders said. Most gave moderate sums, he said, and "we appreciate every one of those people. . . . We wouldn't want everyone thinking it's just about the large, large gifts."

Please see **NAMES**, Page A7

Fill in the blank

Three Portland-area health systems will name a variety of items from bricks to buildings in honor of donors. Here are five opportunities to get your name in the annals of area medicine:

1. Oregon Health & Science University's Biomedical Research Building: **\$35 million**
2. The meditation room in the Providence Cancer Center Building: **\$100,000**
3. A patient room in the same building: **\$25,000**
- « 4. A stool in the OHSU Women's Health Center: **\$250**
5. A Tribute Brick at Southwest Washington Medical Center in Vancouver: **\$125**



Oregonian 1-22-06

Names: 'Everybody has a little ego, you know'

Continued from Page One

But large, large gifts are vital. As a rule, 20 percent of donors give 80 percent of a charity campaign's total. Hospital officials hope that name recognition, alongside other fundraising tactics, will lure multimillion-dollar donations.

Such donations are uncommon in the Portland area, home to fewer very rich people than cities such as Seattle and New York that are more accustomed to huge gifts.

"Even a million-dollar gift is a very special gift in Oregon," said Kevin Johnson, whose Retriever Development Counsel in Portland advises donors and nonprofits on philanthropy.

And while offering a name may tempt some millionaires, others are publicity shy. That's especially true in Oregon, where "wealth tends to be a little more quiet" than the East and South, Johnson said.

Major local donors say a desire to improve the region is their main motive, with supporting roles for pragmatism and pride. Ed Firstenberg, who founded Vancouver's First Independent Bank, and his wife, Mary, are models. After years of quiet giving, three major Vancouver buildings will soon carry the Firstenberg name: the hospital tower, a student commons at Washington State University's campus (a \$1 million 2005 gift) and Vancouver's community center (a \$3 million gift in 2003).

Firstenberg, 93, said he wanted "to give back to the community" where he made his fortune, especially as he ages. The chance to inspire similar gifts also spurred him, especially when Vancouver investors Patricia and David Nierenberg agreed to match Firstenberg's hospital donation. Winning some attention for his family, and by connection the bank, is a bonus, Firstenberg said.

"Everybody has a little ego, you know. And it's nice to have your name on something that's signifi-

Details of the hospital's expansion and fundraising plans are at www.oregonlive.com/more/oregonian

Portland's history with naming runs hot and cold. In the early 1980s, some residents called it unseemly for the Portland Center for the Performing Arts to name its concert hall, built with public funds, in honor of a \$1 million 1981 gift from Arlene and Harold Schnitzer. In 1986, Dolores and C. Norman Winningstad heard similar grumbling when they gave their name and \$250,000 to the neighboring small theater.

Portland's attitude evolved amid a national boom in commercial and charitable naming. Pro sports drove the trend when stadium developers realized they could raise millions, as in 1997 when FedEx paid \$205 million to name Washington's pro football field. Although just a few arenas were named in the early 1980s, most major sports stadiums now have naming deals, worth a combined \$3.5 billion.

College sports and even some high schools cashed in on the trend — think of University of Oregon's Papé Field or the Tostitos Fiesta Bowl. Non-sporting nonprofits followed suit, with hospitals, arts centers and universities naming buildings for big donors.

By last year, the Portland Art Museum celebrated more than 30 donors with named spaces in its renovated Mark Building — for Mary and Pete Mark, who have given the museum more than \$5 million.

Museum development director Lucy Buchanan said the Schnitzers' 1981 gift really "led the way for this community" toward embracing such tributes.

Buchanan encouraged donors to name museum spaces, hoping to inspire similar gifts down the road. "I think it's a wonderful way to recognize donors," she said. "I also think it's a wonderful tool to get donors to think about making larger gifts."

Health care fundraisers followed the museum model, carving new buildings into tiers of nameable spaces. Those names may cost more or less than the space itself — a \$100,000 donation, for instance, can name a Providence surgical suite that costs far more. The sums also reflect the uniqueness of a space and how many people will

For the thousands who lack the money or desire to lend their name, the foundations have strategies built on hopeful stories and friendly persuasion. OHSU scientists and administrators stress hope, calling the research building — \$15 million short on fundraising — a tool for finding tomorrow's treatments. "We just want to tell the story so individual donors get excited about this," Sanders said.

When Providence broke ground on its new cancer building last fall, oncologist Dr. Walter Urba pointed to the hospital's cancer floor and said, "Those are the people that are counting on us." Miss America 2002 Katie Harman Ebner sang the national anthem. And Portland Auxiliary Bishop Kenneth Steiner said, "This center is built on small donations of countless people and large contributions."

Scores more high-profile supporters are helping Providence solicit donations, including Joey Harrington, retired Blazers announcer Bill Schonely and financier Charles Swindells.

"Those are the ones they go after

first, the ones who are already committed. ... We're the easiest targets," said Robert Franz, who is on the campaign's strategy and oversight committee.

Franz's cancer and his grandfather's cancer death spurred a 1996 gift to what is now the Robert W. Franz Cancer Research Center at Providence. Franz has pledged to the new campaign and is lining up lab tours and information sessions for potential donors.

"You can't rely on (fundraising) staff to bring these people in. They don't know who they are. We do," he said.

Franz said he won't name the new building, but he is helping to find someone who will. He's not upset that his eponymous center — already part of the Earle A. Chiles Research Institute — soon will mingle with more names.

"There'll be names on the operating rooms, names on the labs, even names on the chapel," Franz said. "I think it shows there's a general acceptance about this, a general interest, not just an interest (by) one or two people."

Andy Dworkin: 503-221-8239;
andydworkin@news.oregonian.com

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"Everybody has a little ego, you know. And it's nice to have your name on something that's significant, like a university building or hospital," he said. "That's a good feeling, when you have something that lives on."

But naming buildings can be controversial. Gary Ruskin, whose Portland nonprofit Commercial Alert fights commercialization, said it's fine for charities to thank donors. But he worries about a cultural shift from philanthropy to marketing. Civic spaces should be named for "civic heroes" who reflect social values, he said, not just exchanged for millions.

Schnitzer. In 1986, Dolores and C. Norman Winningstad heard similar grumbling when they gave their name and \$250,000 to the neighboring small theater.

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"There's a little bit of art and a little bit of science in deciding how much we ask donors to give in naming a particular area," said Dick Clark, director of Providence's fundraising effort. That extends to a name's display, which must balance distinction and discretion.

"We will be tasteful and classy in how we present the donors," Clark said. "None of this overcommercialism you see in a bowl game."

— a tool for finding tomorrow's treatments. "We just want to tell the story so individual donors get excited about this," Sanders said.

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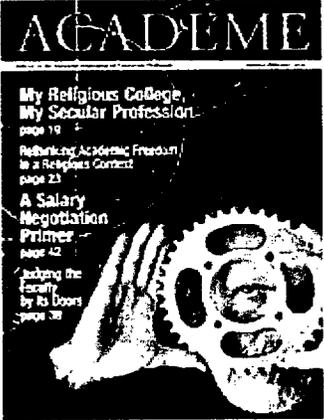
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Andy Dworkin: 503-221-8 andydwor@news.oregoni

Submitted by
Tammy Stehr



Jan.-Feb. 2006

Contents

What's in a Name?

For a million bucks or so, you can name that school.

By Philip G. Altbach

Although "naming rights" have proliferated in American higher education for the past several decades, the phenomenon has recently expanded to extraordinary lengths. In this area, academe fits right in with the larger culture, which has named everything from AutoZone Park to Gillette Stadium to the children's wing of your local hospital. Anything to get an extra dollar out of donors is fair game. I know colleges and universities sorely need to raise funds in these times of fiscal constraints, but things have gotten a bit out of hand.

Universities and colleges have long been named after donors—think of Harvard, Yale, Brown, and many others. John Harvard would hardly get a bench named after him today, given the modesty of his gift of books for the library back in the seventeenth century. Now it takes much more to get one's name on a college. One institution, Rowan University of New Jersey, changed its name (from Glassboro State College) not long ago when a large donation was made. Buildings, too, have been affected. Traditionally, they were named after people such as distinguished scholars or visionary academic leaders; now they're often named after big donors.

"Old Main" and Bascom Hall are indicative of a bygone age when place and merit were recognized. Now we have the Gloria and Jake Smith Administration Pavilion and the McGinty Family Chemistry Center. Many schools even give donor names to classrooms and seminar rooms. More than one institution of higher education puts names on its chairs—the kind on which one sits, not endowed professorships. Professorships have long been named for donors of endowments, but some chairs named recently have raised eyebrows—for example, the Kenneth L. Lay Chair in Economics at the University of Missouri (currently unoccupied); the Burpee Chair in Plant Genetics at Bucknell University; the Dow Chemical Chair in Sustainable Science, Technology, and Commerce at the University of Michigan; the Bank of America deanship in the Haas School of Business at the University of California, Berkeley; and others. Naming a chair can run from a few hundred thousand dollars up to \$10 million, with many in the \$1

million-plus range.

Departments

A Place on the Team
Welch Suggs

*Equity and Excellence in
American Higher
Education*
William G. Bowen,
Martin A. Kurzweil, and
Eugene M. Tobin

*Saving Higher Education
in the Age of Money*
James Engell and
Anthony Dangerfield

A disturbing new trend is naming colleges and schools within universities. We have long had the Wharton School, the nationally known business school of the University of Pennsylvania; Boalt Hall, the law school of the University of California, Berkeley; and the John F. Kennedy School of Government at Harvard. These schools have, over time and through significant marketing, achieved an image of their own, separate from the universities at which they are located. They are "name brands." Now, in addition, we have the Rossier, Steinhart, and Warner schools—that is, the education faculties at the University of Southern California, New York University, and the University of Rochester, respectively. These school names, like hundreds of others, are not recognized outside their universities, and they are unlikely to be in the future. They are not sufficiently eminent. Yet many faculty members and students at these schools call them, for example, the "Rossier School," without referring to the function of the school or the home institution. This kind of marketing is mistaken in that the schools actually lose stature by being separated from the university in the public eye.

Why is all of this happening now? The main motivation for the naming frenzy is, of course, to raise money. Donors love to see their names, or the names of their parents or other relatives, on buildings, schools, institutions, professorships, and the like. Increasingly, corporations and other businesses also seek to benefit from having their names on educational facilities. Today, no limits seem to exist on what can be named. If something does not have a name, it is up for grabs—a staircase, a pond, or a parking garage. Once all the major facilities have titles, lesser things go on the naming auction block. Development offices no doubt have long lists of campus assets that can be named for various sums—athletic and recreational facilities are at the top of the list, but they are joined by campus roadways, dining halls, classrooms, and other structures. Colleges and universities, public and private, are all under increased pressure to raise money, and naming brings in cash.

Reports

For the Record

But naming is also about branding and, in the case of corporate naming, about product placement. Corporations believe they will benefit by having their name on an academic building or attached to a prestigious professorship. On campus, academic decision makers think that giving the business school or the college of agriculture a name will enhance its prestige and its visibility: if people see that a donor has given enough to get such a school named, they will assume that the school must be very good. Top students will be attracted, and other generous patrons will be lured.

In the era of "each tub on its own bottom," when faculties and schools within universities are increasingly responsible

for their own budgets, each school tends to operate independently and to create its own identity separate from the university. The Darden School (of business at the University of Virginia) asked for, and received, considerable autonomy from the university in return for being responsible for its own budget. It even found donations to construct a new building that is nicer than the usual state-funded facility. When professional schools have established reputations, wealthy alumni, and entrepreneurial leadership, it may be possible to build such an identity and reputation separate from the university. For most schools, however, even those at excellent universities, such recognition is unlikely.

It is also unproductive. Separate branding weakens the focus and mission of an institution and perhaps even its broader reputation. It confuses the public, including potential students, and feeds the idea that the twenty-first-century university is simply a confederation of independent entrepreneurial fiefdoms. And although branding may strengthen professional schools, it ignores the core arts and sciences disciplines, where separate identities do not work.

read aloud
2/21/06

The trends we see now in the United States, and perhaps tomorrow in other countries, will inevitably weaken the concept of the university as an institution that is devoted to the search for truth and the transmission of knowledge. All this naming distracts from the mission of an institution that has almost a millennium of history and cheapens its image. It is a sad symbol indeed of the commercialization, bifurcation, and entrepreneurialism of the contemporary university.

Philip Altbach is Monan Professor of Higher Education and director of the Center for International Higher Education in the Lynch School of Education at Boston College.

Submitted by
Tammy Stehr

published *Mass Humanities* - Fall 2004

Are We Still a Commonwealth? Markets, Morals, and Civic Life

*Earlier this year, the Massachusetts Foundation for the Humanities, in partnership with the Massachusetts Institute for a New Commonwealth (MassINC) inaugurated the Commonwealth Humanities Lecture, an annual lecture with a \$5,000 award honoring a Massachusetts humanities scholar or writer for his or her contributions to our understanding of public life and civic affairs in the Commonwealth. The award is underwritten by a generous gift from **The Atlantic Monthly** magazine.*

*The 2004 Commonwealth Humanities Lecturer was **Michael J. Sandel**, Ann T. and Robert M. Bass Professor of Government at Harvard University. He was selected from a stellar group of nominees representing virtually every humanities discipline. The lecture was held at the National Heritage Museum in Lexington on June 10, 2004.*

A member of the Harvard University faculty since 1980, Professor Sandel teaches courses on contemporary political philosophy, the history of political thought, globalization and its discontents, ethics in biotechnology and markets, morals and laws. Over 11,000 students have taken his undergraduate course entitled "Justice," making it one of the most popular courses in the history of Harvard. In 1999, he was named a Harvard College professor in recognition of his contributions to undergraduate teaching.

*Professor Sandel's publications include *Democracy's Discontent: America in Search of a Public Philosophy*, which was the subject of his interview in the fall, 1996 issue of *Mass Humanities*. He also has written *Liberalism and the Limits of Justice*, *Liberalism and its Critics*, and articles in scholarly journals, law reviews, and general publications such as **The Atlantic Monthly**, *The New York Times*, and *The New Republic*. In 2002 he was named to the President's Council on Bioethics, a national body charged with advising the President of the United States on bioethical issues raised by advances in biomedical science and technology.*

I am deeply honored to be selected as the first Commonwealth Humanities Lecturer. I would like to express my gratitude to the boards of MassInc and the Massachusetts Foundation for the Humanities. I want also to thank Ian Bowles of MassINC and David Tebaldi of the Massachusetts Foundation for the Humanities for that warm and generous introduction. These organizations are dedicated to the health of civic life in Massachusetts and beyond, and to the enduring questions of value and meaning that the humanities explore. So it is a special thrill to be invited to join you here tonight. I have chosen as my topic a theme that I hope will connect the missions represented by these two great organizations. My question is, "Are we still a commonwealth?" In answering this question, I would like to explore the expanding role of markets in contemporary public life. And I would like to suggest that the tendency towards the commodification and commercialization of life puts the commonwealth ideal in question.

Let me first say a word about what a commonwealth is. To speak of Massachusetts as a commonwealth is to invoke a resonant ideal with a long tradition. It is to invoke a way of thinking about politics that says a political community is not only an association for the sake

of enabling people to pursue their private interests. According to the commonwealth ideal, politics isn't just about aggregating people's preferences and interests. Politics is not economics by other means. Even to speak of the state as the "public sector" is to depart from the commonwealth ideal. To speak of the public sector implies that public life is a sector of some more fundamental activity, namely economics.

But the commonwealth ideal insists that public life has a higher, more dignified purpose than aggregating and satisfying people's individual preferences and interests. What is that purpose? It is pursuing the common good. A commonwealth is a place that cultivates citizens who care for the public good and who are good at deliberating about common purposes and ends. How then could the expansion of markets and economic ways of thinking possibly threaten the commonwealth ideal? That is the question I would like to address.

Let me now turn to the expansion of markets, to the commodification of everything. After the cold war, market economies stood triumphant. More than this, a certain market triumphalism began turning market economies into market societies. By a market society, I mean a society in which all good things can, in principle, be bought and sold for money, a place where everything is a commodity. The problem is that markets are not morally neutral instruments of production and exchange. Some of the good things in life are diminished or degraded if bought and sold for money. In some cases, this is obvious. Consider friendship. Suppose you want more friends than you have. You wouldn't think of going out and buying one. Why not? It wouldn't work. A hired friend would not be the same as a real one (though he might be a helpful therapist). Somehow the money that seeks to buy the friendship corrupts it, or at least turns it into something else.

Consider a less obvious case—books. Books are economic goods, in a way. You can't go into a bookstore and just walk out with the book. You have to pay for it. So a book is a commodity in a certain sense, but not completely. The character of books in this respect has been changing over the last fifteen or twenty years.

I used to be naïve. When I went into a bookstore, I assumed that the books in the window or on the table in front of the store were there because the owner or the manager of the bookstore thought they were of special interest or importance. I've since learned that in many bookstores, that's no longer the case. In most chain bookstores, such as Barnes and Noble, the placement of the books in the windows or on the front table is paid for by the publishers. Of course, paying for favorable shelf space has long been common in supermarkets. When you go to the grocery store and you find Coke or Pepsi at the front of the store, or a certain kind of potato chip or pretzel, you don't think it's there because the store thinks it is the best brand. You know that the company paid for the special display. But now books are increasingly sold like pretzels and potato chips and soda. They are more fully a commodity than before.

The same creeping commercialism is working its way into many domains of public life. A controversy arose a few weeks ago when Major League Baseball announced that it had made a deal to advertise the new Spiderman movie by imprinting all of the bases in major league stadiums with the Spiderman logo. Many baseball fans were outraged. It's not that a baseball field is a commercial-free zone. Billboards have long adorned ballparks, and even Fenway Park has those big Coke bottles beyond the green monster. But somehow people didn't like the idea of Spiderman on the bases. Major League Baseball withdrew the plan. Underlying the opposition was the intuition, perhaps, that ads on the bases would be a kind of transgression—a tacky intrusion on a fixture of the game that should remain pure and untainted by commercialism.

Just recently *The Boston Globe* had an article about MassPort offering corporations naming

opportunities at Logan Airport, including, for example, sinks in the bathrooms, the luggage carousels, maybe even the control tower. Naming rights at the airport may be less objectionable than at Fenway Park. But the questions get harder when we come to a proposal in the Massachusetts legislature last year to sell naming rights and corporate sponsorships to the state parks, forests and recreation areas. The president of the Environmental League of Massachusetts asked, **"Why stop at parks? We have a lot of rivers that have old, unremunerative names. Take the Charles," he said. "It's named for a British monarch who paid hardly anything and got 300 years of free PR."** A *Boston Globe* editorial worried that, if the proposal were adopted, Thoreau's Walden Pond might become "Wal-Mart Pond."

Selling naming rights to state parks and forests is more troubling than placing ads on the luggage carousels at Logan Airport. The reason is that public parks and forests cut closer to the commonwealth ideal. They not only constitute a shared public space that we inhabit and enjoy; they also work on us as citizens, and accustom us to think of ourselves as trustees for future generations. State parks and forests are important not only as sites for recreation but as physical, natural embodiments of the civic landscape.

The attempt to sell naming rights to state parks and forests is but one example of a trend toward what is politely called "municipal marketing," a growing industry. In recent years, companies have sprung up that specialize in selling corporate naming rights for cities and municipalities. Huntington Beach, California, recently sold Coca-Cola exclusive rights to the soft drink sales on its property for the next 10 years--for \$6 million in cash. San Diego has made Pepsi its official soft drink in exchange for \$6.7 million for 12 years. Last year, the mayor of New York City hired the city's first chief marketing officer, with the mandate to sell naming rights to parts of the city. One of his first deals was a \$166 million contract with Snapple to be the official drink of New York City, including the exclusive right to sell its juice and water in the vending machines in the city's public schools.

Municipal marketing goes well beyond soft drink endorsements. Cities that need new police cruisers can now acquire them, complete with sirens, computers, and flashing lights on the top-- for one dollar each. The catch? These are not the traditional black and white police cars. They are vinyl-wrapped cars, enveloped in commercial advertising. You have probably seen buses and trolleys shrink-wrapped in this way. Instead of an ad on the side of the bus, the entire vehicle is swathed in an ad for a movie, or a bank. But how should we feel about a police cruiser brought to you by Dunkin Donuts or the local hardware store? At least twelve police departments across the country have signed up for the deal.

It is worth noticing that the reach of markets into the civic sphere is more than a matter of commercializing public spaces. The commercializing trend is occurring at the same time as a privatizing trend. Even as police departments around the country are considering whether to turn their police cruisers into rolling billboards, the provision of police protection itself is shifting from public to private auspices. About two decades ago, the census found that the number of people working as police officers in the United States was exceeded by the number of people working as private security officers. Americans now spend \$40 billion a year on public police and \$90 billion a year on private security--in shopping malls, airports, residential communities, retail stores, and the like. So even as we debate the commercialization of police cars, police protection as a public good is giving way to privatized security. Here is another case of ad-draped cars that poses a challenge to the civic realm: In Minneapolis a couple of years ago, elementary school teachers were offered a way of earning some extra money during their summer vacation. General Mills was rolling out a new type of breakfast cereal called Reese's Puffs, a cereal with the taste of Reese's chocolate and peanut butter candy. To advertise the new cereal, the company hired elementary school teachers to have their cars wrapped in the bright orange logo of the Reese's Puffs cereal box. The idea was that the

teachers would drive around town and park in the school parking lot when school resumed in September. The teachers, dubbed "freelance brand managers," were paid \$250 a month. When the marketing scheme provoked a public outcry, General Mills withdrew it.

Over the last two decades, commercial advertising has become a prominent presence in the classroom. Students in school districts across the country can learn about nutrition from curricular materials helpfully supplied by Hershey's Chocolate or McDonald's; Procter & Gamble offers an environmental curriculum that teaches that disposable diapers are actually good for the earth. And Campbell's soup company has provided schools with free science kits that show students how to prove that Campbell's Prego spaghetti sauce is thicker than Ragu. Increasingly, public school districts desperate for funds find themselves faced with a devil's bargain. Channel One, a for-profit television network, is the most infamous example. The network offers cash-strapped schools free television sets, video equipment, and a satellite link in exchange for an agreement to show students its news program every day, including the two minutes of commercials. Because it plays to a captive audience, Channel One is able to charge advertisers premium rates. The commercialization of the classroom highlights the tension between unbounded markets and civic ideals. The purpose of public education is not to provide basic training for a consumer society, but to cultivate citizens capable of thinking critically about the consumer society they inhabit. Infusing the classroom with consumerism is at odds with this civic purpose.

Another example of market values crowding out public purposes can be seen in the outsourcing of war. One striking feature of the American military presence in Iraq is the heavy reliance on soldiers for hire, or "private contractors," as we call them these days. These private contractors are not just building roads and repairing the electrical grid. The people providing military protection for Paul Bremer, the American head of the coalition authority, are not from the United States army. They're from a private company hired by the Pentagon. At least one of the U.S. interrogators charged with prisoner abuse is a private contractor. In fact, if you add up the number of security personnel in Iraq, the second largest contingent, after the 135,000 U.S. military personnel, bigger than any other country's contribution, consists of private security contractors. Some say our "coalition of the willing" is better described as a "coalition of the billing."

From police protection to public schools to military service, the fundamental institutions of public life are increasingly marketized, commercialized, or privatized. Even the ultimate civic act of voting is now subject, in some respects at least, to market forces. During the 2000 presidential election, a web site called "VoteAuction.com" offered people an opportunity to buy and sell their votes through the internet. The website contained a statement explaining that it sought to combine the American principles of democracy and capitalism by bringing the big money of campaigns directly to the voting public. Rather than waste money on television ads and bumper stickers, those who cared intensely about the election could pay people directly for their votes. The website packaged the votes state by state. All who wanted to sell their votes from a particular state were combined, and their votes were subject to collective bidding. The website displayed a state-by-state grid showing the number of votes being offering in each state, the number of electoral votes, and the current price per vote. Not surprisingly, closely competitive states with large electoral votes commanded a higher price per vote. When I checked the website in October of 2000, the price per vote in Michigan was \$22.73, compared to only \$6.08 per vote in Massachusetts.

Some states' attorneys general tried to shut down the website, citing state laws against buying and selling votes. But VoteAuction.com does raise an interesting question: What is the difference, really, between an outright market in votes and a very widespread and widely accepted feature of our political debates and campaigns, namely candidates pandering to the economic self interest of their constituents? Suppose, for example, that a candidate says,

"Elect me, and I will give you a \$500 tax cut." Or, to be strictly nonpartisan, consider a candidate who says, "Elect me, and I will give you a better prescription drug benefit than my opponent will." Votes can be bought, after all, with benefits as well as with money.

What, morally, is the difference between buying votes outright and appealing to constituents on the basis of their economic self-interest? If you think about it, both offer a financial reward in exchange for a vote. If it's disreputable for me to sell my vote to a party boss for \$500, the old-fashioned kind of corruption, why is it reputable for me to cast my vote for the sake of a \$500 tax cut? It's \$500 either way. It's true, we prohibit the one and celebrate the other. But why? It might be argued that the tax cut or benefit comes from public funds, whereas the bribe comes from private funds. But this makes the tax cut worse. If voters have to be paid off, better that it be done with private money than with taxpayer dollars. So that can't be the difference. It might be argued that the campaign promise might not be kept and so won't exert as strong an influence as an outright bribe. But this suggests, perversely, that the moral superiority of the campaign promise rests on the fact that the politician who makes it might not keep his word. So that can't be it. Some might reply that the campaign promise is public and available to everyone but the bribe is secret and offered only to certain people. But many campaign promises, either to cut taxes or to dispense benefits, are also targeted at particular groups or at least have highly differential effects. In any case, if bribes are wrong because they're offered to some people and not to others, why not universalize them? Why not let votes be bought and sold openly, as on VoteAuction.com, enabling everyone to buy and sell at the going rate?

The reason these attempted distinctions do not succeed is that they share the assumption, familiar in our politics, that the purpose of democracy is to aggregate people's interests and preferences and to translate them into policy. If that theory of democracy is right, then there is no reason in principle not to allow a free market in votes. Such a market would allow people to weigh their preferences, decide how much they cared about the outcome, estimate the likelihood that their vote would make the difference, and decide whether they would rather sell their vote than cast it. A democracy such as this would carry to completion the marketizing logic unfolding in our time. But it would not be a commonwealth, because it would give up on the project of cultivating citizens who care about the common good.

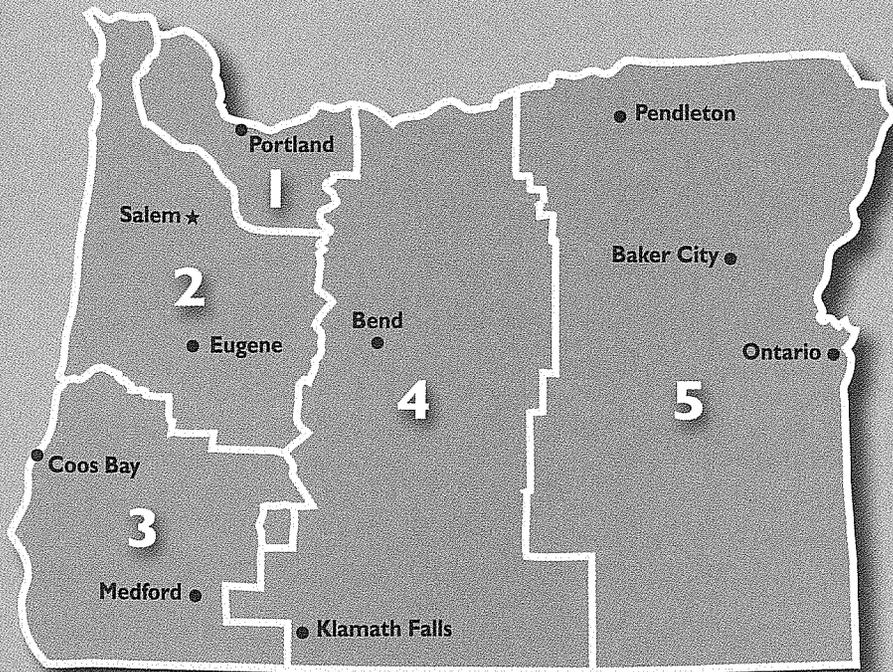


It is often assumed these days that democracy and markets are one and the same principle, that each reinforces the other. I have tried in this lecture to suggest that this is not necessarily so, that civic ideals and market practices can sometimes be in tension. Today, in the thrall of markets and market-oriented thinking, we are all too tempted to think of democracy in economic terms alone. That is why it is worth asking whether we are a commonwealth still. To put that question at the center of our public debate, we need to remind ourselves of the civic goods that markets do not honor and money cannot buy.

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ODOT HIGHWAY REGIONS



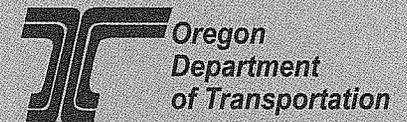
OREGON'S

S T I P

TATEWIDE
TRANSPORTATION
IMPROVEMENT
PROGRAM

A Citizen's Primer

OREGON DEPARTMENT OF TRANSPORTATION
355 Capitol Street NE, Salem, OR 97301
888-275-6368
www.oregon.gov/ODOT



What is the Statewide Transportation Improvement Program (STIP)?

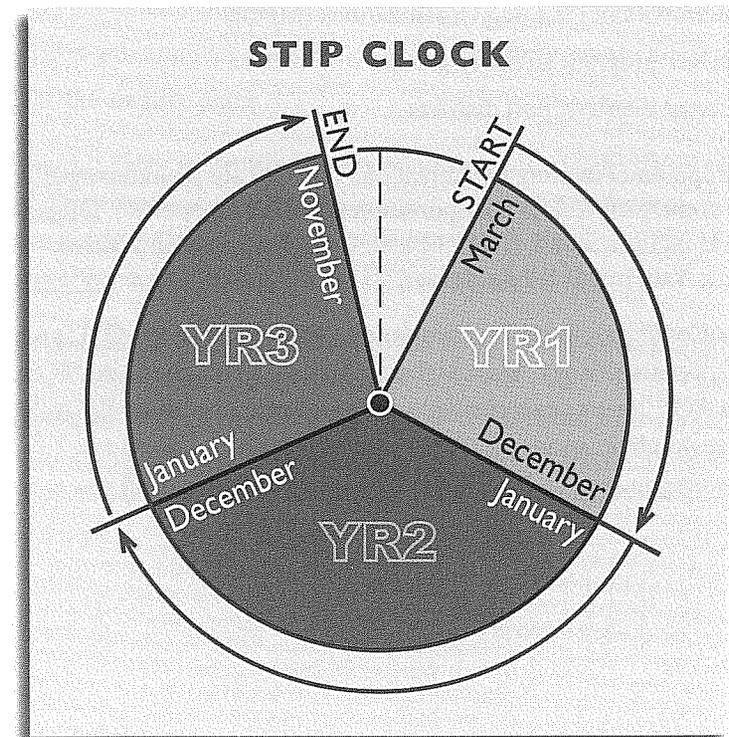
- The Statewide Transportation Improvement Program (STIP) is the funding and scheduling document for major road, highway, and transit projects in Oregon. It lists projects for the next four years.
- The STIP is important because federal and state money cannot be spent on projects unless they are listed in the STIP. It's the law! Every state adopts its own STIP.
- Projects are listed in the STIP based on where they are located and which program is paying for them.
- The STIP is not a plan; it is a budget document that is used to schedule and fund projects. The projects listed in the STIP typically come from local- and/or state-approved plans.
- The STIP covers a four-year period, but projects in year four are included for information—funding is not obligated to them.

You can learn more at the STIP web site. See the *STIP Users' Guide* or view the adopted STIP at: www.oregon.gov/ODOT/HWY/STIP.



When does the state prepare the STIP?

- It takes about 2½ years to prepare the STIP. The work begins in odd-numbered years. The STIP Clock below shows when the process starts and finishes. There also is a flow chart on pages 8-9 that shows the process steps.
- In odd-numbered years, there is a time when ODOT is working on three different STIP cycles; however, there is only one approved STIP in effect at any time.
- The STIP is adopted by the Oregon Transportation Commission (OTC) in odd-numbered years, usually in August.



Who participates in the STIP process?

- While Oregon's STIP is adopted by the Oregon Transportation Commission (OTC), many groups are involved in the process.
- The following list shows some of the agencies and interest groups involved with the STIP process:
 - Area Commissions on Transportation (ACTs)
 - Cities and counties
 - Federal agencies
 - Freight Advisory Committee (FAC)
 - Indian tribal governments
 - Metropolitan Planning Organizations (MPOs)
 - ODOT program advisory groups
 - Transit districts, port districts
- Metropolitan Planning Organizations (MPOs) are planning agencies that prepare and adopt transportation plans for large cities. Oregon's MPOs include: Bend, Central Lane, Corvallis, Portland Metro, Rogue Valley, and Salem/Keizer.
- Area Commissions on Transportation (ACTs) advise the OTC about transportation issues. Most highway regions have several ACTs and each ACT covers several counties. For information about the ACT where you live, go to: www.oregon.gov/ODOT/COMM/act_main.shtml.



How can citizens participate effectively in the STIP?

- Getting involved *before* a project makes its way into the STIP is the most effective way to influence a project.
- STIP projects are chosen from adopted plans, so the most important way to affect the STIP is to get involved with the transportation planning for your community. Local plans that are used to prepare the STIP include:
 - City and county transportation system plans (TSPs)
 - Regional transportation plans for metropolitan areas (RTPs)
 - Transit agency plans
 - Tribal government transportation improvement plans (TIPs)
 - ODOT facility plans
- Major highway projects are selected from local transportation plans and are prioritized by each of Oregon's five highway regions. To learn about highway planning projects in your region, go to: www.oregon.gov/ODOT/TD/TP/resourcelinks.shtml.
- The process for selecting new construction projects in metropolitan areas is a cooperative process between the MPO and ODOT. Citizens in large urban areas should contact their MPO about their process. Go to www.oregon.gov/ODOT/TD/TP/resourcelinks.shtml for a listing of MPOs and other transportation planning agencies.

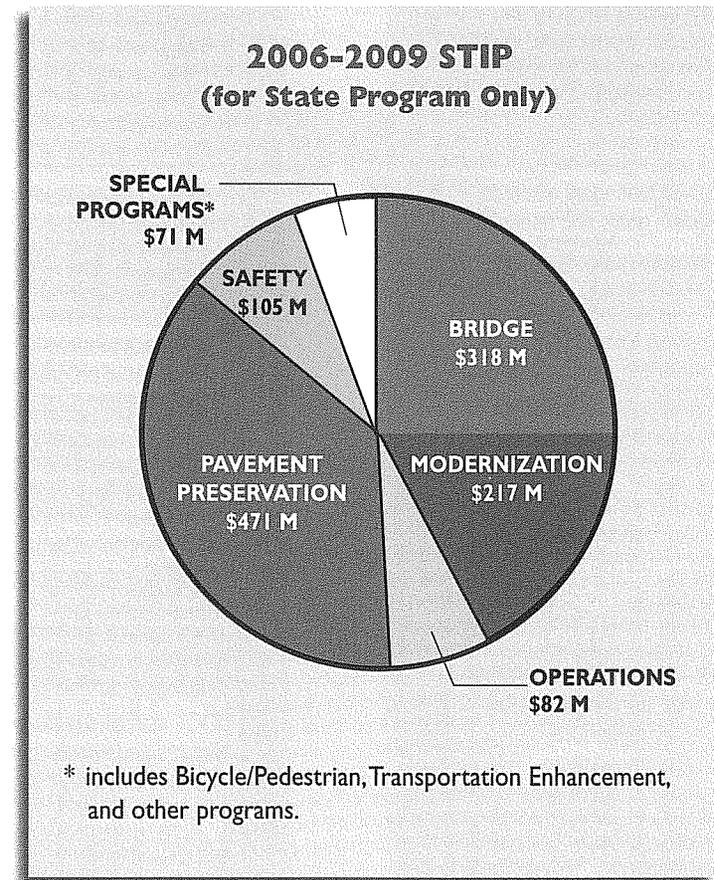


How is the STIP document organized?

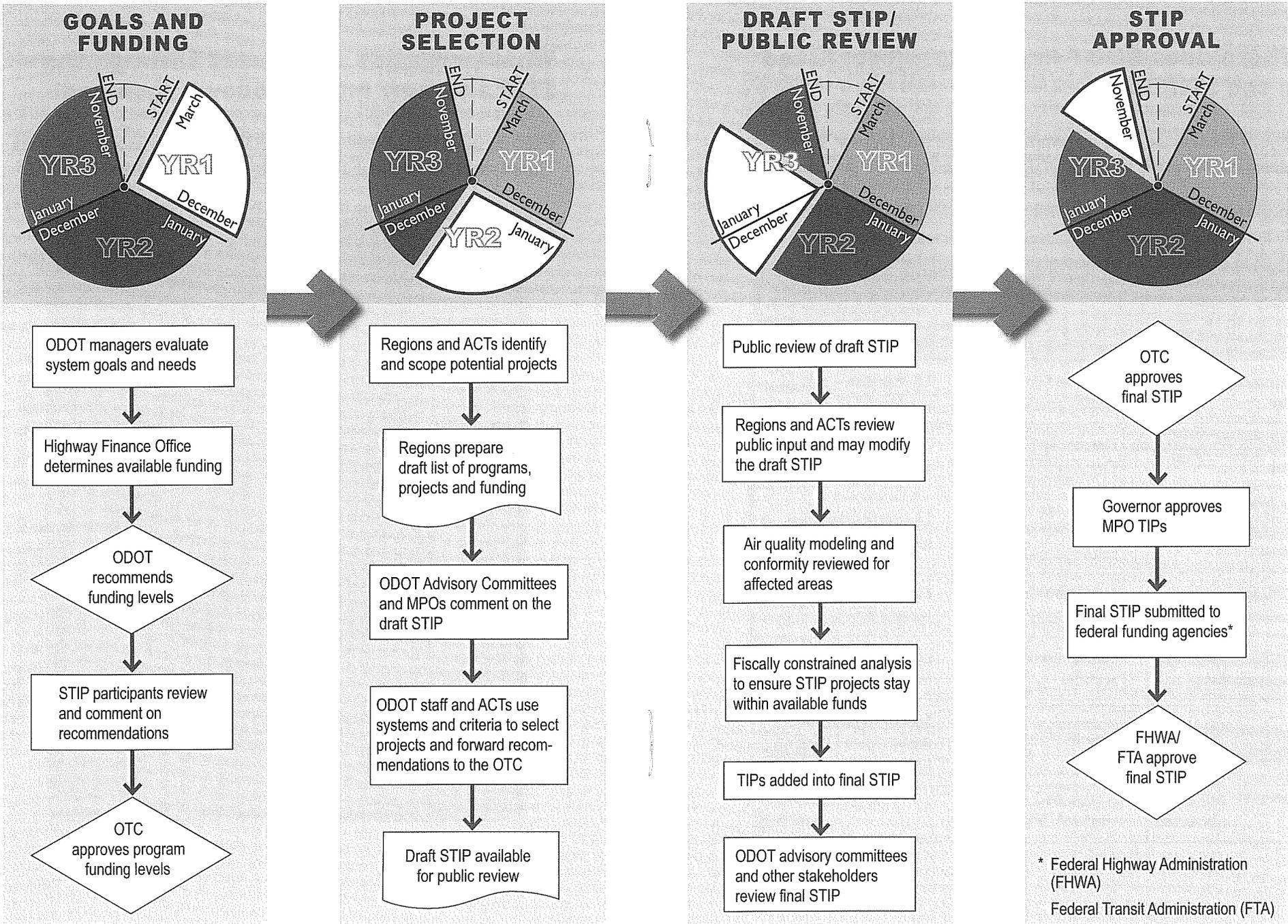
- The STIP is organized in four sections. The Introduction explains how ODOT prepares the STIP. It also describes the programs that pay for the projects listed in the STIP.
- The “Construction STIP” (C-STIP) lists all approved construction and transit projects. The C-STIP is organized by highway region, and then by county. A map showing the state’s highway regions is on the back cover of this brochure.
- A third section includes the “Development STIP” (D-STIP), which lists multi-year planning and engineering projects. This section also lists projects of statewide significance and federal “earmarks” approved by Congress. Earmarks are for special projects and the money may only be spent on that project. Projects in the D-STIP are not yet approved for construction; they are still getting ready for construction.
- The last section of the STIP lists adopted criteria that affect some programs. For example, there are criteria for selecting Bridge, Pavement Preservation, and Modernization projects.
- Programs such as Pavement Preservation, Safety, Modernization, and Bicycle/Pedestrian are the building blocks for the STIP. The STIP process is all about deciding which projects to approve and which program(s) should pay for them.

What programs are funded through the STIP and how much money is involved?

- The pie chart below shows the main ODOT programs and how much money will flow through them during the current STIP cycle.



STIP DEVELOPMENT PROCESS



Where does ODOT find the projects listed in the STIP?

Projects listed in the STIP come primarily from two sources: **local transportation plans** or **program data and management systems**.

Local transportation plans contribute projects to the STIP, especially Modernization projects. OTC criteria and policies influence the selection of projects from local plans. Plans may include:

| PLAN TYPE | PREPARED BY | CONTENTS |
|---|--|---|
| Transportation System Plan | Cities and counties; ODOT participates | 20 year plan—part of local land use plans |
| Regional Transportation Plan | Metropolitan Planning Organization (MPO) | 20 year plan—lists needs and funding sources |
| Land Management Agency Transportation Plans | Federal agencies, tribal governments, state agencies | Long-term plans that identify needs |
| Refinement Plans/ Facility Plans | ODOT, MPOs, local governments | Concept designs for specific locations |
| Transit Agency Strategic Plans | Transit districts and agencies | Long-term plans for transit services |
| Special studies and reports | ODOT | Special reports like the <i>Bridge Options Report</i> or <i>I-5 Conditions Report</i> |



Program data and management systems are used to monitor conditions on state highways and help managers prioritize needs. The following table lists some of the important management systems and databases for the state's highway system. For some programs, the OTC adopts criteria that are used along with the management system to decide which projects to select. The Pavement Preservation and Bridge programs use OTC adopted criteria to help select projects.

| PROGRAM DATA AND MANAGEMENT SYSTEM | RESPONSIBLE DIVISION | USED FOR |
|---------------------------------------|--|---|
| Bridge Management System | Highway – Bridge | Repair and replacement |
| Congestion Management System | Transportation Development – Planning Analysis | Identify and monitor congested areas |
| Pavement Management System | Highway – Preservation | Highway resurfacing |
| Safety Management System | Highway – Traffic Safety | Crash-prone areas |
| Culverts/Fish Passage database | Highway – Hydrologist/ Fish Biologist | Replace culverts and improve fish habitat |
| Signs, Signals, Illumination database | Highway – Region Traffic/ Operations | Asset replacement and improvements |
| Slides and Rockfalls database | Highway – Geologist/ Region Traffic Manager | Preventive measures and repairs |

What programs are in the STIP?

Listed below are some of ODOT's major programs. Some programs include several funding sources that are managed separately.

| PROGRAM NAME | USED FOR |
|--------------------------------|--|
| Modernization | Building/expanding roads and highways |
| Public Transportation Programs | Multiple programs for capital purchases and operations |
| Pavement Preservation | Resurfacing state highways |
| State and Local Bridge | Building/repairing bridges |
| Highway Safety | Improvements to reduce crashes and make highways safer |
| Bicycle/Pedestrian | Improvements for these users |
| Transportation Enhancement | Projects that improve the appearance and function of the transportation system |
| Operations | Multiple programs that affect highway operations (signals, rockfalls, signs, lighting) |

There are other programs funded through the STIP. For more information, go to the STIP web site and browse through the Program Descriptions chapter of the *STIP Users' Guide* at: www.oregon.gov/ODOT/HWY/STIP.



Where does the STIP fit into the project development and construction process?

The STIP is one of the last steps in the project approval process. The sequence for most transportation improvement projects is as follows:

PLANNING PHASE – Projects are identified in one or more of the following types of plans/systems:

| SOURCE DOCUMENT | PREPARED BY |
|---|---|
| Transportation system plans | Local government |
| Facility plans | ODOT |
| Regional transportation plans | MPOs |
| Tribal government plans | Tribal governments, e.g., Klamath, Umatilla, Warm Springs |
| Federal agency plans | Federal agencies, e.g., BLM, U.S. Forest Service |
| Oregon Transportation Management System | ODOT |

STIP FUNDING/SCHEDULING PHASE – Projects are selected from plans and approved in the STIP.

PROJECT DELIVERY PHASE – State highway projects are assigned to a project team in the region where the project is located for design and construction. To learn more about how projects get built, go to www.oregon.gov/ODOT/HWY/OPD/PDguidebook.shtml.

How would a typical project approval process work?

The example below outlines the typical approval process for a Modernization program project (i.e., a project that adds capacity, like highway widening or new interchanges).

| MODERNIZATION PROGRAM PROJECT APPROVAL PROCESS |
|---|
| Project identified in local, state, or regional transportation plan. |
| Project refinement plan prepared using combined state/local funding. |
| Project environmental impact study prepared; sometimes this is funded through the D-STIP. |
| Project recommended to be in the STIP by the ACT and approved by the OTC (approval may require several attempts). |
| After STIP approval, a project team designs the project and manages the construction process (for state system projects). |

The approval process for projects funded through other STIP programs is similar to the steps shown for a Modernization project.

Some programs, such as Bicycle/Pedestrian and Transportation Enhancement, have special application procedures. Other programs have their own advisory committees that review projects before they go into the STIP (e.g., Bike/Ped Advisory Committee, Transportation Enhancement Advisory Committee).

For more information about the project approval process, see the *STIP Users' Guide* at: www.oregon.gov/ODOT/HWY/STIP.



Participation Tips

To effectively advocate for a project, proponents must know how far along the path to completion the project is. Here are some examples.

| PROJECT STATUS | PROCESS STEP |
|--|---|
| Our town has congestion problems but we're not sure how to fix them. The bridge doesn't seem to be meeting current traffic needs. | Local city or county Transportation System Plan or Highway Corridor Study (20-year plans) |
| Fixing the highway is in the local plan but the solution is not clear. We need an environmental study for a major project. | Development STIP (construction 4+ years away) |
| The engineering design is complete and the local match is approved. The city is scheduling future utility work. | Construction STIP (construction within 4 years) |
| The project is funded, but how will it affect my property? | Project Delivery (project design and right-of-way issues) |

Contacts

ODOT Highway Region:

www.oregon.gov/ODOT/HighwayRegions.shtml

Area Commissions on Transportation:

www.oregon.gov/ODOT/COMM/act_main.shtml

Local government contacts:

www.bluebook.state.or.us/local/cities/cities.htm

<web>Troop withdrawal resolution

1.

To: mayor@cityofcorvallis.org

Subject: <web>Troop withdrawal resolution

From: Jim Dowdell <jrdowdell@comcast.net>

Date: Tue, 21 Feb 2006 04:09:34 -0800

Reply-to: <jrdowdell@comcast.net>

This is an enquiry e-mail via %s from: Jim Dowdell (jrdowdell@comcast.net)
Mayor Berg,

I don't believe that the Corvallis city council has any business dictating foreign policy on the national level, and I resent the fact that the council is representing that this is being done "on behalf of the citizens"
If the council wants to pass this ridiculous resolution, I hope you will at least do your best to see that they leave the citizens out of it.

[[Date Prev](#)][[Date Next](#)][[Thread Prev](#)][[Thread Next](#)][[Date Index](#)][[Thread Index](#)]

FW: <web>Resolution calling for Withdrawal of US troops from Iraq

- *To:* "Ward 1" <ward1@council.ci.corvallis.or.us>, "Ward 2" <ward2@council.ci.corvallis.or.us>, "Ward 3" <ward3@council.ci.corvallis.or.us>, "Ward 4" <ward4@council.ci.corvallis.or.us>, "Ward 5" <ward5@council.ci.corvallis.or.us>, "Ward 6" <Ward6@council.ci.corvallis.or.us>, "Ward 7" <ward7@council.ci.corvallis.or.us>, "Ward 8" <ward8@council.ci.corvallis.or.us>, "Ward 9" <ward9@council.ci.corvallis.or.us>, "Mayor @ Peak" <mayor@council.ci.corvallis.or.us>
- *Subject:* FW: <web>Resolution calling for Withdrawal of US troops from Iraq
- *From:* "Holzworth, Carla" <Carla.Holzworth@ci.corvallis.or.us>
- *Date:* Tue, 21 Feb 2006 08:49:08 -0800
- *Cc:* "Louie, Kathy" <Kathy.Louie@ci.corvallis.or.us>
- *Importance:* low
- *Priority:* Non-Urgent
- *Thread-index:* AcY1umA2U6dXqY5DSX+gsh+Kl3CV9gBS3aVAAAAzKFA=
- *Thread-topic:* <web>Resolution calling for Withdrawal of US troops from Iraq

Forwarding this to you...

-----Original Message-----

From: Webmaster
 Sent: Tuesday, February 21, 2006 8:46 AM
 To: Holzworth, Carla
 Subject: FW: <web>Resolution calling for Withdrawal of US troops from Iraq
 Importance: Low

-----Original Message-----

From: Jan Taylor-Dowell [<mailto:janjeff@comcast.net>]
 Sent: Sunday, February 19, 2006 5:10 PM
 To: Webmaster
 Subject: <web>Resolution calling for Withdrawal of US troops from Iraq
 Importance: Low

This is an enquiry e-mail via %s from: Jan Taylor-Dowell
 (janjeff@comcast.net)

PLEASE, DO NOT SPEAK FOR ME in your proposal of withdrawal of ALL U.S. Troops from Iraq. I have had 2 sons in the war area, the oldest being in the first Persian Gulf War, and the youngest having been in this current war. My youngest son was/is in the 2/162 and was wounded in Iraq. I believe the U.S. IS doing the right thing in Iraq...fighting extremist Jihadist, and trying to find peace for the Iraqis and their Islamic Nation! DO NOT SPEAK FOR ME IN YOUR PROPOSAL!!! Jan Taylor-Dowell

- Prev by Date: [<web>Troop withdrawal resolution](#)
- Previous by thread: [\[SPAM\] Important information regarding your Chase account](#)
- Index(es):
 - [Date](#)
 - [Thread](#)

<web>Troop withdrawal resolution

1.

To: ward8@cityofcorvallis.org

Subject: <web>Troop withdrawal resolution

From: Jim Dowdell <jrdowdell@comcast.net>

Date: Tue, 21 Feb 2006 04:24:16 -0800

Reply-to: <jrdowdell@comcast.net>

This is an enquiry e-mail via %s from: Jim Dowdell (jrdowdell@comcast.net)
Councilor Griffiths,

I just wanted to commend you for taking a stance against this ridiculous resolution. It's nice to see that somebody on the council understands that national policy is not the business of the Corvallis city council, and that although this resolution might represent the views of some members of the city council, it does not represent all of the citizens of Corvallis.

[[Date Prev](#)][[Date Next](#)][[Thread Prev](#)][[Thread Next](#)][[Date Index](#)][[Thread Index](#)]

Re: <web>Troops Home Resolution

- *To:* ripken3@comcast.net
- *Subject:* Re: <web>Troops Home Resolution
- *From:* Betty Griffiths Ward 8 <ward8@council.ci.corvallis.or.us>
- *Date:* Mon, 20 Feb 2006 11:24:46 -0800
- *References:* <200602182221.k1IMLXgP013858@locutus.peak.org>
- *User-agent:* Mozilla/5.0 (Windows; U; Win98; en-US; rv:1.0.2) Gecko/20030208 Netscape/7.02

Leah

Thanks for your e-mail. When I vote, I will certainly explain my reasoning and how this is different from the previous two situations. Betty P.S. Just because I happen to be a registered Democrat doesn't mean that I follow everything that they endorse and I am slightly insulted that you infer that I should rather than think for myself. Also, remember the City Council by Charter is a non-partisan office and I have agreed to uphold that Charter.

Leah Bolger wrote:

This is an enquiry e-mail via %s from: Leah Bolger (ripken3@comcast.net) Betty, I was surprised to read in the G-T that you are opposed to the Troops Home Resolution, especially since the Benton County Democrats passed a similar resolution, as well as the DPO. And considering the resolution that the City Council passed prior to the start of the war, I am wondering why you are opposed to this one. If the paper was correct, and you do not plan to vote for the resolution, I am asking you to explain your reasoning, and I urge you to reconsider.

Sincerely,
Leah Bolger

• **References:**

- [<web>Troops Home Resolution](#)
 - *From:* Leah Bolger <ripken3@comcast.net>
- Prev by Date: [\[Fwd: a great resource on environmental issues\]](#)
- Next by Date: [RE: \[Fwd: a great resource on environmental issues\]](#)
- Previous by thread: [<web>Troops Home Resolution](#)
- Next by thread: [Don't Speak For Everyone](#)
- Index(es):
 - [Date](#)
 - [Thread](#)

[\[Date Prev\]](#)[\[Date Next\]](#)[\[Thread Prev\]](#)[\[Thread Next\]](#)[\[Date Index\]](#)[\[Thread Index\]](#)

Re: IRAQ Resolution : Stop telling us what we think.

- *To:* Bryanna <columbiacolumbia2000@yahoo.com>
- *Subject:* Re: IRAQ Resolution : Stop telling us what we think.
- *From:* Betty Griffiths Ward 8 <ward8@council.ci.corvallis.or.us>
- *Date:* Mon, 20 Feb 2006 11:12:12 -0800
- *References:* <20060214124250.96255.qmail@web34011.mail.mud.yahoo.com>
- *User-agent:* Mozilla/5.0 (Windows; U; Win98; en-US; rv:1.0.2) Gecko/20030208 Netscape/7.02

Bryanna

Come forward with a proposal without threats or name calling and it could be considered.

Betty

Bryanna wrote:

Certain Corvallis citizens have decided that it okay, in the case, the Iraq issue, but on any case they wish to forcee down us, that they can take our rights away simply by getting City or County councils or commissioners to abolish the rights of one group, say their votes don't count, and pass resolutions speaking for everybody else. Like it or not, all the issues you have done this on are out of the liberal - left-wing party. They talk about how they are about freedom but they LIE. They are about THEMSELVES.

I feel that you must not support this resolution but if you do, you must issue another one for those that are against this evil process you have initiated. If you do not, I believe that there is cause to file suit against you and the city. How much is the city worth so I'll have a good idea what to sue for? The first think I'll do with the money is build housing for the mentally ill that are a bit m ore independent but could use some supports. That is something you have never done and it has nothing to do with the war.

Yahoo! Mail

[Use Photomail](#) to share photos without annoying attachments.

- **References:**
 - **IRAQ Resolution : Stop telling us what we think.**
 - *From:* Bryanna <columbiacolumbia2000@yahoo.com>
- Prev by Date: **Don't Speak For Everyone**
- Next by Date: **[Fwd: a great resource on environmental issues]**
- Previous by thread: **IRAQ Resolution : Stop telling us what we think.**
- Next by thread: **FW: <web>Iraq Resolution**
- Index(es):
 - **Date**
 - **Thread**

<web>Troops Home Resolution

1.

To: ward8@council.ci.corvallis.or.us

Subject: <web>Troops Home Resolution

From: Leah Bolger <ripken3@comcast.net>

Date: Sat, 18 Feb 2006 14:21:33 -0800

Reply-to: <ripken3@comcast.net>

This is an enquiry e-mail via %s from: Leah Bolger (ripken3@comcast.net)
Betty, I was surprised to read in the G-T that you are opposed to the Troops Home Resolution, especially since the Benton County Democrats passed a similar resolution, as well as the DPO. And considering the resolution that the City Council passed prior to the start of the war, I am wondering why you are opposed to this one. If the paper was correct, and you do not plan to vote for the resolution, I am asking you to explain your reasoning, and I urge you to reconsider.

Sincerely,
Leah Bolger

[[Date Prev](#)][[Date Next](#)][[Thread Prev](#)][[Thread Next](#)][[Date Index](#)][[Thread Index](#)]

Re: <web>Support for Troop Withdraw Resolution

- *To:* "Betty Griffiths Ward 8" <ward8@council.ci.corvallis.or.us>
 - *Subject:* Re: <web>Support for Troop Withdraw Resolution
 - *From:* jemanuel@peak.org
 - *Date:* Thu, 16 Feb 2006 15:12:34 -0800 (PST)
 - *Importance:* Normal
 - *In-reply-to:* <43EFE0BC.7020901@council.ci.corvallis.or.us>
 - *References:* <200602081933.k18JXp9w028798@locutus.peak.org>
<43EFE0BC.7020901@council.ci.corvallis.or.us>
 - *User-agent:* SquirrelMail/1.4.4
-

Dear Councilor Griffiths,

Here is partial list of additional cities and towns which have passed resolutions calling for withdrawal of US troops from Iraq.

San Francisco, CA
 Amherst, MA
 Arcata, CA
 Sacramento, CA
 Alameda, CA

46 towns in Vermont have passed resolutions which "Call on the President and the Congress take steps to withdraw American troops from Iraq, consistently with the mandate of international humanitarian law."

If these cities and towns can do their part to bring pressure to bear on this administration's cruel and failed policy in Iraq then surely Corvallis can do its part as well.

Best regards,

James Emanuel

```
> James
> Thank you for your e-mail. I agree that we need a specific plan for
> troop withdrawal. However, I am not convinced that the Corvallis City
> Council should make it our business.
> Betty Griffiths
>
> James Emanuel wrote:
>
>>This is an enquiry e-mail via %s from: James Emanuel (jemanuel@peak.org)
>>Dear Councilor Griffiths,
>>
>> I urge you to support the resolution to withdraw American troops from
> Iraq. As representative John Murtha has pointed out, the continued
>> presence of our troops in Iraq only incites further violence, provides a
>> training ground for terrorists and, further incites resentment toward the
>> US. The ongoing presence of American troops in Iraq makes the world, the
```

>> US and, Corvallis less safe. This is a Corvallis issue.
>>
>>James Emanuel
>>4485 NW Queens
>>Corvallis, OR 97330
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>

• **References:**

- **Re: <web>Support for Troop Withdraw Resolution**
 - *From:* Betty Griffiths Ward 8 <ward8@council.ci.corvallis.or.us>
- Prev by Date: **EVP Update - Week of February 16, 2006**
- Next by Date: **FW: bond sale**
- Previous by thread: **Re: <web>Support for Troop Withdraw Resolution**
- Next by thread: **Re: LOCAL ISSUES ONLY PLEASE**
- Index(es):
 - **Date**
 - **Thread**

<web>Another example of why the troops should come home very soon

1.

To: ward8@council.ci.corvallis.or.us

Subject: <web>Another example of why the troops should come home very soon

From: Chris Foulke <cfoulke@peak.org>

Date: Thu, 16 Feb 2006 13:49:50 -0800

Reply-to: <cfoulke@peak.org>

This is an enquiry e-mail via %s from: Chris Foulke (cfoulke@peak.org)
Feb. 16, '06

Dear Councilor Griffiths,

Here's another in the continuing line of examples of why the U.S. presence in Iraq is fundamentally wrong; costly to that country, regional peace and stability; dangerous to our soldiers, our reputation, our financial health; and needs to end extremely soon. This article comes from the Washington Post (breaking news).
Chris Foulke

Iraqi President Condemns U.S. After New Abuse Footage

By Michael Georgy

Reuters

Thursday, February 16, 2006; 12:28 PM

BAGHDAD - New images of abuse at Abu Ghraib prison prompted Iraq's president to condemn his close ally the United States on Thursday, demanding harsh punishment for "savage crimes" as Iraqis seethed over more humiliation.

In unusually strong language, Jalal Talabani was critical of Washington as the new images were digested by Iraqis and other Arabs already enraged by insulting cartoons of the Prophet Mohammad which were published in European newspapers.

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* Effwit

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"We have condemned these savage crimes. We reject that a civilized country allow its soldiers to commit these ugly and terrible crimes," Talabani told reporters.

"We demand very harsh punishments against the perpetrators."

In Washington, Pentagon spokesman Bryan Whitman played down the reaction over the images, saying they were not new and that the perpetrators had already been brought to justice.

"There aren't new allegations, they're old allegations. These aren't new photos, they're old photos. These are photos that were part of the evidence in the prosecutions that took place," Whitman said.

"They were the impetus for us to take a look at our detention operations in a very broad and deep fashion. And these abuses that have occurred have been thoroughly investigated."

The images of humiliated prisoners infuriated Iraqis and some predicted they would play into the hands of Saddam Hussein, whose chaotic trial has embarrassed the U.S.-backed government.

Australia's Special Broadcasting Service's "Dateline" program said the images were recorded at the same time as the now-infamous pictures of U.S. soldiers abusing Abu Ghraib detainees which sparked international outrage in 2004.

Some of the pictures suggest further abuse such as killing, torture and sexual humiliation, "Dateline" said.

Iraq's Human Rights Minister Zuhair al-Chalabi called on U.S.-led troops to release Iraqi detainees on Thursday after the new footage emerged of abuse at Abu Ghraib, which along with other detention centers holds 14,000 prisoners.

"We are very worried about the Iraqi detainees in Abu Ghraib. The multinational forces and the British forces should hand them over to the (Iraqi) government," Chalabi told Reuters in an interview.

"The Iraqi government should move immediately to have the prisons and the prisoners delivered to the ministry of justice."

FURTHER LOSS OF U.S. CREDIBILITY

Who's Blogging?

Read what bloggers are saying about this article.

* Effwit

[Full List of Blogs \(1 links\) »](#)

Most Blogged About Articles

[On washingtonpost.com](#) | [On the web](#)

Few Iraqis believe their government has the power to force the United States to free prisoners but the tough comments are an indication of the erosion of U.S. credibility in the country.

Iraqi passions had already been running high since a British newspaper released a video earlier this week that appears to show British soldiers beating Iraqi teenagers in 2004.

"These pictures are an insult to us and our government. Why are the Americans and the British still controlling our prisons?" asked Mohammad Jassim, 17, a Shi'ite student.

"Don't we have our own army now? This will only give Saddam the terrorist more sympathizers."

In Geneva, the International Committee of the Red Cross (ICRC) said the latest images of abuse at Abu Ghraib showed clear violations of international humanitarian law.

"We are shocked and dismayed at the mistreatment and abuse displayed in these images," spokeswoman Dorothea Krimitsas said.

The images, which included an Iraqi prisoner banging his head against a metal door in desperation, came as a shock in the Arab world, even in staunchly pro-American Kuwait, where U.S.-led troops crushed Saddam's troops in 1991.

"This is awful because I always look up to the British and Americans as the best in the world," said Kuwaiti firefighter Khalil al-Amir. "They are supposed to be more civilized. But when I see something like this it makes me think twice."

Some Iraqis said more comparisons would now be drawn favoring life under Saddam to the new U.S.-backed Iraq.

"Now some people will claim that life was better under Saddam. Both performed crimes against humanity but at least we had security back then," said Abu Anmar, 35, a Sunni petrol station owner, referring to the daily carnage in Iraq.

(Additional reporting by Mussab al-Khairalla in Baghdad and Miral Fahmy in Dubai and Richard Waddington in Geneva)

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Re: <web>Support for Troop Withdraw Resolution

- *To:* "Betty Griffiths Ward 8" <ward8@council.ci.corvallis.or.us>
 - *Subject:* Re: <web>Support for Troop Withdraw Resolution
 - *From:* jmanuel@peak.org
 - *Date:* Wed, 15 Feb 2006 16:05:56 -0800 (PST)
 - *Importance:* Normal
 - *In-reply-to:* <43EFE0BC.7020901@council.ci.corvallis.or.us>
 - *References:* <200602081933.k18JXp9w028798@locutus.peak.org>
<43EFE0BC.7020901@council.ci.corvallis.or.us>
 - *User-agent:* SquirrelMail/1.4.4
-

Dear Councilor Griffiths,

I know the council is faced with a difficult political decision with respect to the troop withdrawal resolution. As I told the legislative subcommittee on the 8th, short of a city wide referendum it is difficult to know for certain the sense of the city. However most nights I stand at the court house vigil and passing drivers express their pro and anti war sentiments in various ways. I kept a tally the evening of the 4th. It was pro war and 70 anti war. This is not exactly the same thing as opposing r favoring the resolution but it is a good proxy. I have been standing vigil at the court house for over 3 years. In those 3 years pro war and anti war sentiment as measured by driver response has evolved from 50:50 to something like the 4:70 tally on the 4th.

Too many of our national leaders have lost touch with the toll of the war at the local, national and world level. Surely Corvallis can join cities across the country, like Chicago and Davis which have passed resolutions to withdraw the troops.

Best regards

James Emanuel

> James
> Thank you for your e-mail. I agree that we need a specific plan for
> troop withdrawal. However, I am not convinced that the Corvallis City
> Council should make it our business.
> Betty Griffiths
>
> James Emanuel wrote:
>
>>This is an enquiry e-mail via %s from: James Emanuel (jmanuel@peak.org)
>>Dear Councilor Griffiths,
>>
>I urge you to support the resolution to withdraw American troops from
> Iraq. As representative John Murtha has pointed out, the continued
>> presence of our troops in Iraq only incites further violence, provides a
>> training ground for terrorists and, further incites resentment toward the
>> US. The ongoing presence of American troops in Iraq makes the world, the

>> US and, Corvallis less safe. This is a Corvallis issue.
>>
>>James Emanuel
>>4485 NW Queens
>>Corvallis, OR 97330
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• **References:**

- **Re: <web>Support for Troop Withdraw Resolution**
 - *From:* Betty Griffiths Ward 8 <ward8@council.ci.corvallis.or.us>
- Prev by Date: **RE: Budget Subcommittee Meeting**
- Next by Date: **High tech, but not high price - online GIS is a "win-win" product**
- Previous by thread: **Re: <web>Support for Troop Withdraw Resolution**
- Next by thread: **Re: <web>Support for Troop Withdraw Resolution**
- Index(es):
 - **Date**
 - **Thread**

<web>Troops Home Resolution

1.

To: ward7@council.ci.corvallis.or.us

Subject: <web>Troops Home Resolution

From: Marion McNamara <marion.mcnamara@comcast.net>

Date: Fri, 17 Feb 2006 23:27:56 -0800

Reply-to: <marion.mcnamara@comcast.net>

This is an enquiry e-mail via %s from: Marion McNamara
(marion.mcnamara@comcast.net)

Dear Scott,

I hope you will support the Troops Home Resolution. Operation Surprise Democracy Attack has, in the words of our leaders, been a great success. Quagmire accomplished! The only cherry on the cake now would be to continue to fan ethnic and cultural tensions to full on civil war--but it's completely possible for the Iraqi army to handle this.

Bring our troops home. This is a real local issue, as Oregon provides the second greatest number of reservists in the country for this war. We are losing the talents of young people here, while they are being disillusioned by being sent into a war they are not prepared for, and cannot win. The opportunity costs of this war affect every American community. We and they could be doing so much better with their talent and energy here at home. I hope you will join the councilors who are voting to support the resolution To Bring our Troops Home.

<web>Troop withdrawal resolution

1.

To: ward5@city.corrallis.or.us

Subject: <web>Troop withdrawal resolution

From: Jim Dowdell <jrdowdell@comcast.net>

Date: Tue, 21 Feb 2006 04:01:01 -0800

Reply-to: <jrdowdell@comcast.net>

This is an enquiry e-mail via %s from: Jim Dowdell (jrdowdell@comcast.net)
I don't believe that the Corvallis city council has any business dictating
foreign policy on the national level, and I resent the fact that the council
is representing that this is being done "on behalf of the citizens"
If you want to pass this ridiculous resolution, at least have the decency to
leave the citizens out of it. You really ought to listen to councilor
Griffiths.

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Resolution to bring troops home from Iraq

- To: ward5@council.ci.corvallis.or.us
- Subject: Resolution to bring troops home from Iraq
- From: Laurie Childers <childers@peak.org>
- Date: Mon, 20 Feb 2006 07:57:19 -0800

Dear Rob Gandara,

I understand that the Corvallis City Council is soon set to vote on a resolution regarding bringing the troops home. I write to tell you that I am in favor of such a proposal. I have been involved in dialogues with many people about this issue, "liberals," Libertarians (old high school friends from Louisiana), Republicans, Democrats, and, since we are overseas on sabbatical, people here in Europe and in East Africa where I just visited. Despite the potentially compelling reasons to try to set things right before we leave Iraq, I do not see any possibility of us doing that by force and while all appearances show that the US desires and expects a permanent military presence there, for the primary reason of controlling access to Iraq's extensive oil reserves.

We have remained long enough to create worse entanglements that when we entered, and I would like to see our government take decisive steps to exit and hand over all power to Iraqis. Only then will we be able to earn the respect of the Iraqis and their neighbors, and the rest of the world.

It is unfortunate that violent means were chosen to enact changes in Iraq. We need to use better methods that create better outcomes in both the long and short term. I do not believe that continuing on this armed path can possibly improve matters.

I trust that you are considering this matter carefully, and I appreciate and respect that you will vote as you see best. I wish you clarity and peace of mind on this difficult matter. Sincerely,

Laurie Childers

Laurie Childers
 Chemin de vignes 13
 CH-1134 Vuflens-le-chateau
 Switzerland
childers@peak.org
www.lauriechilders.com

- Prev by Date: [Don't Speak For Everyone](#)
- Next by Date: [\[Fwd: <web>Web Request\]](#)
- Previous by thread: [Don't Speak For Everyone](#)
- Next by thread: [\[Fwd: <web>Web Request\]](#)
- Index(es):
 - [Date](#)
 - [Thread](#)

<web>Iraq War Resolution

1.

To: ward5@council.ci.corvallis.or.us

Subject: <web>Iraq War Resolution

From: Maynard Freemole <mfreemole@yahoo.com>

Date: Sun, 19 Feb 2006 19:52:18 -0800

Reply-to: <mfreemole@yahoo.com>

This is an enquiry e-mail via %s from: Maynard Freemole (mfreemole@yahoo.com)
Mr. Gandara, I address you as my ward representative and hope you will share my comments with the council at the appropriate time. Given the immense negative economic impact the war in Iraq has on all levels of government and on all US citizens for generations to come, it is the duty of local governments to protect their economic interests by calling for an immediate end to this unconstitutional and ill-advised adventure. Thank you.

[\[Date Prev\]](#)[\[Date Next\]](#)[\[Thread Prev\]](#)[\[Thread Next\]](#)[\[Date Index\]](#)[\[Thread Index\]](#)

<web>letter of support

- *To:* ward5@council.ci.corvallis.or.us
 - *Subject:* <web>letter of support
 - *From:* Nick W <nickosf@comcast.net>
 - *Date:* Sat, 18 Feb 2006 15:23:38 -0800
 - *Reply-to:* <nickosf@comcast.net>
-

This is an enquiry e-mail via %s from: Nick W (nickosf@comcast.net). Please approve the resolution formally calling for the withdrawal of U.S. troops from Iraq. I think a phased withdrawal is necessary to maintain both long term and interim global security. Local political involvement and contributions are needed to effectively put the proponents of this illegal and unethical war on notice.

- Prev by Date: [<web>recommending vote](#)
- Next by Date: [Resolution Calling for the Withdrawal of all US Troops from Iraq](#)
- Previous by thread: [<web>recommending vote](#)
- Next by thread: [Resolution Calling for the Withdrawal of all US Troops from Iraq](#)
- Index(es):
 - [Date](#)
 - [Thread](#)

<web>recommending vote

1.

To: ward5@council.ci.corvallis.or.us

Subject: <web>recommending vote

From: Christina Sever <csever@proaxis.com>

Date: Sat, 18 Feb 2006 15:02:21 -0800

Reply-to: <csever@proaxis.com>

This is an enquiry e-mail via %s from: Christina Sever (csever@proaxis.com)
Please vote in favor of the Iraq War Resolution on February 21, 2006. I have read it as edited, and I strongly urge you to support it.

[[Date Prev](#)][[Date Next](#)][[Thread Prev](#)][[Thread Next](#)][[Date Index](#)][[Thread Index](#)]

Re: Resolution to remove troops from Iraq

- *To:* Laurie Childers <childers@peak.org>
 - *Subject:* Re: Resolution to remove troops from Iraq
 - *From:* selkerj@engr.orst.edu
 - *Date:* Mon, 20 Feb 2006 16:59:25 -0800
 - *Cc:* ward4@council.ci.corvallis.or.us
 - *In-reply-to:* <e1ec9e1287966152b115707b20b75603@peak.org>
 - *References:* <e1ec9e1287966152b115707b20b75603@peak.org>
 - *User-agent:* Internet Messaging Program (IMP) 3.2.8
-

Hi Charlie,

Of course I concur with Laurie in this advice, and strongly support your vote in favor of the withdrawal.

I can imagine that this is a decision fraught with questions about how appropriate it is to vote on this issue as a city council member. That said, it is a matter of city policy, by virtue of previous resolutions, that the City Council of Corvallis was opposed to the initial invasion (as was the OSU Faculty Senate, by the way). Looking at the current situation, not unexpectedly, the City Council was right in its opinion/advice. This war directly effects the members of the community, and the resolutions of this body is an important and socially accepted way to make this voice heard.

I wish that we could productively stay and help the Iraqis. Unfortunately, as an occupying force representing a conflicted interest by way of culture, religion, and natural resources, we cannot bring peace to this country. The sooner we realize the lack of opportunity for success we face, the lesser the losses will be. Our young people are losing their lives, our community hemorrhaging its resources, and our spirits are pummeled with each passing day of this grossly erroneous conflict which we brought on. The country simply must stand up, group by group, city by city, to let the leaders know that we understand these basic truths.

Thanks for all your service to the community Charlie. My heart goes out to you as you struggle with this tough choice.

John

Quoting Laurie Childers <childers@peak.org>:

> Dear Charlie Tomlinson,

>

> I understand that the Corvallis City Council is soon set to vote on a
> resolution regarding bringing the troops home. I write to tell you
> that I am in favor of such a proposal.

> I have been involved in dialogues with many people about this issue,
> "liberals," Libertarians (old high school friends from Louisiana),
> Republicans, Democrats, and, since we are overseas on sabbatical,

> people here in Europe and in East Africa where I just visited.
> Despite the potentially compelling reasons to try to set things right
> before we leave Iraq, I do not see any possibility of us doing that by
> force and while all appearances show that the US desires and expects a
> permanent military presence there, for the primary reason of
> controlling access to Iraq's extensive oil reserves.
>
> We have remained long enough to create worse entanglements that when we
> entered, and I would like to see our government take decisive steps to
> exit and hand over all power to Iraqis. Only then will we be able to
> earn the respect of the Iraqis and their neighbors, and the rest of the
> world.
>
> It is unfortunate that violent means were chosen to enact changes in
> Iraq. We need to use better methods that create better outcomes in
> both the long and short term. I do not believe that continuing on this
> armed path can possibly improve matters.
>
> I trust that you are considering this matter carefully, and I
> appreciate and respect that you will vote as you see best. I wish you
> clarity and peace of mind on this difficult matter.
>
> Sincerely,
>
> Laurie Childers
> (John Selker's wife, we've met at least once, at Chocolate Fantasy last
> year I believe)
>
> Laurie Childers
> Chemin de vignes 13
> CH-1134 Vufflens-le-chateau
> Switzerland
> childers@peak.org
> www.lauriechilders.com
>

• **References:**

- **Resolution to remove troops from Iraq**
 - *From:* Laurie Childers <childers@peak.org>
- Prev by Date: **Resolution to remove troops from Iraq**
- Previous by thread: **Resolution to remove troops from Iraq**
- Index(es):
 - **Date**
 - **Thread**

[[Date Prev](#)][[Date Next](#)][[Thread Prev](#)][[Thread Next](#)][[Date Index](#)][[Thread Index](#)]

Resolution to remove troops from Iraq

- *To:* ward4@council.ci.corvallis.or.us
- *Subject:* Resolution to remove troops from Iraq
- *From:* Laurie Childers <childers@peak.org>
- *Date:* Mon, 20 Feb 2006 07:56:13 -0800
- *Cc:* John Selker <selkerj@enr.orst.edu>

Dear Charlie Tomlinson,

I understand that the Corvallis City Council is soon set to vote on a resolution regarding bringing the troops home. I write to tell you that I am in favor of such a proposal. I have been involved in dialogues with many people about this issue, "liberals," Libertarians (old high school friends from Louisiana), Republicans, Democrats, and, since we are overseas on sabbatical, people here in Europe and in East Africa where I just visited. Despite the potentially compelling reasons to try to set things right before we leave Iraq, I do not see any possibility of us doing that by force and while all appearances show that the US desires and expects a permanent military presence there, for the primary reason of controlling access to Iraq's extensive oil reserves.

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Laurie Childers
 (John Selker's wife, we've met at least once, at Chocolate Fantasy last year I believe)
 Laurie Childers
 Chemin de vignes 13
 CH-1134 Vufflens-le-chateau
 Switzerland
childers@peak.org
www.lauriechilders.com

- **Follow-Ups:**
 - **Re: Resolution to remove troops from Iraq**
 - *From:* selkerj@enr.orst.edu
- Prev by Date: **Don't Speak For Everyone**
- Next by Date: **Re: Resolution to remove troops from Iraq**
- Previous by thread: **Don't Speak For Everyone**
- Next by thread: **Re: Resolution to remove troops from Iraq**
- Index(es):
 - **Date**
 - **Thread**

Comments on the Resolution to bring home the troops

1.

To: ward4@council.ci.corvallis.or.us, ward5@council.ci.corvallis.or.us

Subject: Comments on the Resolution to bring home the troops

From: roberta hall <rolohall@yahoo.com>

Date: Sun, 19 Feb 2006 14:32:11 -0800 (PST)

Domainkey-signature: a=rsa-sha1; q=dns; c=noFWS; s=s1024; d=yahoo.com; h=Message-ID:Received:Date:From:Subject:To:MIME-Version:Content-Type:Content-Transfer-Encoding;

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To: Charlie Tomlinson, Ward 4 Councilman, and Rob Gandara, Ward 5 Councilman

From: Roberta Hall, 620 NW Witham Dr. Corvallis 97330; rolohall@yahoo.com

February 19, 2006

Re: The Resolution asking the City to support return of our troops from Iraq

Previously I have written to the representative from my ward (7) and I presented a short letter to the Legislative Committee concerning this topic. Here I offer to you my reaction to some of the discussions at the hearing and reiterate a few of the previous points that I made.

As you know, several petitioners who spoke to the full council and at the Legislative Meeting are veterans. Our local peace groups and the various peace marches, rallies, and vigils always include a large number of veterans and their family members. I understand that the administration's position is that the only way to support the troops is to send them to war. To me and to many of the petitioners, including many veterans, supporting the troops means providing them with honorable assignments, the equipment necessary to complete their missions, and medical help when they are discharged. We find all of these supports lacking in this war, and thus we believe that those who initiated and are running this war do not support the troops. I was dismayed that some speakers (both on council and not) appeared to think that the petitioners' position does not support the troops, or that the petitioners themselves are not thinking about the welfare of the troops as well as the general welfare of the community. I hope that consideration of the testimony

that has been provided will change their opinion.

I was also quite surprised to hear one of the speakers at the legislative meeting suggest that if the council accepted this resolution, it would be bombarded by all manner of trivial issues over which our city has no control. This I believe to be a foolish as well as a distracting comment. It certainly ignores the unusual enormity of the devastation that this war and the policy on which it is based have caused, and it ignores the considerable effort and thoughtfulness of those who wrote the petition and talked to community members about it? gathering more than 900 signatures is not a trivial matter, and I cannot believe that anyone seriously thinks that this kind of effort would be made to advance a minor or parochial concern. Surely it is important that the people who are affected by federal decisions have their values communicated by every available means.

I believe I speak for other petitioners as well as myself in saying that we have been petitioning federal officials for three years and, despite their apparent disregard for our wishes, we will continue to ask them to end this desperately unsuccessful, murderous war. The U.S. public at large now supports our view on the war, but our national leaders appear intent on pursuing their own ends, irrespective of the impacts on our people and our communities. We have asked ourselves: how can we make our voices heard?

Many of us believe we can still be heard in our local governments, and thus we have talked to fellow citizens and presented their ideas in the form of a petition signed by almost 1,000 residents. Please do not disappoint us in our belief in the democratic process. This war hurts us as individuals, as a city, a county, and a state. We all know it hurts us by taking our students, our friends, and relatives to a land where they are not wanted and where they are treated with hostility and hate. Here are a few of the financial ways it hurts our city:

1. The budget just passed by Congress is inflated by war costs. The cuts to social services affect many people in this community directly and will affect other folks indirectly, for instance, through higher medical insurance and hospital costs, as the burden that hospitals assume for impoverished patients grows and is passed to others.
2. That same budget cut billions of dollars from student loan programs. As a faculty person, I know that many students are dependent on these, and may thus have to leave school. This will affect them, their families, OSU employees, and local businesses. Oregon students attending state community colleges and universities already pay much higher tuition than students in almost every other state. Can anyone claim that the loss of loans and other educational funding, due to the enormous military budget, does NOT affect us?
3. Corvallis residents pay a lot of money in federal income taxes, and much of this money goes into the military budget? at least 48% of the Fiscal 2006 budget.* The graft that has accompanied this war adds to the waste. Meanwhile, our infrastructure suffers.

Thank you for considering this proposal and the feelings that citizens have concerning it.

*Figures from tables in the *Budget of the United States Government Fiscal 2006*. 48%=30% for current military expenses and 18% for past expenses including interest on military spending.

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Resolution Calling for the Withdrawal of all US Troops from Iraq

- *To:* ward4@council.ci.corvallis.or.us
- *Subject:* Resolution Calling for the Withdrawal of all US Troops from Iraq
- *From:* Leoquirk@aol.com
- *Date:* Sun, 19 Feb 2006 01:13:26 EST

Dear Mr. Tomlinson:

As a member of the Corvallis City Council you can, with the concurrence of your fellow members, engage in a collective action which will have a much greater effect than anything we individual citizens can do alone or even in organized groups. If the Council adopts the troop withdrawal resolution, that action will noted by other Oregon communities, will be noted beyond the borders of Oregon, and will even be noted in Washington, D.C., e.g., by the two Congresspersons from this area.

You Council members have a unique opportunity to exert some influence on a major national and international conflagration, one that has already resulted in many needless deaths and injuries on all sides. I wish for you clarity of thought and empathy for your fellow humans as you make your decision.

Sincerely,

Leo Quirk
U.S. Army, 1958-60
Army Active Reserve, 1960-62

- Prev by Date: [<web>Why bringing the troops home is a local as well as national/international issue](#)
- Next by Date: [Comments on the Resolution to bring home the troops](#)
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<web>Why bringing the troops home is a local as well as national/international issue

1.

To: ward4@council.ci.corvallis.or.us

Subject: <web>Why bringing the troops home is a local as well as national/international issue

From: Chris Foulke <cfoulke@peak.org>

Date: Sat, 18 Feb 2006 20:22:46 -0800

Reply-to: <cfoulke@peak.org>

This is an enquiry e-mail via %s from: Chris Foulke (cfoulke@peak.org)
Feb. 18, '06

Charley Tomlinson
Corvallis City Councilor
Corvallis Oregon

Dear Charley,

I am including an article that once again underlines the critical need to bring the Iraq War to an early, and least costly, conclusion. Please peruse or read it at your convenience.

I feel it is critical that Americans realize the erosive and costly effects the War in Iraq has on the country of Iraq and its people, Middle Eastern peace and stability, our country's social fabric, the American military and soldiers, and on our reputation as purveyors of good values, human rights, democracy, etc.

The feeling that Corvallis city government should remain neutral or not get involved or voice its opinion on matters of 'national policy' would be alright or acceptable but the war affects us all in many ways, and those ways are not very constructive. Corvallis citizens have had to ante up over \$24 million so far to finance the devastating conflict in Iraq according to the website www.costofwar.com. I believe that is a conservative estimate. Had this been available to use here locally, it could have provided for salaries for 30 local teachers for 3 years, 580 4-year OSU scholarships (or the equivalent at LBCC), and housing units for 50 low-income Corvallis residents, combined. This is a tremendous lost opportunity cost that our community has had to bear, not to mention the loss of a Corvallis serviceman's life and a soldier from Tangent, as well. The war has been erosive to the politics, economics, and society throughout this country at all levels.

To recognize this is to realize that, at its heart, this is a local issue as well as a national/international one. In light of the wide majority of Corvallis residents and Americans who oppose this war and the unfortunate intransigence of our current federal executive branch in not recognizing the immorality and stupidity of this war, and reversing its course, it is important for people at all levels, groupings, and institutions to voice their heartfelt beliefs about this war, its costs, and the necessity to bring the conflict to a

swift conclusion. Until the policy changes and our young men and women are brought home, it is important for us to show that we care and support such actions as the Troops Home Resolution. I appreciate your time and heartfelt consideration in this matter.

YOURS TRULY,
Chris Foulke
cfoulke@peak.org
(541) 754-3611

Iraqi President Condemns U.S. After New Abuse Footage

By Michael Georgy
Reuters
Thursday, February 16, 2006; 12:28 PM

BAGHDAD - New images of abuse at Abu Ghraib prison prompted Iraq's president to condemn his close ally the United States on Thursday, demanding harsh punishment for "savage crimes" as Iraqis seethed over more humiliation.

In unusually strong language, Jalal Talabani was critical of Washington as the new images were digested by Iraqis and other Arabs already enraged by insulting cartoons of the Prophet Mohammad which were published in European newspapers.

"We have condemned these savage crimes. We reject that a civilized country allow its soldiers to commit these ugly and terrible crimes," Talabani told reporters.

"We demand very harsh punishments against the perpetrators."

In Washington, Pentagon spokesman Bryan Whitman played down the reaction over the images, saying they were not new and that the perpetrators had already been brought to justice.

"There aren't new allegations, they're old allegations. These aren't new photos, they're old photos. These are photos that were part of the evidence in the prosecutions that took place," Whitman said.

"They were the impetus for us to take a look at our detention operations in a very broad and deep fashion. And these abuses that have occurred have been thoroughly investigated."

The images of humiliated prisoners infuriated Iraqis and some predicted they would play into the hands of Saddam Hussein, whose chaotic trial has embarrassed the U.S.-backed government.

Australia's Special Broadcasting Service's "Dateline" program said the images were recorded at the same time as the now-infamous pictures of U.S. soldiers abusing Abu Ghraib detainees which sparked international outrage in 2004.

Some of the pictures suggest further abuse such as killing, torture and sexual humiliation, "Dateline" said.

Iraq's Human Rights Minister Zuhair al-Chalabi called on U.S.-led troops to release Iraqi detainees on Thursday after the new footage emerged of abuse at Abu Ghraib, which along with other detention centers holds 14,000 prisoners.

"We are very worried about the Iraqi detainees in Abu Ghraib. The

multinational forces and the British forces should hand them over to the (Iraqi) government," Chalabi told Reuters in an interview.

"The Iraqi government should move immediately to have the prisons and the prisoners delivered to the ministry of justice."

FURTHER LOSS OF U.S. CREDIBILITY

Few Iraqis believe their government has the power to force the United States to free prisoners but the tough comments are an indication of the erosion of U.S. credibility in the country.

Iraqi passions had already been running high since a British newspaper released a video earlier this week that appears to show British soldiers beating Iraqi teenagers in 2004.

"These pictures are an insult to us and our government. Why are the Americans and the British still controlling our prisons?" asked Mohammad Jassim, 17, a Shi'ite student.

"Don't we have our own army now? This will only give Saddam the terrorist more sympathizers."

In Geneva, the International Committee of the Red Cross (ICRC) said the latest images of abuse at Abu Ghraib showed clear violations of international humanitarian law.

"We are shocked and dismayed at the mistreatment and abuse displayed in these images," spokeswoman Dorothea Krimitsas said.

The images, which included an Iraqi prisoner banging his head against a metal door in desperation, came as a shock in the Arab world, even in staunchly pro-American Kuwait, where U.S.-led troops crushed Saddam's troops in 1991.

"This is awful because I always look up to the British and Americans as the best in the world," said Kuwaiti firefighter Khalil al-Amir. "They are supposed to be more civilized. But when I see something like this it makes me think twice."

Some Iraqis said more comparisons would now be drawn favoring life under Saddam to the new U.S.-backed Iraq.

"Now some people will claim that life was better under Saddam. Both performed crimes against humanity but at least we had security back then," said Abu Anmar, 35, a Sunni petrol station owner, referring to the daily carnage in Iraq.

(Additional reporting by Mussab al-Khairalla in Baghdad and Miral Fahmy in Dubai and Richard Waddington in Geneva)

Thanks, Charley
Chris

<web>Troops Home Resolution

1.

To: ward4@council.ci.corvallis.or.us

Subject: <web>Troops Home Resolution

From: Leah Bolger <ripken3@comcast.net>

Date: Sat, 18 Feb 2006 14:33:52 -0800

Reply-to: <ripken3@comcast.net>

This is an enquiry e-mail via %s from: Leah Bolger (ripken3@comcast.net)
Charlie,

I am writing to strongly urge you to support the Troops Home Resolution. As you know, the Benton County Democrats passed a similar resolution, as well as the DPO. And since the City Council passed a resolution against the war prior to its start, it just makes sense to pass this one as well. I know there are some who are opposed, but there will be many, many more who will be very upset if this resolution is not passed. There will never be any issue about which the entire population will agree, but I am strongly believe that the great majority of Corvallis residents are against the war and in favor of this resolution. I base that opinion on the ease in which we gathered signatures for the petition, oral testimony at City Council meetings, and the overwhelmingly positive response we receive at the nightly vigil. I strongly urge you to vote in favor of this resolution.

Sincerely,
Leah Bolger

Iraq resolution

1.

To: ward4@council.ci.corvallis.or.us, thetomlinsons@proaxis.com

Subject: Iraq resolution

From: "Rolly Kinney" <rolly@afiassociates.com>

Date: Fri, 17 Feb 2006 14:21:01 -0800

Dear Mr Tomlinson,

In response to an email forwarded by Barbara Bull to Ward 4 voters, please count me as opposed to the Iraq resolution and its consideration by the Council.

John Kinney

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Don't Speak For Everyone

- *To:* ward1@council.ci.corvallis.or.us
 - *Subject:* Don't Speak For Everyone
 - *From:* "Bill Barrett" <justsayno@alumnidirector.com>
 - *Date:* Sun, 19 Feb 2006 23:12:51 -0500
-

This IRAQ resolution is not about pro-war vs. anti-war (you will note that nearly all the so-called anti-war people are the first to be PRO-abortion). When you take the control, individual feelings, and debate from ALL the people and put it into the hands of YOURSELVES based on the agendas or beliefs of others you have violated the people you and the "pushers" seek control of. With these constant resolutions (a way of bullying and forcing winning) you are forcing your political believes onto others. You are committing abuses. This issue is about the PROCESS. Not the cause. Your group is continuing to say one group (liberals) have the right to always take control of the thought process of all others. You have started this and it is discrimination pure and simple.

Bill

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<web>Troops Home Resolution

1.

To: ward1@council.ci.corvallis.or.us

Subject: <web>Troops Home Resolution

From: Leah Bolger <ripken3@comcast.net>

Date: Sat, 18 Feb 2006 14:40:32 -0800

Reply-to: <ripken3@comcast.net>

This is an enquiry e-mail via %s from: Leah Bolger (ripken3@comcast.net)
Jerry, I sent you an e-mail a while back, but I do not see it posted, so I write again to thank you for taking an early stand in favor of the Troops Home Resolution. I understand that there are a few councilors who are opposed, and a couple who are on the fence. I earnestly hope you will communicate with your fellow councilors, and urge them to support this important resolution.
Sincerely,
Leah Bolger

Mechanical – Apperson - Kearney Hall

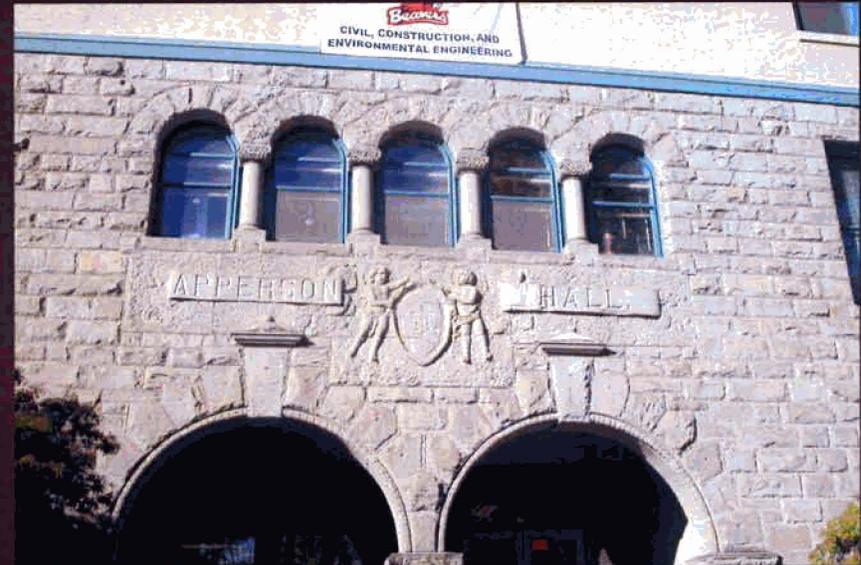
City Council – Sign Appeal

February 21, 2006

Mechanical Hall



Apperson Hall



Kearney Hall



Historical Time Line



Precedence – Made in Oregon/White Stag



Precedence – Montgomery Ward / Montgomery Park



Precedence – Bank of California / Bidwell & Company

